

# Bovingdon Conservation Area



## Character Appraisal & Management Proposals



## Acknowledgements

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Bovingdon Conservation Area  
Character Appraisal & Management Proposals

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

Images left to right - *The Bull PH, View into churchyard, The Old Bank House, The Ryder Memorial, View towards Bury Farm, Front door, 106 High Street*

Rear cover: (Main picture) - *No. 53, the Surgery and No. 59 High Street*

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# Part 1 Conservation Area Character Appraisal

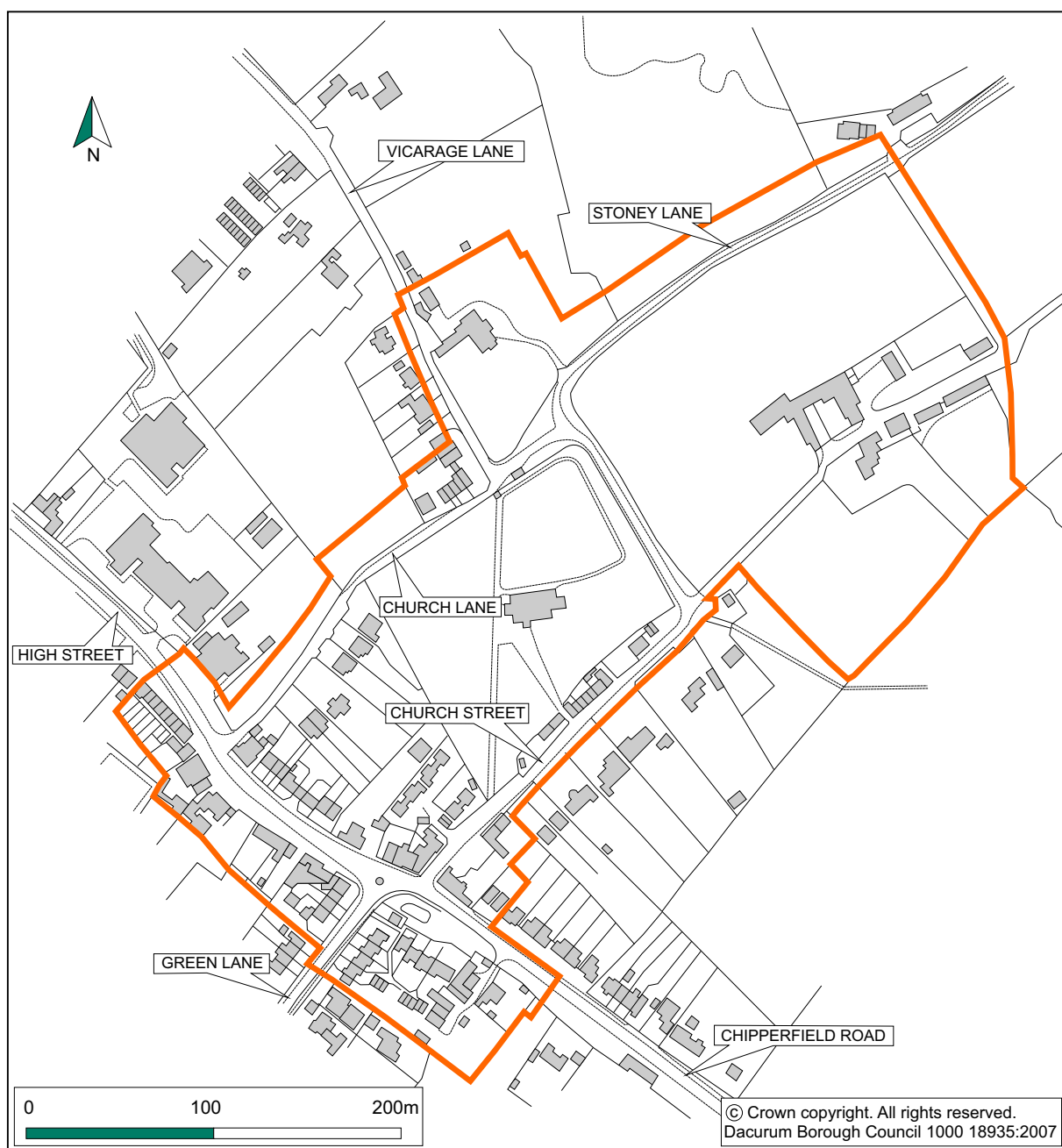
## 1 Introduction

Bovingdon Conservation Area forms the central, historic core of Bovingdon Village, which is designated under Policy 3 of the Dacorum Local Plan 1991-2011 as a large village and, in retail terms, as a local centre with a neighbourhood shopping function.

The Conservation Area is 10.39ha. It occupies a slight dip in the Chiltern hilltop plateau, and

divides into two distinct character areas. The area around the churchyard is characterised by open space and trees and is dominated by the Church, the former Vicarage and Bury Farm. The remaining area comprises the tight nucleated settlement at the lower end of the High Street, where clusters of small houses intermingle with shops and public houses serving the local population and passing trade.

**Map 1: Bovingdon Conservation Area**



Bovingdon Conservation Area is subject to many pressures. Development within it has not always complemented the 'grain' or character of the Conservation Area. The High Street is cursed by heavy traffic, incoherent and insufficient traffic management and an unimaginative streetscape. Development surrounding it blurs the edges and gateways of the Conservation Area. Little of this development is of a high quality and the presence of the redundant airfield creates a semi-derelict feel to the northern edge of the village.

Yet Bovingdon Conservation Area has many,

somewhat understated or little known assets. The Ryder Memorial and pond obviously provide a heart to the busy village; off the main High Street, the Church, graveyard and surrounding green lanes and spaces provide an oasis of calm and peace. A good selection of buildings dating from the medieval period to the present can be found in the conservation area. The vernacular scale of the buildings in the High Street ensures it retains an individual sense of place and a village 'feel'. There is little 'estate' influence in the village, perhaps one factor which has helped it develop in a dynamic and self-sufficient way, with an excellent range of shops and other facilities.



This appraisal, together with the Management Proposals, argues that Bovingdon Conservation Area, and in particular the High Street, should attract support to engineer a significant step change to enhance its appearance and discourage further erosion of its character.

**The Bovingdon 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 Bovingdon'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]



*No.5 Church Street*

## 2 Location and Setting

### Location

The rural village of Bovingdon is situated on the western boundary of Hertfordshire, in the southern part of Dacorum Borough. The main roads, which form a T-junction in Bovingdon, link Chesham and Hemel Hempstead, both four miles away and Watford, nine miles away.

### Boundaries

The conservation area encompasses the historic core of the village, comprising the lower end of the High Street (to include only the north-eastern end of Green Lane and the short section of Chipperfield Road to Yew Tree Farm on the south side and the Bull Public House on the north side) and the area to the north-east of the High Street comprising the Churchyard, Bury Farm and Church Lane House.

The Conservation Area does not include the upper end of the High Street beyond No. 68 on the south side and buildings beyond Church Lane on the north side (e.g the Memorial Hall,

Fire Station and School), the scattered historic farmstead sites either to the south-east of Yew Tree Farm along the Chipperfield Road or to the North-West of the junction between Church Lane and the High Street; nor other parts of the village to the south-west of the High Street, north-east of Church Lane, and along and to the North of the Chesham and Hempstead roads.

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

### Topography and Landscape Setting

Bovingdon village occupies the south-eastern slopes of the Chiltern Hills some 150 metres (500 feet) 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.



*View towards Chipperfield Road showing the Bovingdon/Chipperfield plateau*



The dip in the plateau is part of a dry river valley called Whippenden which runs from Bovingdon down to the Gade Valley near Watford. On the other side of the village, the land stretches westwards into Buckinghamshire and down to the old market town of Chesham.

The Landscape Character Assessment for Dacorum (2004) identifies the village as being surrounded by farmland on the Bovingdon and Chipperfield Plateau (pp.50-53).

Much of the landscape to the east is dominated by arable agriculture. Around the more settled areas there is a greater concentration of grassland providing pasture and paddocks. Woodland cover is sparse.

## Geology

The underlying geology of Bovingdon is chalk, part of the North East continuation of the

Chilterns, over which peri-glacial brick-earth has formed deep local deposits. The area is within the Thames Valley drainage system.

## Archaeology

The clay soils of the Bovingdon plateau were less attractive to early settlement than the more easily worked soils of the Bulbourne, Gade and Chess valleys which surround Bovingdon. No surviving remains prior to the medieval period have as yet been discovered in the Conservation Area. St Lawrence Church is possibly the site of an early medieval chapel. The village is not mentioned in the Domesday book of 1086. Bury Farm - an area of Archaeological Significance – falls within the Conservation Area. Developers should refer to Policy 118 of the Dacorum Borough Local Plan 1991-2011.



