

Great Gaddesden Conservation Area



Character Appraisal & Management Proposals



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Produced by Dacorum Borough Council

Great Gaddesden Conservation Area
Character Appraisal & Management Proposals

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Cover photographs: (Main picture) – *view of Church Cottages, Church and School*

Images left to right – *View of Church Farm, former Cock and Bottle Inn, Barn at Church Farm, The Glebe House, The School*

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Part 1 Conservation Area Character Appraisal

1 Introduction

Great Gaddesden Conservation Area comprises the core of the built settlement of Great Gaddesden. It sits within the Chilterns Area of Outstanding Beauty. The Conservation Area is 7.33 ha in extent and comprises the relatively tight nucleated settlement around the church, close to the Gade valley bottom, with a small outlying group of houses up Piper's Hill.

Although not incorporated within the Conservation Area, estate influences have played a key role in shaping the character of the

Conservation Area, not least where land ownership and the need to preserve the views over the Gade Valley from Gaddesden Place have historically restricted development.

Great Gaddesden contains all the ingredients of a classic village – a fine medieval church, substantial Victorian Vicarage, school, former pub, farmhouse and farm buildings, timber-framed and brick cottages. The buildings incorporate a wide palette of Chiltern vernacular materials, and their respective scale and styles

Map 1: Great Gaddesden Conservation Area



mutually reinforce the village character of the Conservation Area. Trees play a very important role too in maintaining its rural, sylvan aspect. The village is quite permeable with footpaths playing a key role in bedding the settlement into the surrounding, relatively open countryside. There are some particularly good views of the village from the Leighton Buzzard Road.

The village should be one of the most attractive in Dacorum, and yet a number of factors combine to undermine the character of the Conservation Area. These are identified in the Appraisal and Management Proposals.

The Great Gaddesden Conservation Area was first designated in 1974. 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 Great Gaddesden'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 (PPS 5). 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 settlement of Great Gaddesden is situated in the Borough of Dacorum Borough approximately 3.3 miles north-west of Hemel Hempstead. There is only one principal road through the conservation Area, Pipers Hill, with spurs leading off to Church Cottages and Church Meadow Cottages.

Boundaries

The conservation area is a relatively square area. The southern boundary strongly defines the built settlement and equestrian paddocks from the agricultural open countryside beyond. The northern boundary is roughly parallel with this and principally follows the northern extremity of the Church graveyard together with the School playground on the east side, and continues to the west along the line of a former field boundary. The uneven western end boundary cuts across the road just below the fork towards the crest of Pipers Hill then runs round the back of Pipers Hill Cottage and along the rear boundary of the grounds of the Old Vicarage. The eastern boundary skirts along the eastern edge of the road serving Church Meadow Cottages, then crosses the road and dog legs slightly to follow the footpath that runs alongside Sibden.

C20th development to the north of the historic core, the hamlet of St Margarets to the west, and the area between the river and the A4146 are not included in the Conservation Area.

This appraisal has identified four potential areas where the boundary of the Conservation Area might be extended, subject to public consultation. (*See below*).

Topography and Landscape Setting

Great Gaddesden is situated in the Chiltern Hills, in a landscape which is designated as of national importance for its outstanding natural beauty (as an AONB). To the north-west is the Chiltern escarpment and beyond that, 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 Great Gaddesden as part of the Higher Gade Valley (Area 123) which incorporates the hamlets of Water End, Piccotts End and Hudnall Corner as well as Great Gaddesden.

The area covers a broad v-shaped valley, one of a series of north-west, south-east valleys draining down the Chiltern dip slope and flanked by parallel ridges. These valleys were formed as a result of the peri-glacial erosion of the chalk. The Gade Valley has a broad and gently undulating valley floor, although the additional effects of springs in the Upper Chalk have created steep sides in places.

The area largely comprises mixed farmland,, used predominantly for arable cultivation on the valley slopes and grazing pasture on the valley floor, although this pattern is influenced by the remnants of parkland of Gaddesden Place which overlooks the valley from the neighbouring plateau. The valley slopes are mostly cultivated with an occasional discrete woodland block or fragment of chalk downland/beechnangar, particularly towards the western scarp of the Chilterns - the surrounding countryside to Great Gaddesden is therefore more open than the wooded areas of Frithsden, with wooded areas tending to occupy the crests of the hill along each side of this part of the Gade Valley, and agricultural land to the lower slopes and rolling parkland of Great Gaddesden to the east.

The course of the meandering Gade, which passes Great Gaddesden just beyond the Conservation Area's eastern boundary, is bordered in most places by water meadows and pasture creating a sub area with wet woodlands,

composed of 'wet' species such as poplar and willow, with relic cress beds, including an area of which is now a pool. The water is highly calcareous and naturally rather nutrient poor giving rise to characteristic weed communities. Substantial springs occur especially at Great Gaddesden and Water End.

Great Gaddesden lies approximately 110m. above sea level, to the south-west of the river. Although the principal pattern is for transport routes and settlements to follow the lie of the land, Great Gaddesden sits on slightly rising ground above the floodplain and is thus by-passed by the A4146.

This landform allows long views down along the open valley and from the valley slopes into the Conservation area, particularly from the north-east.

Geology

The bedrock geology is Upper Chalk towards the southern end and Middle Chalk on the lower slopes and the valley floor. This is overlaid by peri-glacial gravels and subsequent alluvium to the valley floor and cappings of clay-with-flints at the crests of the slopes. The soil in the valley floor comprises shallow calcareous and non calcareous loamy soils over flint gravel, affected by groundwater. There are small areas of peat and a risk of flooding.

The north facing Ashridge and Hudnall Common



Roman bricks re-used in the East end wall of Great Gaddesden Church

slopes, on which Great Gaddesden lies, are characterised by well drained flinty fine soils over chalk or chalk rubble on the valley sides, sometimes shallow in localised areas.

Archaeology

Surviving remains prior to the medieval period have not as yet been discovered in the Conservation Area, although stone age flints, tools and hunting weapons have been found in Gaddesden Row. The village appears in the Domesday Book as *Gattedene*, which also mentions a mill here. Roman bricks have been re-used in the Norman church.

Great Gaddesden is an Area of Archaeological Significance and developers should refer to Policy 118 of the Dacorum Borough Local Plan 1991-2011.



View of the Gade Valley from Gaddesden Place parkland looking west. Great Gaddesden Church tower is to the left of the picture.

3 The Historical Development of Great Gaddesden

Great Gaddesden possibly began life as a settlement clustered around the river, closer to the Leighton Buzzard Road, gradually migrating up the hill to form a hamlet around the Church. This incorporates some Roman style bricks, suggesting there may have been some continuity of settlement here for 2,000 years. Medieval fabric is still very much in evidence in the village – the Church with its C12th chancel, C13th nave and C14th north arcade; Church Farm with evidence of having started life as an open hall house and retaining a late medieval cruck barn in the neighbouring courtyard of farm buildings; the cluster of timber-framed buildings, including the original rectory house up Pipers Hill and similarly the row adjacent to the former Cock and Bottle. Though small in size, the Conservation Area also retains vernacular buildings spanning the C17th to the early C20th and using locally sourced materials.