*Lych Gate, St Lawrence Church*

### 3 The Historical Development of the Village

Bovingdon is believed to take its name from “Bufan dune” meaning “above the down”. Bovingdon is first named only in c.1200 and it is likely that, prior to this, the hilltop area was mostly covered with woodland pasture, only gradually emerging as a settlement during the medieval period. Even then, the waste was cleared only slowly; Bovingdon manor (a sub-manor of Hemel Hempstead) was first mentioned in 1289, when it comprised of 10 acres of wood and 254 acres of waste where the Queen and her tenants in Langley had common rights. Timber was still being taken in the late C13th from the “forest of Bovingdon” to furnish Berkhamsted Castle and in 1309 Edward I reserved his right to free warren (i.e to kill beasts and game and preserve them) in Bovingdon.

But there was a church at Bovingdon by 1235, and by the end of the C13th a tax roll records 74 names under Bovingdon and Flaunden. The manorial lord (possibly with a former residence on the Bury Farm site) took rents from small properties with narrow strips stretching back from the main road through the village. Relict examples of these open field arable strips are

discernible to the rear of Duckhall Farm, just to the North of Hempstead Lane. Common pasture may also survive in the form of Rough Down, now part of the former airfield. At Boxmoor, too, 160 acres of common land still operates for the benefit of Bovingdon villagers and others to this day.

Bovingdon therefore developed as a small cluster of farmsteads; within the Conservation Area, Bury Farm and Yewtree Farm are good examples with some farm buildings remaining; Nos. 84-86 High Street, 104 High Street (formerly the Wheatsheaf) and Bull Cottages in Church Lane (probably the earliest surviving vernacular building in the village) are less easily recognisable today as further examples of the farming origins of the hamlet.

The Church flourished in this period. A flint built church certainly existed on the current site by the mid C14th and a tower was added c. 1400. The Church and churchyard became a powerful focus, around which the settlement steadily developed and coalesced in the late medieval period.



*St Lawrence Church*

By the C16th, farmed land was mostly in enclosed fields, although some common fields, parkland and woodland still existed. In 1563, there were 50 families in the village; the population increased steadily in the C17th and by 1676 there were 285 adults over the age of 16.

By the first quarter of the C18th, 100 families were recorded in the parish; the 1766 map shows little additional development in the heart of the village. Its nucleus was still contained within a narrow finger orientated south-west to north-east, with Bury Farm providing a 'stop' at the north-east end, the Church, former Vicarage and small cottages occupying the central 'island' bounded by Church Lane and Church Street, with scattered properties fronting the High Street at the south-eastern end of this 'island'.

Up to this point, there had therefore been little infilling between the farmsteads that were scattered at intervals along either side of the main road, which ran south-east to north-west, from the Hempstead/Chesham Road junction to Chipperfield. This was soon to change as development kicked off in the late C18th, and by 1790, the population had grown to 153 families. A century later, and both sides of the High Street within the Conservation Area had been transformed by the construction of modest houses and cottages, providing almost continuous frontages on both sides of the High Street between the cross roads and the junction with Church Lane.

This transformation witnessed a major shift of focus for the village from a settlement clustered around the churchyard, to a thriving hamlet serving the local population and passing traffic on the Chipperfield Road. Pubs, shops and trades, including

butchers, grocers, blacksmiths and carriers, flourished. In common with the region, straw plaiting became an important industry in the village and remained so until the late nineteenth century. The emerging identity of the village provided the impetus for Bovingdon to break from Hemel Hempstead and in the C19th it became a separate parish in its own right. It was at this time too that the neighbouring estate of Westbrook Hay began to have an impact in the village, the most evident legacy being the 1881 Memorial in the centre of the village to Granville Ryder, resident lord of the manor at Westbrook from 1832-1879. But his influence went much further – he established the village school, built the new Parsonage house, added an extension to Bury Farm, rebuilt the Church in 1845, and allocated land for the Memorial Hall, built in 1921.

There were still some 30 working farms in Bovingdon in the late C19th, but from this time farmland was steadily eroded, Ribbon development of mainly detached houses began to appear on the Chipperfield and Hempstead Roads, reflecting the emerging 'commuter' status of the village. These larger suburban houses were joined by the first council houses, built on



*The Ryder Memorial in 1931. Note the openness of Green Lane and the exposed flintwork to the gable end of 108, High Street*

the corner of Chesham Road and Newhouse road, in the 1920s. By 1921, the population of Bovingdon had increased to 1164, placing strains on the existing infrastructure. A new school opened in 1927. Industrial development only really started with the arrival of the brickworks in the 1930s. During the Second World War, Bovingdon airfield was constructed to the north of the village with a main runway over a mile long to accommodate bomber and cargo fleets. From 1943-1963 Bovingdon was home to the United States Air Force as US Air Section 112. In the wake of the airfield's closure in 1968, The Mount Prison came into operation in 1987.

After the Second World War, increasing pressure for new housing both for local people and airfield staff saw work beginning on Hyde Meadows in 1946 and over the next 30 years the whole area bounded by the High Street, Hyde Lane, Chesham Road and Green Lane was filled with new housing. In the 1970's the Moody Estate pushed this south-western expansion development beyond Hyde Lane; St Lawrence's Close and the development of the Prison extended the village's footprint to the north and west.

The village today has a population of 5,000 and over 2,000 homes. Its rapid growth in the late C20th has highlighted the urgent need for sympathetic conservation measures to be taken in the historic core of the village to protect and enhance its unique identity and character.



*New housing at Vicarage Lane*

## 4 Surviving Historical Features within the Conservation Area

### Summary of Historical Features

- Ryder Memorial
- The 'Docks' – Village Pond
- St Lawrence's Church and Churchyard
- Bury Farm and Farm Buildings
- Church Lane House (former Vicarage)
- Former Methodist Chapel, later the Reading Room, now shop
- Public Houses: The Bull, The Bell
- Shops: mostly long-established
- Former Village Farms and relict farm buildings: Yew Tree Farm ; Nos. 84-86 High Street, 104 High Street (later Wheatsheaf) and Bull Cottages
- Buildings retaining historic timber framing: No. 83 High Street , Kirk Cottage, and Smith's Cottage, Church Street, Nos 106-108 High Street
- C18th and C19th cottages: Nos. 68-82 High Street
- C19th houses and outbuildings: No 98 High Street, Church Lane House, Vicarage Lane

runs down to it from the Hempstead Road; just past the School, as it begins to dip, it adopts a slightly sinuous form. It falls more sharply towards the crossroads, then climbs again, becoming the Chipperfield Road. It is a generously wide thoroughfare, with buildings mainly set back from the road. However, building lines vary with each cluster or group of buildings, and although all face the road, subtle shifts in orientation create a pleasing irregularity in the streetscene. Due to backland infilling in the C20th pressing up against rear boundaries, none of the High Street plots retains any depth; any sense of them once extending back into rural closes and countryside has been lost.

At the bottom of the dip, the buildings do press forward to the road edge; there is more sense of enclosure, especially where the entrance to Church Street is framed by buildings tight to the corners; but the pinched effect here is offset by the more expansive bell mouth of Green Lane, associated with the open areas of pond and verge planting beyond.

### Street Pattern and Building Plots

The roads into Bovington approach the village along the main compass points across relatively open countryside. The historic core of the village nestles in a dip in the plateau. The High Street



*Yew Tree, one of the scattered farmsteads that characterised the Village in the late medieval period*

### Map 2: 1766 Map of Bovington

(courtesy: British Library)



The short section of Chipperfield Road beyond the crossroads does hold the promise of more generous plot sizes, but late C20th development in the curtilage of Yew Tree Farm has had the effect of pulling this once more distinct area of the conservation area into the more compact and tighter settlement pattern characteristic of the rest of the High Street.

From the crossroads, Church Street runs north-eastwards, the large expanse of churchyard behind being the main reason for the very shallow plots of the cottages that butt up close to the street's edge. The boundary of the conservation area clips the front gardens of the undistinguished C20th housing on the slightly higher ground opposite.

At the north-eastern corner of the churchyard, Church Street dog-legs to the north-west to follow the churchyard wall; if it had continued in a straight line, it would have followed the now private drive into the heart of Bury Farm. The curtilage of the farmhouse, consisting of farm buildings and surrounding fields, occupies nearly 1/3rd of the entire Conservation Area, forming its

largest and most 'natural' open space. The plot is bounded on one side by Stoney Lane, which runs from the north-east corner of the churchyard towards Bury Wood and Pockets Dell Lane at Pudds Cross. This unmetalled road, of broken flint and earth and flanked by hedgerows, is an excellent reminder of the appearance of most roads in the parish prior to the 1930's. Its survival reinforces the sense of remoteness from the busy, more urban feel of the High Street.

Church Lane (until the 1930s called Lux Lane) connects Stoney Lane through to the High Street, and mediates the change between the unmade, rural appearance of the former and the bustling traffic-ridden nature of the latter by remaining relatively narrow and rural in character. The Stoney Lane end defines much of the northern boundary of the large churchyard; opposite are the largely hidden grounds of the Vicarage. Between the churchyard and High Street, late C20th detached houses occupy relatively generous infill plots on the south side, and are unobtrusively set back from the lane. There are no further buildings on the north side, except for the row of cottages on the corner with



*The High Street, dominated by cars*

Vicarage Lane. These used to front the Churchyard, but in the late C20th they have been extended into an L-shaped development to take advantage of the corner plot; the conservation boundary clips the front gardens of the adjacent C20th houses fronting onto Vicarage Lane, which runs up from the churchyard to the Hempstead Road.

Apart from opening out slightly at the rear entrance to the Vicarage, the southern part of Vicarage Lane included in the Conservation Area remains, like Church Lane, a narrow, tree-lined lane with a strong rural character.

The street names here all reflect the primacy of the Church, and the grounds of the Churchyard and the former C19th Vicarage together make up almost a further 1/3rd of the Conservation Area's acreage.



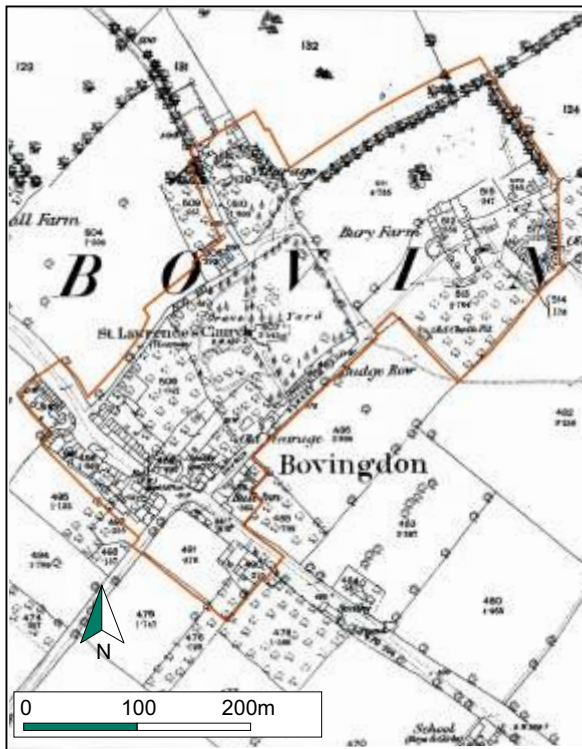
*The remarkably unspoilt, unmetalled track of Stoney Lane*



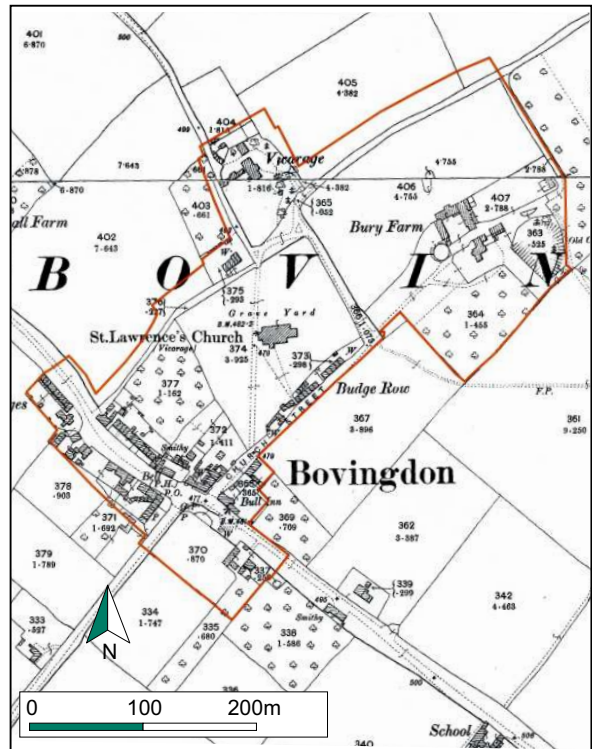
*Cottages in Church Lane*

## Maps of Bovington

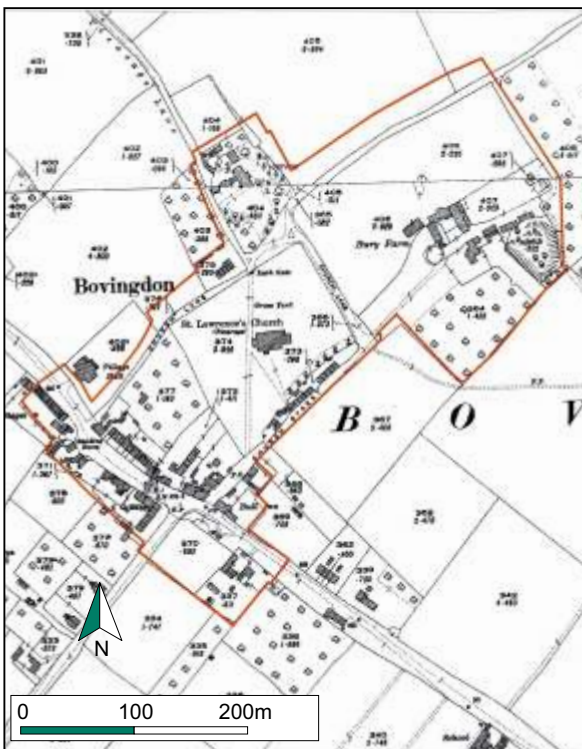
### Map 3: 1878 - 1892



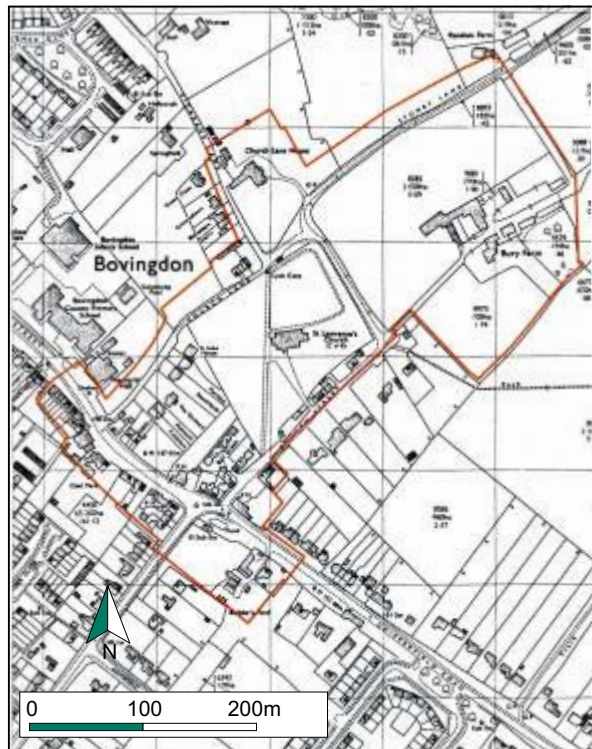
### Map 4: 1889 - 1901



### Map 5: 1924 - 1926



### Map 6: 1962 - 1979



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## 5 The Character and Appearance of the Conservation Area

### Analysis

Bovingdon Conservation Area is tightly defined as the historic core of the village. Topography and settlement evolution has ensured that the Conservation Area sits unobtrusively, either in the dip of the plateau or hidden behind the High Street. There are consequently no encompassing views, and the best views tend to be from outside the Conservation Area looking in – for example from the footpath that leads out into fields opposite the eastern corner of the churchyard.

Apart from the Church, which falls into the latter category, no significant buildings dominate the Conservation Area – larger houses such as the Vicarage and Bury Farm are tucked away from public view. Buildings of historic interest are not clustered tightly together, and their dispersed nature creates a challenge to defining the historical character of the village. Buildings tend to be small in scale, and this also includes the non-residential buildings such as the pubs, shops, restaurant and former Reading Room.

The settlement is defined by compact but irregular plots. Diversity in orientation and aspect creates a varied, relatively informal appearance with buildings dating from the medieval period through to the present. No single architectural style predominates; rather, they are characterized by a variety of styles and materials. Some are grouped into individual terraces, semi-detached or detached larger buildings. Together these create a diverse but subtle streetscape. Ancillary buildings, associated with the former farms, pubs and larger houses play an important role in preserving historic character and defining curtilage.