Estate influences have played a key role in the evolution of the settlement. The Manor of Gaddesden was bequeathed to the Abbey of St Albans sometime between 942 and 946. After the Conquest, William the Conqueror granted the manor to Edward of Salisbury, Sheriff of Wiltshire, in 1086. Between the C13th and C16th the Manor was in the possession of the Earls of

Lincoln, Huntingdon, Derby and Salisbury respectively, until 1602 when Robert Cecil sold the manor for £3000.

By 1604, the Manor of Great Gaddesden was owned by Sir Thomas Egerton, Lord Keeper to Queen Elizabeth I. All the surrounding manorial lands were at this point unified under the ownership of Sir Thomas. From him, this enlarged manor passed to successive Earls and Dukes of Bridgewater and then, through the female line, to the Earls Brownlow until the Ashridge estate was sold on the death of Ethelbert, the 3rd Earl. Sir Walter Halsey of Gaddesden Place purchased the manor from Lord Brownlow's trustees in 1928 and today it remains with his descendants.

Sir Walter was himself a descendant of William Halsey, who in 1544 had paid the Crown £174 13s 4d. for the Rectory Lands, which until 1539 had belonged to Kings Langley Priory. The estate centred on Golden Parsonage, and here the Halseys resided until 1768, when they engaged James Wyatt to build the imposing Palladian villa at Gaddesden Place. (This remained the principal mansion house until Sir Thomas Halsey returned to the Golden Parsonage in 1950).



Gaddesden Place, former seat of the Halsey family

Sandwiched between the expansive parkland of Ashridge to the west and Gaddesden Place to the East, there was little opportunity for the village to expand.

Within the village itself, the legacy of this pervasive estate influence has been stamped on its fabric more through a strong ecclesiastical presence – not only in the Church (where in 1730, the mortuary chapel was built by the Halseys and steadily filled with their family monuments attributed to Rysbrack, Guelfi and John Flaxman) but also in the migration of the incumbent's residence from the Glebe House, to the Old Vicarage in the C19th and to the current Vicarage in the second half of the C20th. Strong estate influences and landownership also no doubt prevented non-conformist chapel building in the village, and contributed to the founding of the school in the mid C19th. The village did, however, manage to sustain an inn - the first reference to the Cock and Bottle occurs in 1754, when it had stabling for four horses and accommodation for passing coach travellers.

The population of Great Gaddesden living within the Conservation Area appears to have diminished since the C19th, when no doubt the straw-plaiting industry and management of the water-cress beds provided some local employment opportunities.

During the C20th, some new buildings have been added to the south side of Pipers Hill, most of which do not contribute positively to the character of the Conservation Area. (Interestingly, the Dury and Andrews Map of 1766 suggests there was once more buildings on this side of the road – and that clearance took place in the C19th, perhaps to protect the views from the Vicarage.) In the latter half of the C20th, the village has adopted 'commuter' status, becoming less visited particularly with the closure of the village inn.



Great Gaddesden retains much medieval fabric, as here at The Glebe House

4 Surviving Historical Features within the Conservation Area

Summary of Historical Features

- Church, Churchyard and War Memorial
- Open hall houses
- Converted farmbuildings
- Timber-framed buildings
- Former Public House
- School
- Glebe House, C19th Old Vicarage and C20th Vicarage
- Allotments
- Early posting box



War Memorial and School



The converted farm buildings at Church Farm turn their back on Piper's Hill

Street Pattern and Building Plots

The main settlement of Great Gaddesden is situated off the principal Leighton Buzzard to Hemel Hempstead Road. The main route through the village is Piper's Hill, which runs in a straight line from the Leighton Buzzard Road to Church Farm; from here it ascends the hill, curving slightly to the right at first and then more sharply as it passes through the small cluster of buildings above Church Farm. The spur road at the bottom of the settlement that turns north off Pipers Hill soon bifurcates, to the left quickly terminating in a cul-de-sac in front of Church Cottages, to the right continuing past the school and so leading through to the C20th development of Church Meadow Cottages.

Most of the building plots within the Conservation Area are sited on the north side of Pipers Hill; they tend to be small and irregular.

Plot sizes are far more generous to the few buildings located on the south side of the road.

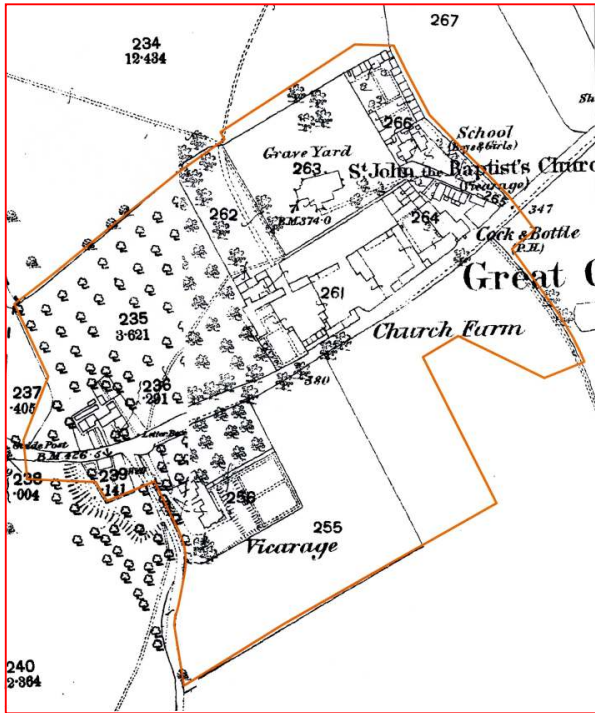
Few buildings on either side face directly onto Pipers Hill (the former Cock and Bottle and the cottages at Church Farm are the main exceptions); contributing to a slightly disconcerting sense that means of access to properties is not always immediately clear. Church Farmhouse is set at right angles to the road, the converted farm buildings in the main turn their back to it, and the cottages at the bottom of the village are set at obtuse angles to it. All three of the settlement's dominant buildings – the Church, the School and the Old Vicarage are set back from Pipers Hill. Nevertheless, none of the buildings in the Conservation Area is completely hidden from view, the network of footpaths in particular ensuring that glimpses open up from a variety of angles. There is thus some sense of discovery as one moves around the village, and this is reinforced by the strong presence of trees throughout the settlement.