The Conservation Area divides into two areas, each with a very different identity, with a marked contrast between the High Street area with its wide street but generally small-scale buildings, and the unexpectedly secretive nature of the area around the Church, characterized by larger, discrete buildings accessed by more rural, often narrower lanes.

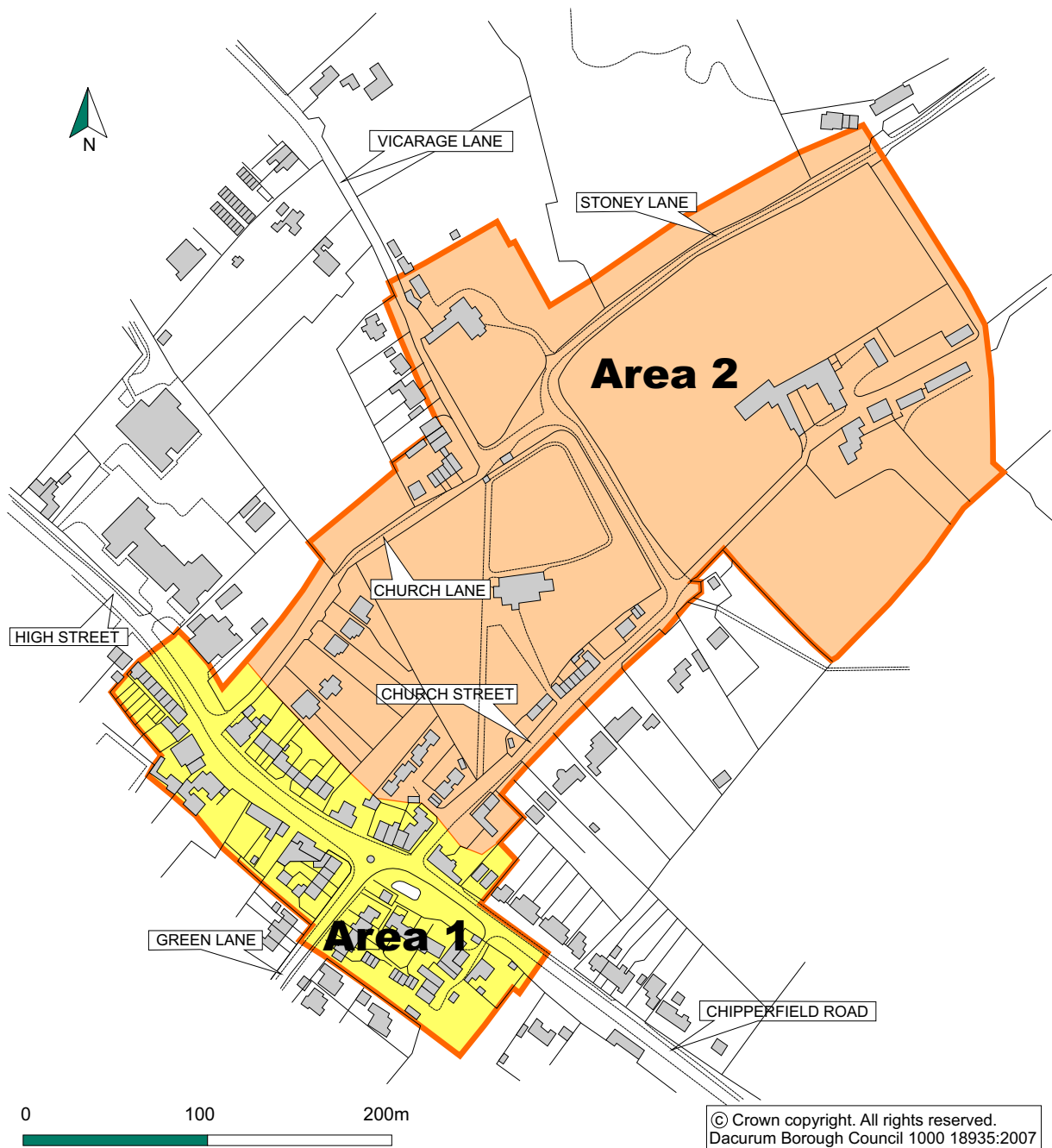


*Continuity between the medieval period and the C20th – the small scale of buildings in the Conservation Area*

General infilling, mainly of indifferent quality, combined with unsympathetic alterations, for example to historic shop fronts, and differing treatments to elements within an otherwise uniform terrace, have diluted the strong 'village' character of Bovigdon. Many of the institutional buildings – the Memorial Hall, School, Library and Baptist Church and many of the shops, lie outside the Conservation Area. Activity has tended to move up the High Street, taking some

of the former vitality out of the historic core. At the same time, the edges of the Conservation Area are ill-defined especially in the High Street area with C20th developments pressing up to its boundaries, threatening to overwhelm it and dilute its sense of distinctiveness; the High Street in particular has no strong gateway at its northern end. The High Street, including the 'Docks' area, could certainly be much improved to make it a more inviting hub.

### Map 7: Character Areas



## Summary of Townscape Features

- Medieval origins
- Historic core – Church, Bull Cottages, Bury Farm
- Village centre - Ryder Memorial and 'Docks', with public houses
- Relatively low-built, two-storey houses or cottages, some with mostly single storey ancillary buildings
- No large houses in High Street
- Timber-framed buildings, often encased with brick or 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 in the High Street
- Impermeable settlement with few paths (except across or leading to the Churchyard)
- Boundary treatments – generous verges in High Street, otherwise narrow lanes
- Settlement not dominated by estate influences
- Rich treed landscape in Church area and importance of hedged boundaries
- Surviving shops within the Conservation Area section of the High Street



*Tucked away behind hedging, the Bowling Green is a High Street facility as well as forming an important 'edge' to the historic settlement of the Conservation Area*

## Current Activities and Uses

In the C20th, Bovingdon assumed many of the characteristics of a commuter village; nevertheless, the High Street remains a vibrant and busy thoroughfare, and retail activity is particularly strong for a settlement of this size. The large green space to the north-east of the village schools provides an important amenity area on the fringe of the Conservation Area.

The strong identity of the place is reinforced physically through the village's many amenities - schools, halls, library, pubs; through its organisational structure - parish council and village groups, and through events staged in the village.



*Chipperfield Road – wide verges are a particular feature of Bovingdon's main thoroughfare*



*Trees, hedges and greenery surround the Church*

## Focal Points, Views and Vistas

The rather secretive nature of the village's topography, with the core settled in a dip and much of the Conservation Area lying hidden behind the High Street, means that there are few views into or out of the village. The key view 'corridor' comprises views from both directions on the High Street towards the Ryder Memorial, which clearly provides a focal point in the Conservation Area. Here, too, The Bull and the cottages opposite occupy a strategic point in the streetscape. From the corner of the 'Docks', there are limited views up the High Street and along Church Street, and this in fact is the only location where there is a sense of connection between the two distinct parts of the Conservation Area.

The lack of iconic buildings in the village means the eye is not drawn to any particularly dominant features. Some buildings, such as the former Vicarage remain largely hidden, or, like Bury Farm, can only be glimpsed from a distance. (The view however from the footpath which leads off from the south-eastern corner of the Churchyard captures its isolated setting). Despite its impressive bulk, even the Church tends to offer only snatched views from around its perimeter. The sense of 'privacy' increases as one strays further from the busy High Street.



*View down Chipperfield Road*



*View of Bury Farm*



*View down the High Street*



*View along Green Lane towards the Ryder Memorial and the village shops at the heart of the village centre*



*View Into Churchyard*

## **Open Spaces, Landscape and Trees**

Church Lane House and Bury Farmhouse both sit like islands in the middle of large parcels of private land; with their heavily hedged and treed boundaries, views of them are much restricted. One very large open space – St Lawrence's churchyard - is more accessible and dominates the Conservation Area. This is the second largest churchyard in the county; its well-tended avenue of yew trees (probably dating from 1872, when the path was laid out) and boundary planting create subtle views rather than vistas into and out of the Churchyard. Otherwise,



*Church Lane House*



*The treed paddocks in front of Bury Farm*



*Verges forming important open space at N.E corner of churchyard*

Bovingdon Conservation Area tends to be characterised by generous verges relating to boundary lines being set back from roads. This characterizes the north-eastern ends of both Church Lane and Church Street. The whole of the High Street is also defined by relatively deep verges; the lack of front enclosure boundary treatment is a prominent feature here. The crossroads with the focal Well and pond at the centre of the village open out slightly as a node of interest, then the piecemeal verges coalesce into a continuous green strip bordering the High Street's extension along the Chipperfield Road. The Playing Fields off Church Lane, mostly outside the boundary of the Conservation Area are an important green lung in the centre of the Village.



*The Playing Fields off Church Lane*

Numerous chalk dells litter the area. For centuries, chalk and flints were dug out from these dells; the chalk was spread on the fields to reduce acidity, the flint was used for construction.

Hedgerows were once important delineators of boundaries within the Conservation Area. Pressures of development have tended to strip out some of these ancient hedgerows that would once have delineated closes, orchards or rear boundaries. Nevertheless, important exceptions are the hedging around the two farmsteads at Yewtree Farm on the Chipperfield Road and the field boundary hedging to Bury Farm. Other 'green boundaries' still also play an important role in village, particularly in the Church area, where the character of the Conservation Area is enhanced and considerably softened by the amount of green planting.

In Stoney Lane, stretches of hedgerow have been traditionally laid. There are a few examples of more exotic planting in front boundary hedgerows. Lanes and spaces like the Churchyard tend to be tree-lined rather than hedged.



*Hedging and Trees in Vicarage Lane*

Trees contribute in groups, clusters and as individual specimens to the 'green' aspect of Bovingdon.

- Limited planting of individual trees in the High Street eg to front of Memorial Hall
- Higher density around pond
- Away from the High Street, boundary trees to the Churchyard, the old Vicarage and Bury Farm provide important screens and definition to the village 'edge'
- Avenue of Irish Yews within the Churchyard
- Trees lining Church Lane, Vicarage Lane and Stoney Lane
- Some more exotic garden specimens e.g south side of Church Lane, Vicarage Lane
- Orchards are clearly shown on the 1766 map and several orchards survived from this period until WWI, since when the bulk of these have been lost to housing apart from at Bury Farm where an open field survives.



*The hard surfacing and lack of planting in this part of the High Street creates a harsh urban landscape*



*The striking Churchyard Avenue of Irish Yews, planted c. 1872*



*The sylvan seclusion of Church Lane contrasts to the busy High Street only yards away*

## **Public Realm: Floorscape, Street Lighting and Street Furniture**

A strong sense of public realm is lacking in Bovingdon. Although only part of the High Street is sited within the Conservation Area, it would be meaningless not to address the whole of it as a single entity. Overall, it lacks coherence; the green verges peter out in places. Pavements are wide and generous but being predominantly of asphalt, tend to have an overbearing visual impact on the surrounding 'softer' elements. Poorly designed street furniture, prominent kerbing and disparate signage also all have a negative impact on the streetscene. Shopfront signs tend to be bland in character. The High Street is the most heavily used road in the village and the poor quality of the High Street environment is exacerbated by perennial car parking problems. Pedestrian movement is hampered by cars blocking the pavements.

Around the Well, the surrounding built environment – the heavily asphalted streets and pavements, missing fenceposts and

miscellaneous signage detracts from the nodal impact of this important feature.

Street lighting is generally confined to the busy High Street area. It is a continuation of the highway lighting on Chipperfield Road. The existing lighting does little to slow the traffic or communicate the distinctive village qualities of Bovingdon. However, there is a traditional lamp and column situated close to the corner of Church Street and High Street. It could provide a useful pattern for replacement lighting in the High Street.

The use of street lighting in the Church area should be resisted as its absence reinforces the rural character of this part of the village.

There is no public seating, except in the Churchyard.



*Signage of indifferent quality at the centre of the village*



*The High Street presents an uninviting street scene*



*Traditional lighting and bollards on the corner of Church Street*



*Street furniture that complements the historic character of the Conservation Area is sadly lacking in the High Street*



*Public seating is only found in the Churchyard*



# 6 Character Areas

## Identification of Character Areas

Bovingdon village can be divided into two zones with distinctive characteristics which relate to their architecture, historic development and also landscape.

The Character Areas are  
Area 1: The High Street  
Area 2: The Church

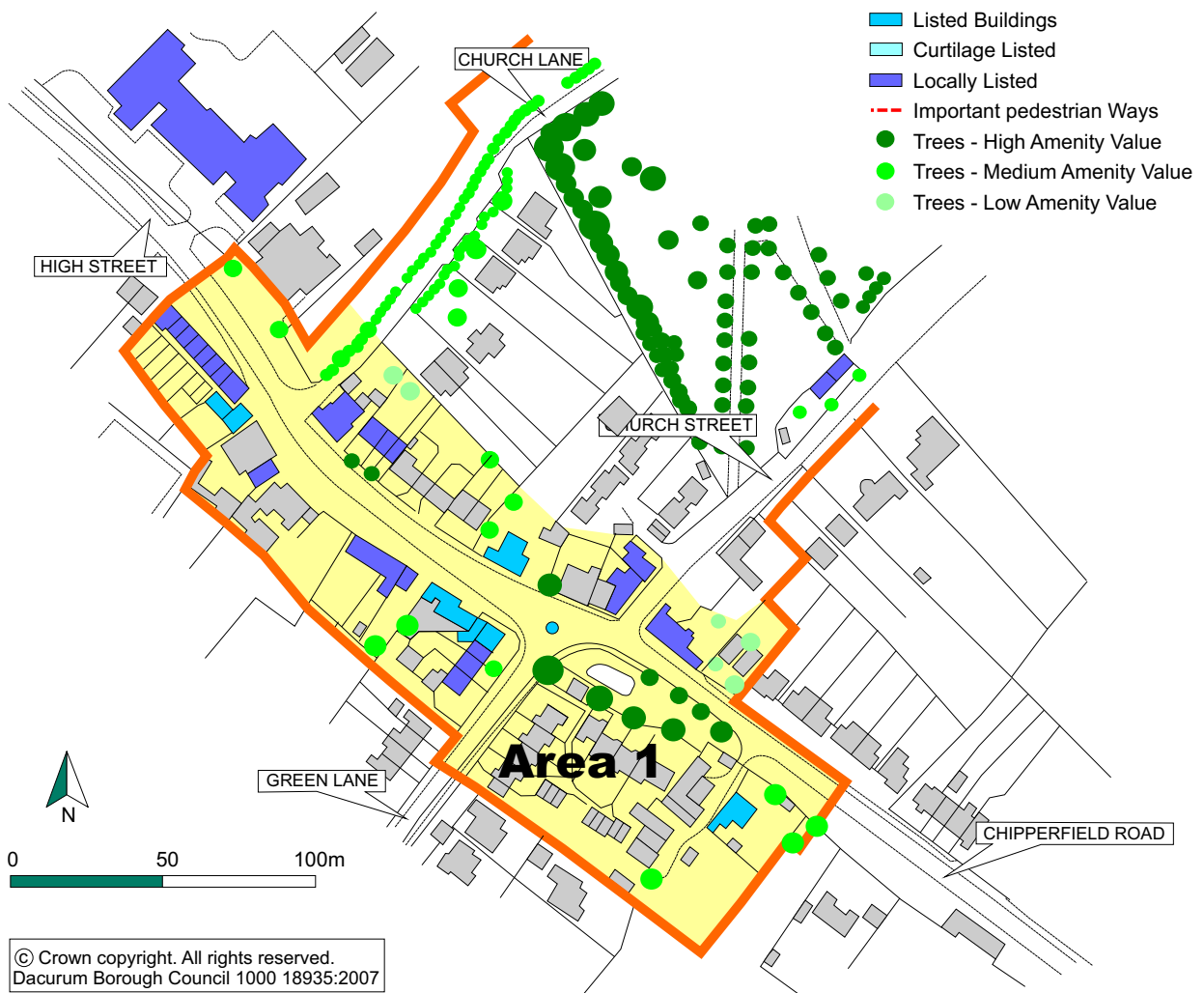
### AREA 1: The High Street

The High Street area comprises the south-eastern end of the High Street and its continuation into Chipperfield Road as far as Yew Tree Farm. Both roads dip down to the

crossroads, where buildings appear to nestle comfortably in the depression to the village centre. However, the crossroads are particularly prone to flooding, and during heavy rain the water pours down the High Street, Chipperfield Road and Green Lane and collects in the pond known as 'the Docks'.

A notable feature of the High Street area is the broad grass verge which runs intermittently along both sides of the highway; the pinch-point is at the central crossroads but as one moves away in either direction the buildings tend to be set back from the road. Plots tend to be compact; buildings have active frontages but there is little permeability or enticement into backland areas. Nos. 84 & 86 do offer some promise, partially

Map 8: Area 1



hidden behind the long terrace of C19th cottages, but it is really only the roads off the High Street – Church Lane, Church Street and Green Lane, which take one off the busy thoroughfare.