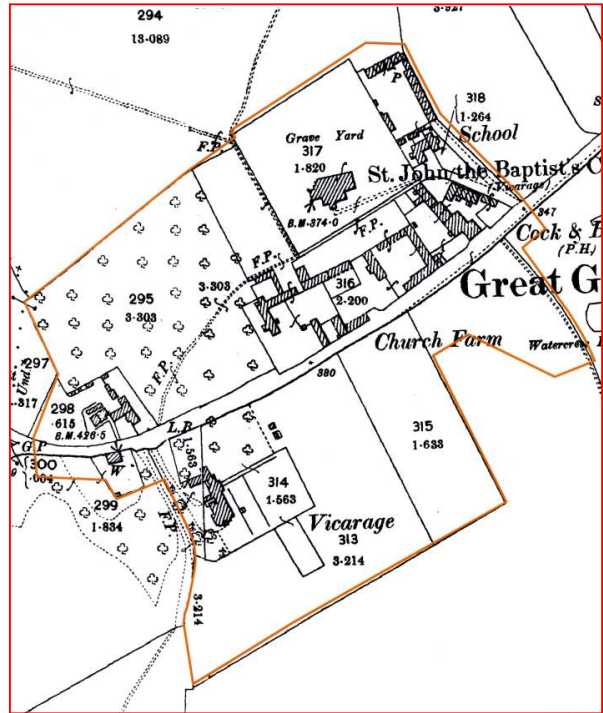
View down Pipers Hill, the principal road through Great Gaddesden

Maps of Great Gaddesden

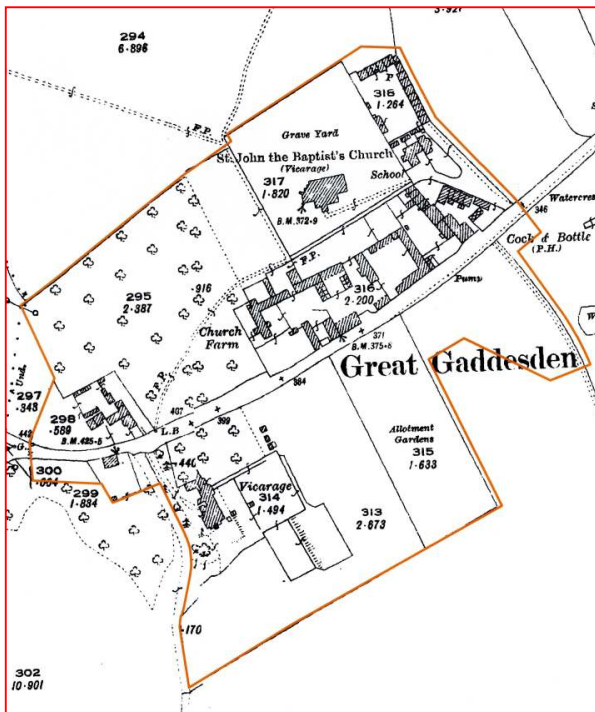
Map 2: 1878 - 1892



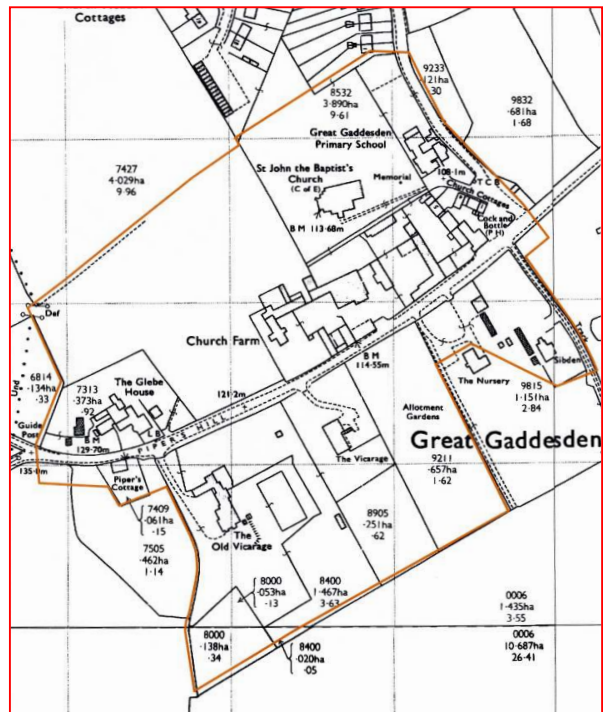
Map 3: 1889 - 1901



Map 4: 1924 - 1926



Map 5: 1962 - 1979



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5 The Character and Appearance of the Conservation Area

Analysis

Great Gaddesden Conservation Area is tightly defined as the core of the historic settlement, with the key buildings of church, school, farm, vicarage and inn all present within the area, though not all still retaining their original functions. Unlike the valley bottom settlements of Frithsden and Nettleden, Great Gaddesden Conservation Area occupies a gently sloping valley side, and so one travels 'up' or 'down' through the village. Although one can get a sense of the main heart of the Conservation Area from points along the Leighton Buzzard Road, these views do not embrace the small cluster of buildings towards the top of Pipers Hill, which consequently remain slightly detached. Equally, the strong wooded character of the village means that some parts of the Conservation Area are screened from view.

The main route, Pipers Hill, running east to west bisects the Conservation Area into two roughly equal halves. Each of these two halves also essentially divide into two areas, thus forming four quadrants to the Conservation Area.

The majority of the settlement is situated in the 'busy' north-east quadrant. All the buildings here are either listed or locally listed and include the principal buildings serving the community, the majority of housing (none of which is detached) and the only (former) farm in the Conservation Area. This extensive double courtyard complex of converted farm buildings sits tight up against the Church's graveyard. The latter represents a pleasant, open and secluded space at the edge of the Conservation Area, contrasting to the hard surfacing of the periodically noisy, enclosed school playground that abuts it.

The north-western quadrant has a particularly strong cohesive character, containing only the Glebe House and cluster of buildings around it, all of which are timber-framed and listed, the rest of the area is occupied by a field to the rear of Church Farm that was filled with orchard trees up until the first half of the C20th.

The south-western quadrant is dominated by the listed mid C19th Old Vicarage which occupies a commanding setting just below the crest of Pipers Hill, its view now partially compromised by the building of the replacement Vicarage below it.

The south-eastern quadrant is now essentially C20th in character (though the 1766 Map indicates structures which have since disappeared) with the allotment gardens, equestrian paddocks and a small eclectic collection of low buildings distributed across it, none of which is listed.

The larger buildings in the Conservation Area – the church with its robust flint tower, the school, the old Vicarage, Church Farmhouse – tend to be screened and do not dominate it. Rather, the impression is of buildings which are small and low in scale – a sense reinforced by the highly visible converted farm buildings of Church Farm. There are few, prominent, unconverted ancillary buildings in the Conservation Area; they tend to congregate in the south-east quadrant and are not of a high standard.

As in adjacent settlements, no single architectural style predominates; the strength of the Conservation Area's character lies in its microcosmic representation of types of vernacular style buildings from the C15th to the early C20th, but unified through the relative uniformity of materials (brick, timber, tiles and some slate) used.

Groupings of buildings are a significant feature of Great Gaddesden – the group of residences for the church incumbent; the group of farmbuildings and cottages that once formed Church Farm, the former village inn with its group of ancillary buildings at the rear, the group of cottages at the south-east corner of the churchyard, the cluster of structures that make up the school, even the more random group of ancillary buildings in the south-east quadrant. Truly 'detached' buildings

are therefore a rarity in the Conservation Area, the Church and Old Vicarage being the significant exceptions.

Although the Conservation Area has many interesting historic features, there are some areas where its character has been eroded, giving cause for concern. Some of these are probably irreversible such as the loss of the public house and the conversion of all the farm buildings. But there are also some inappropriate C20th buildings, a good deal of suburban hard landscaping and an over-intensive use of former agricultural land for leisured equestrian purposes, all of which could be addressed over the longer term. There is some poorly maintained fabric such as boundary walls and street furniture, all of which need to be tackled in the near future. The condition of one of the village's listed buildings (Piper's Hill Cottage), a particularly prominent roadside building, places it in the category of a Building at Risk and should be made a particular priority for repair.



Groups of related buildings are a characteristic feature of the Conservation Area as here with the converted farm buildings of Church Farm



View illustrating the compact scale of buildings in the north-east quadrant of the Conservation Area. Note the diversity of buildings and materials

Summary of Settlement Features

- Surviving medieval fabric in settlement with probably earlier origins
- Low-built, two-storey houses or cottages
- Larger buildings are mostly screened from view
- Few detached dwellings
- Timber-framed buildings, often encased with brick or concealed by later render.
- Some agricultural buildings although all of pre C20th date have been converted
- Numerically brick houses and cottages predominate, with tiled and some slate roofs. No thatch.
- Few properties face directly onto the principal thoroughfare
- Relatively permeable settlement with paths
- Boundary treatments – flint and brick walls, some ancient hedgerow or tree-lined boundaries
- Strong estate influences
- Rich treed landscape

Current Activities and Uses

In the C20th, Great Gaddesden has assumed the characteristics of a commuter village. The conversion of the farm buildings at Church Farm signifies the displacement of agricultural activity into the surrounding countryside while the attractiveness of the village for walkers, ramblers and day-trippers has been compromised by the loss of the former public house; there is no village hall within the Conservation Area – it is situated on the Dagnall Road. The church and school provide the main foci for community activity within the Area,

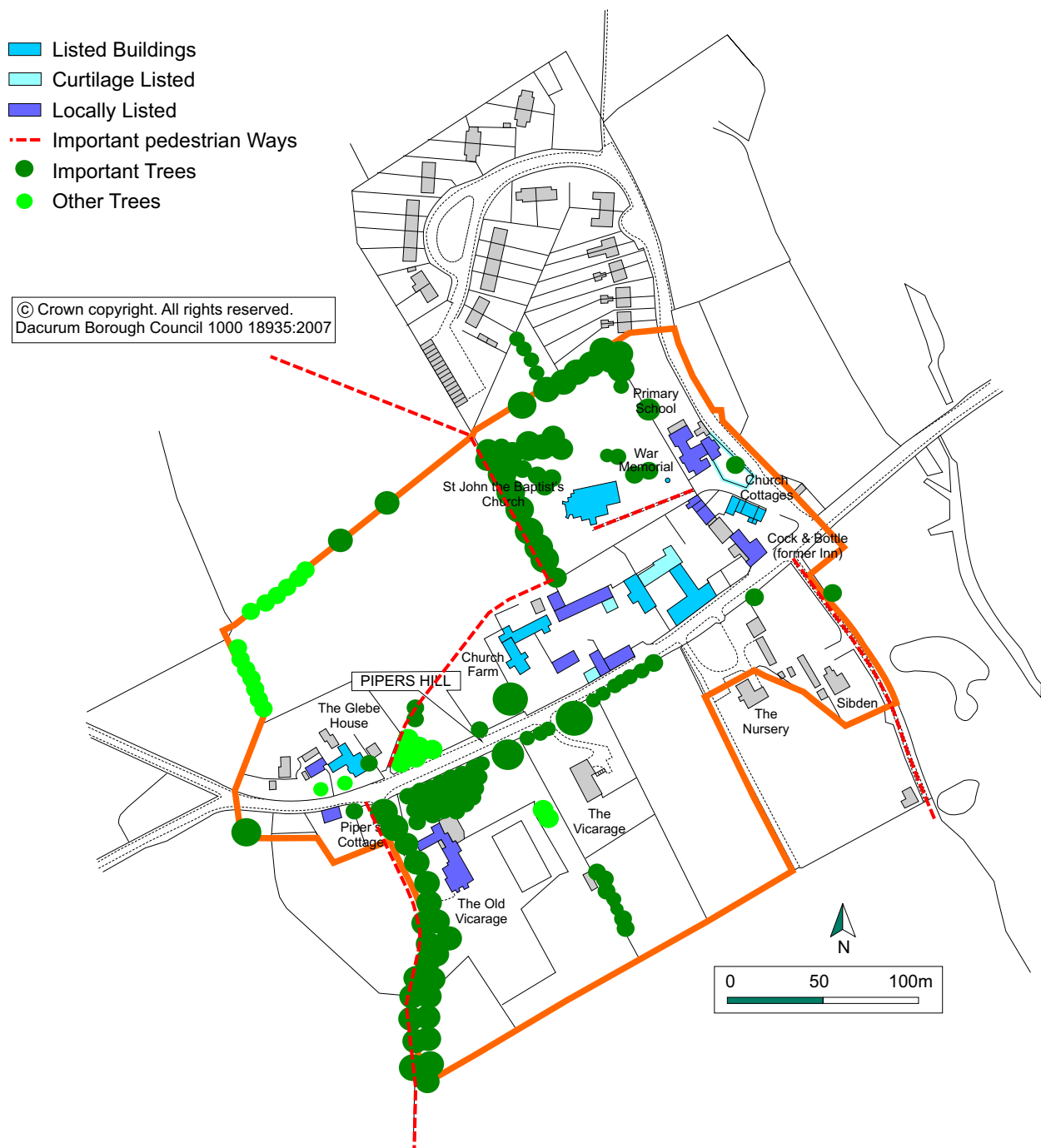


The former Cock and Bottle Inn



Trees, hedges and greenery are a prominent feature of Great Gaddesden Conservation Area – this view from the north-west illustrating their dominating presence with the built environment almost entirely hidden from view

Map 6: Great Gaddesden Conservation Area: Character Analysis



Focal Points

The principal focal point of the Conservation Area is the Church tower, particularly striking when viewed from the Leighton Buzzard road or parkland below Gaddesden Place, but also captured at intervals through the tall trees from the network of footpaths that radiate out from the village. Within the Conservation Area, the view from Pipers Hill with the tower framed each side

by the farm buildings of Church Farm, is undoubtedly the most picturesque (though inevitably compromised by conversion) although another good 'framed' view is looking up the hill from the road fork, flanked by Church Cottages to the left and the School to the right. Equally, the reverse view from the Church, down the footpath towards the lych gate with the School

and War Memorial on the left, and modest cottages to the right gives a strong impression that this is the 'heart' of the Conservation Area.

These views of tightly grouped buildings contrast to the long view down Pipers Hill, where the wide road, with the extended complex of Church Farm to the left, absence of buildings and wide verge on the south side and views towards the parkland of Gaddesden Place across the valley bottom, contribute to the sense of openness and looser grain. However, this view is gradually obscured as one moves up Pipers Hill; the road curves and begins to cut into the hillside; views become pinched, until suddenly the cluster of buildings centred on Glebe House appears, the trees and banks reinforcing the intimacy of this hollow by restricting views that would otherwise connect this tight, picturesque grouping to the rest of the Conservation Area.