There are no outstanding buildings in the High Street Area, although the octagonal Ryder Memorial provides a striking focal point at the crossroads, and those that are listed - Yew Tree Farmhouse, the Bell, Nos. 84 & 86, No. 104 (the former Wheatsheaf) and Nos. 106 & 108 - reflect in microcosm the development of the settlement from scattered farmsteads in the medieval period into a thriving village by the late C18th. These buildings also reflect the transition from the use of timber-frame (as at Nos 84 & 86) to brick (Nos. 106 & 108). The latter cottages also incorporate earlier historic fabric, and such organic development characterizes a number of the High Street buildings – the Bull, for example, appears to be early C20th but in fact hides a C17th roof structure. Locally listed buildings – Nos. 53 & 59, Nos 68-82, No 98, Nos 100 & 102, all in the High Street, and Nos 4, 6 and 10 mainly represent infilling between the historic farmstead sites in the late C18th and first half of the C19th.

Despite this progressive infilling of the High Street, there are still important open spaces

between, or in front of, some of the buildings, particularly noticeable on the southern side of the High Street - the wide green verge in front of Yew Tree Farmhouse, the Docks Area, the gap between the former Wheatsheaf and No. 106, the area around the entrance to Parish's lorry park. On the north side, the open spaces at each end of the Conservation Area (i.e. adjacent to the barn at the end of the Bull Public House to the south and at the top end, the Bowling Green and the mouth of Church Lane) punctuate the transition between the historic core of the village and later developments.

The gradual evolution of the village results in a mix of styles and materials which creates an unusually diverse streetscape; a walk from Yew Tree Farm to the entrance Church Lane takes in the tile-hung façade of Yew Tree Farm itself, and the weatherboarded barn at the Bull opposite. The Bull itself was a plain brick and flint building before being painted in 1905. One can also glimpse exposed brick and flint in the gable of No. 108 on the corner of Green Lane, but facing the High Street, Nos. 106 & 108 have pleasant unrendered brick facades. Opposite, there is the shingled roof of the Memorial and the fake timber-framing of the cottages on the corner of the High Street and Church Street. These are overshadowed by the adjacent Edwardian



*View looking up the High Street from the 'Docks'*

buildings with their traditional shop fronts. They replaced a row of cottages in the early 1900's. Druce's now Fyfe's, started as a butcher's shop here nearly 140 years ago.

Beyond, another two public houses once faced each other on each side of the road; the former Wheatsheaf however closed in 2001 after operating for over 200 years as a beer house.

Next to the Wheatsheaf, Nos. 100 & 102 have an elegant urban presence; they were raised in the C19th to three storeys. The adjacent foodstore has been established since the 1930s, prior to this the C19th infill building was occupied by Hinson's stores, established in the village in the late C19th as a drapers shop and stationers. The N. end of the store is still weatherboarded, a memory that it was once an outbuilding attached to the main house.

The character of the High Street breaks down here, with the poor quality shop front, the adjacent C20th commercial buildings to the north and the indifferent quality of the late C20th raised terraced housing opposite. The former Methodist Chapel, probably founded in 1834 and rebuilt in corrugated iron in the late C19th to serve as a Reading Room is easy to overlook. It is now disguised as Parish's Electrical Store and rather dwarfed by the adjacent modern buildings.

The character of the Conservation Area only begins to re-assert itself on the important curve of the road where the impressively elongated terrace of former labourers' cottages (Nos 68-82) pushes out the building line in front of the timber-framing of Nos. 84 & 86 – formerly one of the late medieval farms of the village. The tended lawns

of the cottages and lack of boundary treatment preserve the sense of the wide green verges noted as a particular feature of this Area.

On the opposite side of the road, the pleasant row of C19th cottages (Nos. 53-59) have tiled roofs to the front, slate to the rear; they are set quietly back from the street, but the former front



*The Bull Public House with its attached outbuilding*



*View looking down the High Street*



*Graduated tiled roofs create a pleasant hierarchy, undermined by the poor shop front, signage and hard landscaping*



*Early C20th view looking down Bovingdon High Street towards the 'Docks', the village centre where a dip in the plateau occurs. All the buildings survive. Note the street lighting*



*View of High Street, the character eroded by parked cars and lack of appropriate street furniture and only relieved by the remaining, vulnerable grassed area to the right*

cottage gardens have been largely eaten up by hard landscaping. Adjacent to these, No. 49 provides an important 'bookend' building on the corner of Church Lane. Originally, the building was three separate cottages, with brick facades and flint flank walls; part was converted in the late C19th into a provision store. Now it is a restaurant; the treatment of the façade and Church Lane elevation (where the brick and flint has been painted) could be more sympathetically handled to blend with the historic character of the conservation area.

An important C20th development has seen a gradual shift of emphasis from the bottom of the High Street to the upper end. Buildings in the Conservation Area, such as the former Wheatsheaf, and No. 100, bear 'scars' of their former retail/leisure function. Planned developments at the junction of the High Street and Hempstead Road could further shift the focus of the village away from the historic core. It is vital that this section of the High Street within the Conservation Area does not lose its status as a vibrant, accessible centre to the village and instead be demoted to a residential backwater.

#### Negative features:

Poorly managed parking  
Absence of features to define streetscene  
Ryder Memorial surrounded by Asphalt  
Some poorly presented shop fronts  
Some loss of traditional windows  
Loss of front gardens to hard landscaping

## AREA 2: The Church

Of the two areas, this has the stronger identity. Area 2 is an unexpected oasis of green surrounding the church. Its secluded nature has been steadily reinforced over the years through the loss of former retail premises such as the former Post Office and blacksmith's shop in Church Street. Church Lane, Church Street, Vicarage Lane and Stoney Lane are all extremely attractive and any unnecessary action which alters their character should be resisted.

A strong triangle of influence is created by the grouping of the Parish Church, the former Vicarage and Bury Farm.

St Lawrence Church is a principal landmark in the village. Built of flint rubble with clunch and bath stone dressings, it was almost entirely rebuilt 1844-1846, by Talbot Bury, except for the base of the tower, which was constructed c.1400. The distinguished flint and brick boundary wall surrounding the generous churchyard, the yew-tree avenue and lych-gate consolidate and enhance its setting.

To the north of the church, separated by a generous expanse of greenery and space for car parking, is Church Lane House, once the Vicarage until replaced by the current vicarage in the 1930's. The house was built in the 1830's when it was occupied by the Rev. Arthur Brooking. (Older residents still call Vicarage Lane Brooking Lane). The house is of painted brick with a shallow hipped slate roof and gabled frontispiece incorporating the imposing entrance.



*The Church*

## Map 9: Area 2



The house was extended in the 1870's, the rear service wing with its bell cupola being visible from Vicarage Lane. Unfortunately much of the high flint walling that once surrounded the front gardens has been replaced by close boarded fencing.

Bury Farm, to the east of the Church, sits in the valley bottom, relatively secluded and screened by tall hedging on its west and northern boundaries. There are fine views over the

farmstead from the footpath which leads off the south-eastern corner of the churchyard. These illustrate the deleterious impact of development – either new housing or through conversion of the listed farm buildings - would have on its unspoilt setting. The house is probably early C17th, originally timber-framed but mostly re-faced in brick, surrounded by brick and flint walls and complemented by the important unconverted courtyard range of farmbuildings, with weatherboarded barns and brick stabling.

Of the three rural lanes encompassing and leading off from the Churchyard, in each case strong features on one side of the road tend to be diluted by indifferent features on the opposite side. The raised plots with C20th housing on the south side of Church Street (just outside the Conservation Area) tend to detract from the tight grouping of terraced cottages (formerly Budge Row) and No. 5, Church Street on the fringe of the churchyard opposite. By contrast, Bull Cottages – an interesting timber-framed building with a base cruck roof – faces the indifferent housing of Bell Green opposite. The cottages closer to the High Street conversely face the hard and undifferentiated landscaping of the Bull car park. In Church Lane, the green tree-lined road with its open space beyond on the north side is compromised by indifferent late C20th detached housing on the south side. The brick and flint wall of the churchyard by contrast is compromised by the unsympathetic treatment received by the row of Lychgate Cottages opposite, exacerbated by the bulky extension to their rear running along Vicarage Lane with its unseemly crown-roof and false timber-framing. The pleasant flint and tiled walls of the Bothy at the rear entrance to the former Vicarage face indifferent C20th housing on the opposite side of Vicarage Lane. Again these lie just outside the

fringe of the Conservation Area but demonstrate the vulnerability of this compact area to unsympathetic development along its boundaries.



*'Budge Row', Church Street*

**Negative features:**

- Bell Green – poor quality though relatively unobtrusive infilling
- Some loss of traditional windows, particularly destroying uniformity of terraces
- Some indifferent front boundary treatment
- Car parking area on north side of church



*View along Church Street*

## 7 The Buildings of the Conservation Area

### Architectural Styles and Detailing

No building in Bovingdon is larger or more imposing than the Parish Church which is exceptional in its scale. Otherwise, the village buildings have a vernacular scale (rarely more than two storeys), single storey outbuildings and additions helping to keep the built form low. Attic storeys, where apparent at all, are discrete; very few dormers or roof lights interrupt the plain roofs. There is tremendous variety to be encountered in the relatively compact Conservation Area, in terms of both date and style.