The permeability of the settlement contributes fundamentally to a constantly changing perspective of the Conservation Area when viewed from the footpaths and surrounding open



View of Church Tower from the West

land. Because of the somewhat unusual contrast between the heavily treed nature of the Conservation Area and the open, rolling parkland of the surrounding landscape, views of, over and through the Conservation Area constantly change. Looking back from the footpath that runs out into the large prairie-like field close to the valley bottom alongside Sibden, the impression



View of the Church flanked by Church Cottages and School

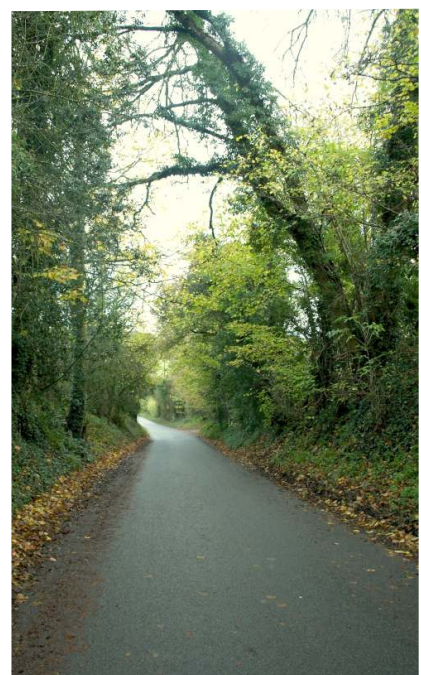


Views of the Church through Church Farm (Hastie, 1937 and 2010)

is of a loosely grained, quite open settlement dominated by the Church – and the looming presence of the Old Vicarage on the hillside to the left is hardly appreciated, largely hidden as it is by a dense screen of trees. By contrast, from the footpath that runs behind the Old Vicarage, there is little sense of any other built settlement at all within the vicinity (a reason undoubtedly for it being sited here). From the small footpath behind Glebe House, there is a 'timeless' view eastwards down the hill towards the rear of Church Farmhouse, which again appears to exist almost in isolation. From the open footpaths to the north-east of the Church one looks across the valley to Gaddesden Place, virtually unaware that the village is hidden in the

trees in front, while from the corner of Pipers Hill and Church Cottages, the view is of a tight, nucleated village with a hierarchy of buildings – Church, school, former pub, farm, cottages – dominating the foreground.

Changing views and vistas are thus an integral part that make up the character of the Conservation Area, and collectively demonstrate its sensitivity to any further development. The majority of buildings within the Conservation Area can be viewed from front and back; extensions cannot be hidden so easily from view. Similarly, the special qualities of the conservation area are not limited to the buildings but also the spaces between them.



Views down Pipers Hill as one climbs the hill



Views of the Conservation Area from the south east, up Pipers Hill, the rear of Church Farmhouse, and from the North-west with Gaddesden Place in the distance



Views can be easily interrupted by clumsy or inappropriate side extensions. Views can also be easily compromised by failure to address those aspects noted under 'Negative Features and Issues'.

Open Spaces, Landscape and Trees

The Churchyard is the only large open space within the Conservation Area, pleasantly accessible through gateways on all four sides (the churchyard having now been extended to the west side). The allotment gardens, together with the generous verge to the south side of Pipers Hill contribute to a sense of communal accessibility, while the permeable nature of the Conservation Area ensures that the village is intimately connected to the surrounding, open countryside. Conversely, the lack of public parking is noticeable (the parking area behind the converted farm buildings of Church Farm is reserved for residents) and the area in front of Church cottages thus becomes cluttered.



Views can be compromised by weak buildings as here on the south side of Pipers Hill

The large gardens to the south side of Piper's Hill (those to the Old Vicarage include a large tennis court and have gradually edged southwards over the last century towards the boundary of the Conservation Area) contrast to the smaller sized, more intimate plots on the north side, many of these having been carved out of former, less private spaces such as farm and inn courtyards.



The Churchyard

The heavily treed setting of the Conservation Area means that it sits unobtrusively on the valley hillside amongst rolling parkland. Its character is enhanced and softened by the amount of green planting. Tall trees are most strikingly important delineators of boundaries – most of them historic – in Great Gaddesden. Much of the Conservation Area boundary itself is defined by trees, providing a sense of framed enclosure, although this is less pronounced in the south-east quadrant, with consequently more open views from this point into the village. The Old and New Vicarages are largely wrapped by trees, as is the cluster of buildings centred on the Glebe House, providing a strong sylvan entry and 'pinch-point' to the Conservation Area when driving down Piper's Hill. The other main tree screens are to the north and west boundaries of the Churchyard, which also contains some fine individual specimens. Former orchards, for example in the plot to the rear of Church Farmhouse, have unfortunately been stripped of trees – the Map of 1878-1892 demonstrates how different the distribution of trees within the Conservation Area was at that time.

Some less appropriate coniferous hedging defines private boundaries, for example along the footpath that runs alongside Sibden, and as a screen between Pipers Hill and Church Farmhouse. For the most part, however, buildings are readily viewed from the road, Church Cottages for example being close to the road edge.



The Allotments



Inappropriate boundary treatment on the north side of Pipers Hill



The importance and diversity of the tree cover in and around the Conservation Area is illustrated in this panoramic view of the Conservation Area as seen from the Leighton Buzzard Road.



Footpath by Sibden – chain link and panel fencing



Poor fencing, signage and hard landscaping spoils this nodal point of the village

Public Realm: Floorscape, Street Lighting and Street Furniture

The positive elements of the public realm are that there are few pavements, no traffic-calming measures and no street-lighting (although some private lamps have been erected to light entrances off Pipers Hill). However, apart from the well-tended Churchyard, the public or semi-public realm areas of the Conservation Area are not well cared for. Boundary walls are in need of attention and the loss of the public house has left an inappropriately large area of hard landscaped areas at a nodal entry point into the village. The telephone booth does not contribute positively and the quality of this area is further compromised by poor signage and the clutter of cars. There is no public seating within the Conservation Area, except within the Churchyard.

As if to underline the absence of high quality street furniture in the main public area, tucked away in the boundary wall of the Glebe House is a rare 1861 posting box of cast iron, by Smith and Hawkes of Birmingham – one of only two of its type remaining in Hertfordshire.



The street furniture further detracts from the character of this area



Victorian Post Box at The Glebe House

6 The Buildings of the Conservation Area

Architectural Styles and Detailing

Great Gaddesden Conservation Area boasts a diversity of buildings spanning from early medieval period to the C20th. The Church is a multi-phase building which stands out for its scale and the variety of material incorporated into its fabric – bricks from the Roman Period, flint (including some C20th work) stone, render, tiles, lead and slate. Otherwise, the village buildings have a vernacular scale (no residential property is more than two main storeys), single storey outbuildings and additions helping to keep the built form low. The exception is the Old Vicarage, occupying as it does a prominent platform on the hillside, of two and a half storeys, but still constructed in the local vernacular brick and flint with a clay tile roof.



Church of St John the Baptist – flint, stone, brick, render, clay peg tiles and lead

Indeed, the character of Great Gaddesden 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 pre-dominate. Timber frames utilise oak, sometimes elm. Timber-framed farm-buildings are often clad with tarred weatherboarding. Buildings with expressed frames have clay tile roofs.



Adjacent to The Glebe House, these former pair of semi-detached cottages are probably late C17th with light timber-framing and brick infill. The dormers and herringbone brickwork are C20th insertions

With the growing scarcity of timber from the late C17th, bricks were increasingly used; red or pinkish-red bricks were available in the neighbourhood from the late medieval period; they are sometimes used in conjunction with burnt headers, as in the Church. Brick is also used in boundary walls, particularly to the Old Glebe house and in the west Churchyard wall. The most impressive brick chimney is the front lateral stack to The Glebe house, while the Old Vicarage in the C19th adopted a Tudoresque style with groups of octagonal shafts. Chalky white, gritty lime mortars are common in early brickwork and only start to be displaced by cement/sand in the C20th.



Darker plum brickwork to Nos. 5, 6 & 7 Church Cottages

Flint is perhaps more common in Great Gaddesden than in other villages in the North Chilterns. It is used of course in the Church, but also in the School and the Old Vicarage and is visible in the rear wall of the cottages at the rear of the former Cock and Bottle, in the converted courtyard farm buildings of Church Farm, and in prominent boundary walls.



The Old Vicarage, Pipers Hill. C19th flint and brick – note the clusters of octagonal shafts to the chimney stacks



*Flint used in the rear wall of Nos 5, 6 & 7 Church Cottages and in the boundary wall of the Churchyard.
Note also slate used for flatter pitched roofs*

Roofs in Great Gaddesden tend to be plain, uninterrupted on the whole by dormers, roof lights or solar panels. Their absence contributes to the strong, simple roofscapes which characterize the Conservation Area. Clay peg-tile roofs predominate, mostly with gable ends (Church cottages are unusual in being half-hipped) and plain third round ridges. However, examples of slate, introduced from c.1800, and occupying flatter pitches, are used on such prominent buildings as the former Cock and Bottle (including the terrace of cottages at the rear) and the School. There are no examples of patterned or scalloped tiles on roofs in the Conservation Area or buildings with tile-hanging, and no examples of surviving thatch.



C20th brick and flint detailing to Church Farm Cottages

Bargeboards and fascias, where they appear at all, tend to be restrained; rafter ends are often left exposed. There is some good brickwork detailing to the flint buildings, and this is carried through in the late C20th conversion of the roadside farm buildings of Church Farm.

Windows in Great Gaddesden Conservation Area tend to be plain timber casements in the earlier buildings (there are good examples of leaded lights at Church Farmhouse) with sash windows being used in the C19th buildings such as the former Cock and Bottle and the Old Vicarage – the variant Yorkshire sliding sashes are encountered in Church cottages.



Yorkshire sliding sashes, Church Cottages

Medieval to c.1600

Early buildings in Great Gaddesden are timber-framed. Within this small conservation area, there is an example of a cruck-framed building (the former barn at Church Farm), three former open hall houses (Church Farmhouse, Church Cottages and the Glebe House) jettied (the Glebe House), examples of C17th houses (eg No 1 Pipers Cottages) and extensions (eg the wing to the Glebe House) and later C17th cottages. The framing tends to be in large panels – the prominent exception being the close-studded porch at the Glebe House - with brick replacing daub as the most common infill material. In a number of cases, timbers have been concealed by brick casing (eg the Flemish bond façade of Church Farmhouse).

Three former medieval open hall houses:



Church Farmhouse



Church Cottages



Interior of Cruck Barn 1994 (Hastie)



and The Glebe House

1600-1800

No new major buildings appear in the Conservation Area during this period; the Halseys added their mortuary chapel to the Church, the former open hall houses had upper storeys inserted and in the case of Church Farm and Nos 2/3 Pipers Hill, new brick façades were added. The courtyard range of farm buildings at Church Farm was extended.



The C17th barn, now converted, at Church Farm

1800-1900

At the start of the period, the Cock and Bottle was completely re-fashioned to provide an elegant, symmetrical frontage, with sash windows flanking a semi-circular headed arched doorway, and using a newly-imported material, slate.



The School, built in 1857 in brick and flint



Former Cock and Bottle Inn, re-fashioned in the C19th with a symmetrical frontage

The second half of the C19th witnessed some major changes to the Conservation Area, particularly through estate influences. The School was built in 1857 and further extended in 1893, while the Old Vicarage was built in 1872.

The farm buildings at Church Farm were further extended and re-modelled to reflect changing agricultural practices. A number of other buildings in the Conservation Area show signs of re-building and extension.

1900-Present

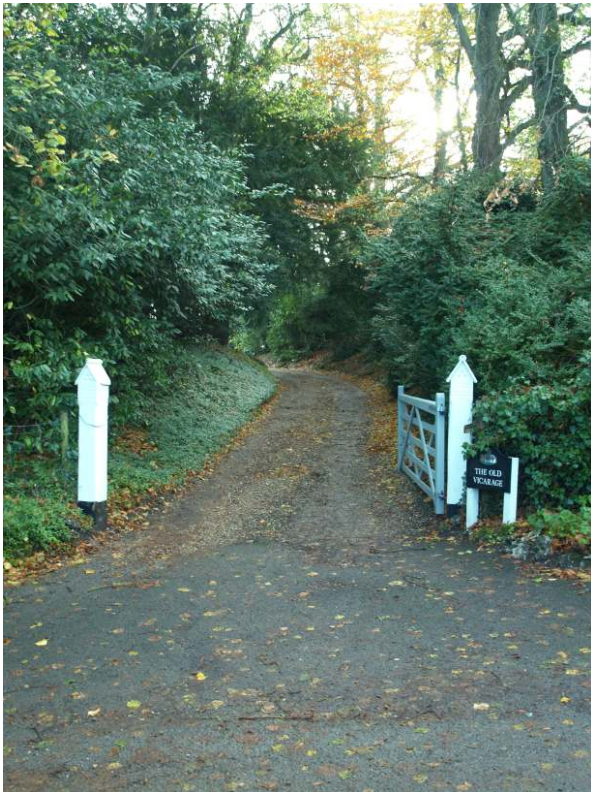
Several houses appeared on the side of Pipers Hill – the replacement Vicarage being an uninspiring replacement to the Old Vicarage and Sibdens appearing opposite the Cock and Bottle. The most extensive impact on the village has however been the conversion of Church Farm's agricultural buildings and the loss of the former public house. More positively, the visual impact of garaging has been kept to a minimum.



C20th development on the south side of Pipers Hill has not enhanced the character of the Conservation Area

Boundaries

Plots in Great Gaddesden are not generally characterized by strong front boundaries – former use (eg Church farm buildings, former inn) and siting (eg Church Cottages) tend to militate against this. The cluster at Pipers Hill on the north side of the road is an exception, as are the two principal buildings of the community - the Church and School. Buildings that are set far back from the road such as the Old and New Vicarages and Sibdens have understated roadside entrances.