The character of Bovingdon 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. Bull Cottages are noteworthy for their heavy timbers. Evidence

of wattle and daub infill survives in the east gable in No. 1, Church Street and in the interior walls of Nos. 106-108 High Street. Timber-framed farmbuildings are often clad with tarred weatherboarding, as at the Bury Farm, and even some ancillary High Street buildings retain boarded exteriors - for example at Yew Tree Farm, the Bell and No. 98 High Street.



*The timber framing of Nos. 106 & 108 High Street was encased in brick in the C18th*



*No. 84 High Street, a former open hall house with large panelled timber framing*

With the growing scarcity of timber from the late C17th, bricks were increasingly used; Bury Farm for example was substantially re-faced in brick. Red or pinkish-red bricks were available in the neighbourhood from the late medieval period; they are sometimes 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.



*No. 5 Church Street, a mid C19th brick cottage extended in the C20th*

Bovingdon does not have any prominent examples of the C19th yellow/brown bricks encountered in those Chiltern settlements situated close to canals and railways. Bovingdon brickworks opened in the 1930's and is thus a doorstep facility for ensuring a local, sustainable approach to construction.

In common with the north Chilterns, flint is not abundantly used – its heyday was probably in the C19th when it was used to re-construct the Church and Churchyard walls (the pits around Bury Farm possibly suggest its source); it is used in flank walls (e.g No. 49, flanking Church Lane, Nos. 106-8 flanking Green



*Much altered brick walling to rear of Yew Tree, Incorporating some burnt headers*

Lane, The Bull, flanking Church Street and at the north gable end of Nos. 68-82, High Street) and it also appears randomly and unknapped in other boundary walls as at Bury Farm. Puddingstone is encountered in the foundations of No. 84, High Street.

Clay peg-tile roofs predominate, mostly with gable ends and plain third round ridges (the hipped roof of the Bull is an exception). There are no examples of patterned or scalloped tiles on roofs in the Conservation Area, and only one example of tile-

hanging is encountered at Yewtree Farm, where it has been used to protect the formerly exposed timber-framing. Offsets to chimneys are often tiled, as at No. 3 Church Street. Bargeboards and fascias, where they appear at all, tend to be restrained; rafter ends are often left exposed. Slates, introduced from c.1800, occupy flatter pitches – an outstanding example is Church Lane House. The eaves of a brick building such as Nos.100 & 102 High Street show signs of being raised to take them. No. 53, The Surgery and No. 59, High Street, have tiles at the front, where the pitch is steeper and slates to the rear.



*Flint used in gable walling*



*Tiled roofing predominates in the Conservation Area. Note also the tiled offsets to the chimney stack (Nos. 1-3 Church Street)*



*Churchyard wall*





*Slate was used from c.1800 in Bovington. Pitches tend to be flatter. The cottages to the left are slated at the rear, but tiled to their steeper-pitched High Street frontages*

No examples of thatch survive in the Conservation Area. Roofs in Bovington are for the most part uncluttered by dormers, rooflights or solar panels; their absence contributes to the strong, simple roofscapes which characterize the Conservation Area. Windows in the Bovington Conservation Area tend to be plain timber casements – there are also a few surviving sash windows.

render, tile-hanging (Yew Tree) or even fake applied timbers conceal the original framing. Buildings with expressed frames have clay tile roofs; a few, like Bull Cottages may once have been thatched. Internal brick chimneys, as at Bull Cottages are prominently displayed; end stacks as at Nos. 100 & 102 High Street have tiled offsets. An example of a diamond mullion window survives at No. 108 High Street, and in the front attic of the Bull Public House a complete window from an early house with fixed, diamond-paned glazing is preserved intact.

### **Medieval to c.1650**

All early buildings in Bovington (except the base of the tower of the Parish Church) are timber-framed. Within this small conservation area, there is an example of cruck-framed construction (Bull Cottages, Church Street – the later cross-wing is box-framed with a crown-post roof) , possibly a box-framed open hall (No. 86 High Street), a jettied building (the former Wheatsheaf-the jetty was later underbuilt), and examples of early C17th lobby-entry houses (e.g Bury Farm, Yew Tree Farm). The framing tends to be in large panels, with brick replacing daub as the most common infill material. In a number of cases,



*Bull Cottages, incorporating medieval cruck- and box-framing*



*Nos. 53-57 High Street*

### **1650-1750**

It appears that few entirely new buildings appear in the village during this period. Nos. 53-57 may be an exception. Existing houses such as the Bury, Yew Tree Farm and the Bull have large extensions added. Nos. 106 and 108, the Bury and Church Lane cottages are probably re-faced in brick at this time.

### **1750-1850**

Building activity takes off during this period. The Church is almost entirely re-built. Church Lane House, 'newly built' in 1838 illustrates a combination of Classical formality in the façade with an informal plan inspired by the Gothick Revival. Nos. 100 and 102 are robust brick examples, but smaller terraced housing, such as Nos. 68-82 High Street, and Budge Row in Church Lane, is a particularly favoured style during this period.

New materials such as slates are imported into the village. A number of buildings show signs of re-building and extension.



*Nos. 100 & 102 High Street, C18th in origin though raised in height in the early C19th*



*Early C19th terraced housing (Nos. 68-82 High Street)*

## 1850-1900

The Ryder Memorial of 1881 is probably the most prominent built legacy from this period. There are no examples of purpose-built late Victorian houses in the Conservation Area. Corrugated iron as a cladding material makes its appearance in the former Reading Room.



*The former Reading Room, one of the few late C19th buildings in the Conservation Area*

## 1900-Present

Brick continues to be used as the main walling material. There are no distinguished houses from



*C20th housing infill in the High Street*

this period in the Conservation Area; infilling consisting of both terraces and large, detached houses with eclectic plan forms and styles can be found. At the same time, the existing housing stock has been subject to pressures to modernise and extend.

## Boundaries

In the High Street proper, plots are generally characterized by lack of front boundaries, even where the open verges are wide. Where buildings are set back from the road as at Nos 53-59, the front boundaries have been lost to car parking and the near total loss of grass here is regrettable. In Chipperfield Road, by contrast, Yew Tree Farm is set well back from the road and is screened by boundary walls and hedging. The new development on the south-eastern edge of Yew Tree has led to tall close-boarded fencing creating a greater sense of enclosure.



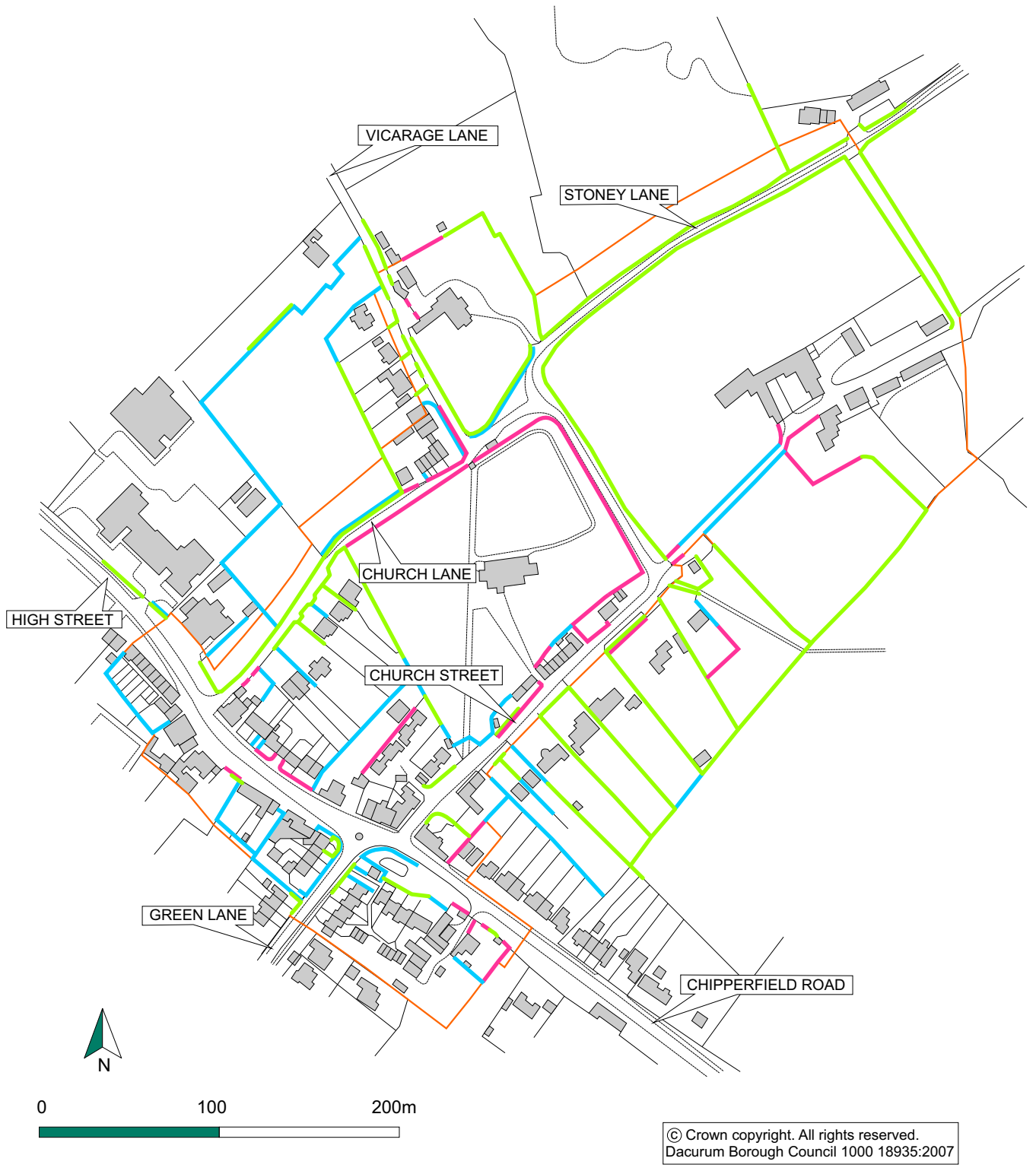
*Indifferent boundary treatment, Church Lane*