Entrance to the Old Vicarage

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)*

Note also that some buildings within the Conservation Area are deemed to be 'curtilage

listed'. Determining the curtilage of a listed building is not always a simple matter. The main tests relate to the physical layout of the land surrounding the building at the date of listing and the relationship of objects or structures to each other. Changes in ownership after listing are not relevant. A structure must be ancillary and subordinate to be included in the listing and not historically an independent building. Where a self-contained building is fenced or walled off at the date of listing it is likely to be regarded as being part of a separate curtilage regardless of any historical relationship. The structure must form part of the land and this probably requires some degree of physical annexation. Some of the former farm buildings at Church Farm are therefore 'curtilage listed' as their conversion took place after listing.

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 PPS5 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.

In Great Gaddesden there are a number of such buildings. *(See Appendix 3).*

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.

7 Negative Features and Issues

As previously noted, there are areas of the Conservation Area where its character has been eroded, giving cause for concern.

Negative Buildings

The present condition of No 1, Piper's Hill is a major cause for concern. Some buildings, such as Sibdens and the Vicarage do little to enhance the character of the Conservation Area. Ancillary buildings do not always complement the character of the area, particularly those serving the allotments.



1, Pipers Hill is a listed building, its condition a cause of concern at time of survey



Buildings on the south side of Pipers Hill such as the Vicarage weaken the character of the Conservation Area

Inappropriate Alterations to Buildings

Apart from the neglected state of No 1 Pipers Hill, over-investment in properties and pressure to convert has tended to be more damaging to Great Gaddesden in recent years. Extensions to properties inevitably damage historic fabric and can 'swamp' or unbalance their original integrity. Domestic buildings in the Conservation Area are also in danger of suffering from an incremental loss of architectural detailing. Some 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. Buildings are sprouting aerials, satellite dishes, alarm boxes and boiler flues whilst curtilages are being eaten into by inappropriate hard landscaping.



The poor quality of the extension and exposed positioning of the air conditioning unit detract from the street scene

Intrusive Traffic

The area of Great Gaddesden near the School is subject to parking clutter. This detracts from the environmental quality and attractiveness of the area. There is no easy remedy to this situation. Arguably, cars have long been part of the character of the area, but they do undermine the perceived safety of pedestrians.



Car clutter in the Conservation Area

Signage

Signage in the centre of the village is not of a high quality or consistent with the character of the Conservation Area.



Although just outside the Conservation Area, this plethora of signs greets the visitor to Great Gaddesden when approaching from the Leighton Buzzard Road.

Inappropriate Landscaping

Inappropriate landscaping particularly mars the nodal area at the eastern end of the village, with the large parking courtyard of the former Cock and Bottle now entirely swamped by brick pavings and walls. Other areas are subject to a good deal of suburban hard landscaping. Inappropriate driveway treatment, gated drives and security lighting all compromise the open, 'soft' nature of this character area.

The over-intensive use of former agricultural land for leisured equestrian purposes has had an impact on the Conservation Area, particularly in the south-east quadrant.

There is some poorly maintained fabric in the Conservation Area such as boundary walls – opposite the school for example, and on the west



Hard landscaping at the former Cock and Bottle Inn

side of the Churchyard. Apart from the listed post box, there is no high quality street furniture in the Conservation Area.

The large area of hard landscaping to the side of the former public house, the poor quality of the telephone booth and absence of public seating all detract from the character of the Conservation Area.



Damaged churchyard wall

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



Satellite dishes, poor quality lean-tos and sheds, lack of maintenance

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 Great Gaddesden 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 19 listed buildings (this includes the churchyard items) 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 Great Gaddesden Conservation Area

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 Great Gaddesden'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.

Great Gaddesden'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 Great Gaddesden 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



Newly planted trees to the west of the Church

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 and Enhancement

The appraisal has identified the absence of pavements and traffic calming measures as a positive characteristic of the village. Streetlighting would be an inappropriate intrusion into this rural settlement. Inappropriate signage can serve to detract from the quality of the public realm and character of the area and redundant modern features should be removed or replaced with items more in sympathy with the historic environment.

The appraisal has identified that the Conservation Area retains a strong historic road pattern, and there is strong presumption in favour of preserving the roads, lanes, trackways and paths of Great Gaddesden, together with the vegetation and boundary materials that form their borders. The Council will seek to work with Hertfordshire County Council, landowners and partners to ensure that the historic road pattern is fully protected.

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 provide the criteria against which all such proposals for alterations will be assessed. There are presently five 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 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

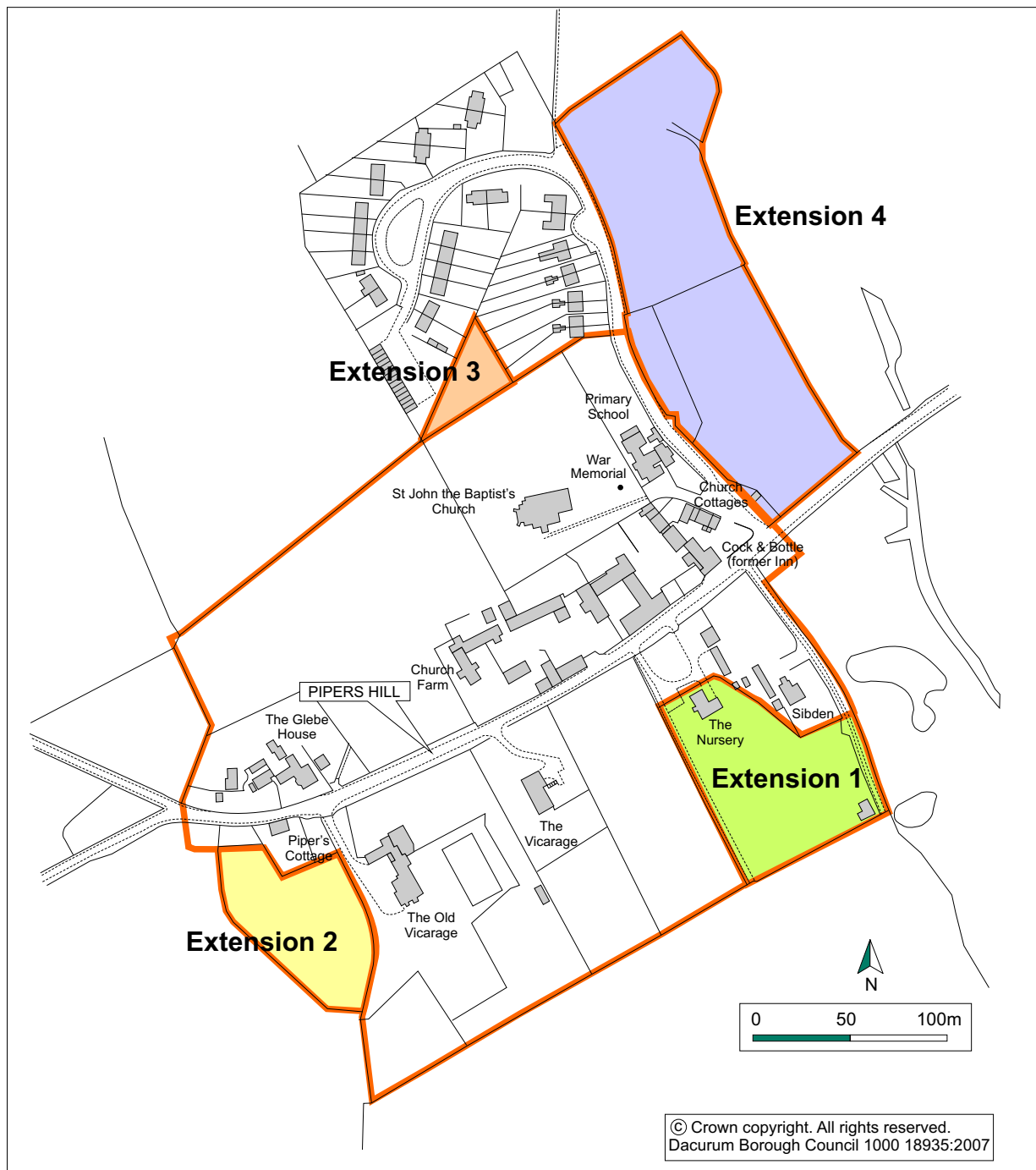
The appraisal and management plan has been subject to a period of four-week public consultation commencing on 1st February 2011. This included placing the document on the Council's website and in local libraries and consultation with local amenity and residents' groups. The document has subsequently 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.

Map 7: Proposed extensions to Conservation Area



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 that four adjacent areas shown on the Map below should be considered as an extension of the existing conservation area of Great Gaddesden.

Extension 1: Land to rear of Sibdens:

To incorporate the former Nursery, the paddock to its rear, and the extension of the footpath that runs alongside Sibdens.

Reason: This extension was proposed (but not formally implemented) when the Conservation area boundaries were reviewed by the county council in 1978. The justification for designation is to reinforce and protect the rural, 'soft' southern boundary of the Conservation Area, protect old habitats and views of the Conservation Area and setting of the Church from the pathway that leads out into the fields alongside Sibdens, and ensure that any development or re-development reinforces the character of the existing Conservation Area in respect of the quality of buildings, boundary treatments and landscaping.

Extension 2: Area of land to rear of the Old Vicarage

To incorporate an additional area of land to the rear of the Old Vicarage.

Reason: This extension was proposed (but not formally implemented) when the Conservation area boundaries were reviewed by the county council in 1978. The justification for designation is to reinforce and protect the rural, 'soft' south-western boundary of the Conservation Area, protect the curtilages of the Old Vicarage and 1, Piper's Cottage, old habitats such as the clusters of ancient trees and the views from the public footpath over the Conservation Area and to ensure that any development reinforces the character of the existing Conservation Area in respect of the quality of buildings, boundary treatments and landscaping.



*Extension 2:
Area of land to rear of the Old Vicarage*



Extension 1: Land to rear of Sibden

Extension 3: Wedge of land on north side of Churchyard

To incorporate the small triangle of churchyard that forms a C20th extension to the ancient graveyard to St John the Baptist's Church.

Reason: This extension was proposed (but not formally implemented) when the Conservation area boundaries were reviewed by the county council in 1978. The justification for designation is to protect this extension to the graveyard as an open space integral to and adjoining the existing churchyard, and the views of the Church from it, and to ensure that any changes to the existing boundary treatments reinforce the character of the Conservation Area.



*Extension 3:
Wedge of land on north side of Churchyard*

Extension 4: Area to east of Church Cottages known as 'Bishops Tip'

The site was used as a tip for building demolition materials until the early ninety seventies, since which time it has been unattended, and become an area of natural woodland. It is bordered by Pipers Hill to the south east, the river Gade to the north east, returning north westwards to meet up with the Gt Gaddesden recreation playground.

Reason: to protect and enhance an important potential open space at a nodal point on the eastern edge of the Conservation Area.

These four boundary changes are indicated on the map and have 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 Great Gaddesden are well maintained, although the present condition of No 1 Pipers Hill is a major cause of concern. 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 this area. Great Gaddesden Conservation Area could be greatly enhanced by

- Amelioration of parking and traffic problems
- Improvement of signage
- Replacement of non-historic street furniture
- Improvement of boundary treatments

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 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 Great Gaddesden 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:

Scott Hastie, A Hertfordshire Valley (1996)
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)
Chilterns Buildings Design Guide (2010).

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.s_Hlt182735644p_Hlt182735644ab.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._Hlt216068075o_Hlt216068075rg.uk

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

Appendix 1 : Listed Buildings in Great Gaddesden Conservation Area

all buildings below in Appendix 1 are listed Grade II unless otherwise stated

Church of St. John the Baptist, early C12 with C13, altered in C14 & enlarged in C15. NE Halsey Chapel of 1730. Church restored in 1863. Grade I.

Tomb Chests in Churchyard, six tomb chests to Greene family.

Tombstones in Churchyard, three tombstones to Wells and Meadows families and group of ten tombstones to Rolph, Davison, Chennells, and Cooper families

War Memorial Cross in Churchyard, c. 1920, with inscription added for 1939-45.

Nos 1, 2, 3 & 4 Church Cottages, C16 former open hall house, extended at s. End in C18.

No. 1, Piper Cottage, Pipers Hill. Late C16, renovated in C19.

Nos 2/3, Pipers Hill. Late C17, refronted in brick in mid C19.

Glebe House, Pipers Hill. C15 or earlier former open hall house. Formerly the Vicarage. Grade II*

Wall with posting box, outside Glebe House. Posting box 1861 (this is one of only two remaining).

Church Farmhouse and Stables, C15/C16 former open hall house. Stable C18, renovated by Ashridge Estate in mid C19. Grade II*

Central Barn at Church Farm, early C17. 5 bays.

Eastern Barn at Church Farm, C15 cruck framed barn. Grade II*



1, Pipers Hill

Appendix 2: Locally Listed Buildings in Great Gaddesden Conservation Area

Village School, 1857, extended 1893 and 1961

Nos. 5, 6 & 7 Church Cottages late C18/early C19 terrace of two storey cottages.

Former Cock & Bottle Public House Early C19 exterior to an earlier building

Barns to E. Of Church Farm

The Old Vicarage Mid C19 of flint with red brick dressings. Later extension, c.1900 in dark red brick. Elevated position overlooking the village.

Appendix 3: Historic Environment Record: Herts County Council

There are records relating to the following (as at May 2010)

ID

2641 Village of Great Gaddesden

5485 Wall Box

12727 Glebe House, pipers Hill

15161 Timber Farm Buildings at Church Farm, Pipers Hill

15318 Church Farm, Pipers Hill

(See www.heritagegateway.org.uk)

Appendix 4: Great Gaddesden Conservation Area - updated boundary 2011

Map 8: Revised Conservation Area boundary