*Simple picket fencing, Church Street*

# Map 10: Boundaries

- Hedges
- Walls
- Fences





*The Bell is a listed building*

Area 2 is dominated by the Churchyard boundary wall. Buildings in Church Street are generally set forward and abut the road, thus having minimal front gardens, although a high brick wall hides No. 5. Hedgerows still play an important role in defining property boundaries in Church Lane and Vicarage Lane.

### 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 Bovingdon, 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.



*Nos. 4, 6 & 10 Green Lane are examples of locally listed buildings*

## 8 Negative Features and Issues

### The High Street

The High Street lacks coherence and there is an absence of strong points of emphasis. Shops, houses, public buildings, offices and storage uses are distributed randomly down both sides of the High Street. Such a loose scattering of commercial and public buildings does not allow for an easy solution to the parking problem since a single car park would not serve all parts.

Shopfronts should be strong, reinforcing features in a Conservation Area, but this is not the case in Bovingdon. Fyfe's is an exception.



(Above and below). Examples of poor shopfronts. Nos. 49 & 98 High Street



### 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. (As few buildings in the High Street

can be easily viewed from the rear, sympathetic rear extensions are likely to be more favoured).

Apart from the wide pavements of the High Street, a weak characteristic of Bovingdon is the lack of pedestrian accessibility in and around the Conservation Area. Linkages between the High Street and the Church Area are not obviously accessible. Viewpoints, places of interest, key structures and signage which would otherwise create a permeable townscape and invite pedestrian exploration are lacking.



Spaces between buildings are as important as the buildings themselves. Note also the contribution the ancillary outbuilding makes to the streetscene.

### Negative Buildings

Within the High Street Area there are several buildings which do little to enhance the character of the Conservation Area. They include the small industrial complex adjacent to Yew Tree (its core consists of the original farmstead buildings), the C20th developments between Yew Tree and Green Lane, the C20th housing between the Bell and Nos. 53-57 High Street, and the C20th infilling between Nos. 86 and 98 High Street.

In Area 2, the crown-roofed rear range on the west side of Vicarage Lane does not sit comfortably with the small scale of the adjacent cottages. C20th infilling between the Churchyard and High Street is generally not of a high standard; nevertheless it tends to be well

screened. No. 21 Church Street, standing prominently at the E. corner of the churchyard, is a mid C20th house with flat-roofed garaging that does not sensitively echo the scale and character of other housing on this side of the street.



*The poor materials, muddled fenestration and high close-boarded fence of Lychgate Cottages, together with the crown roof, false framing and unsightly flues of the C20th range facing Vicarage Lane illustrate how piecemeal alterations and additions can erode the character of the Conservation Area*



*Late C20th infilling between the Churchyard and High Street has not been of a high standard*



*Although these buildings are outside the boundary, poor handling of scale and design weakens the sense of there being robust gateways to the Conservation Area and undermines efforts to 'lift' the character and appearance of the adjacent built environment*

## Inappropriate Alterations to Buildings



*Though just outside the boundary of the Conservation Area, the extensions and awkward handling of the roofscape to this house and its boundary walls jar with its rural setting and block views of the Church*

Over-investment in properties has tended to be more damaging to Bovingdon in recent years than neglect. Extensions to properties inevitably damage historic fabric and can 'swamp' or unbalance their original integrity. Even the introduction of simple porches can have a negative impact, particularly to uniform terraces that have 'flush' facades, as at Nos. 68-82 High 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, and this again can severely unbalance a formerly uniform façade of terraced housing. Buildings are sprouting aerials, satellite dishes, alarm boxes and boiler flues whilst curtilages are being eaten into by inappropriate hard landscaping.



*Satellite dishes need to be discretely sited otherwise they have a negative impact on the character of the Conservation Area*



### Intrusive Traffic

The centre of Bovington is subject to heavy traffic and parking congestion. 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.



*(Above and top). Vehicles jostling for priority and parking in the centre of the village*

### Signage

Signage in the centre of the village, around the Ryder Memorial, is not of a high quality. (See Management Proposals: the High Street Improvement Scheme). In Area 2, signage should be kept to a minimum but should be well maintained.



*Signage requires regular maintenance*

### Inappropriate Landscaping

Where houses are set back from the road, traditional front boundaries are in danger of being lost to hard standings for cars. The streetscape and furniture of the High Street are unappealing and should be the target of an enhancement scheme. (See below).

Replacement of hedges should replicate historic features, and should consist of appropriate, locally native species characteristic of old, surviving hedgerows. These may include hawthorn, blackthorn, field maple, hazel, ash, crab apple, holly, spindle etc.



*Hard landscaping using inappropriate materials to the front of the former Wheatsheaf*



*Hard surfacing dominates the middle section of the High Street*



# 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



*Inappropriate replacement windows here upset the rhythm of traditional cottage fenestration*

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 Bovingdon 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 15 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 Bovingdon.

### 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 Bovingdon'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.

Bovingdon'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. The character of the area has already been eroded as a result of poor quality infilling and unsympathetic alterations.

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 Area 2 means any new development at the boundaries should be resisted. Should any opportunities in Area 1 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. As the predominant building type in Area 1 is the terrace, this might be the most appropriate form to adopt should the size of the plot allow. Only good quality schemes that respond positively to their historic setting and incorporate exceptionally high standards of quality and design will be considered acceptable.

Given the fact that the Conservation Area is bedded in the heart of the village, any further developments in Bovingdon should be assessed with its impact on the Conservation Area in mind. Developments in the High Street, along Chipperfield Road, and Vicarage Lane would directly affect views into and out of the Conservation Area. Wider consideration also needs to be given to:

- a) integrating any improvements to the Conservation Area with enhancements to the High Street as a whole to ensure consistency in approach (see below)
- b) assessing the impact of retail, residential, leisure and commercial or industrial developments elsewhere in the town on such facilities currently provided within the conservation area
- c) promoting good connectivity between new developments and the Conservation Area

d) using improvements within the Conservation Area to 'lift' the character and appearance of the village as a whole

### 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.

### Street Pattern

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

### Open Spaces

The appraisal identified the School Playing Fields as being an important green lung on the edge of the Conservation Area boundary. The Council will work with appropriate partners to ensure this area is properly managed, protected and where appropriate, enhanced.

### Boundary Treatments and Tree Planting

A defining feature of the Bovingdon Conservation Area is the subtle and restrained use of traditional materials for boundary treatments, complementing those areas where defined



*Inappropriate boundary treatment creates a harsh edge, unrelieved by any planting*

boundaries are noticeably absent. Details which are not traditional in the area include modern metal railings, timber fencing and rendered concrete blocks. However, the wide unplanned variety of front boundary treatments adds to Bovingdon's character, and, rather than being prescriptive, it is more important that materials and detailing found in the locality are used to help fit new development into its context.

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 the Conservation Area, 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.

### 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 eleven 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](http://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.



*Although just outside the Conservation Area, the old Butchers Shop at New Hall illustrates how sympathetic repairs can give new life to a historic building whilst retaining its character*

### 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

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.

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.

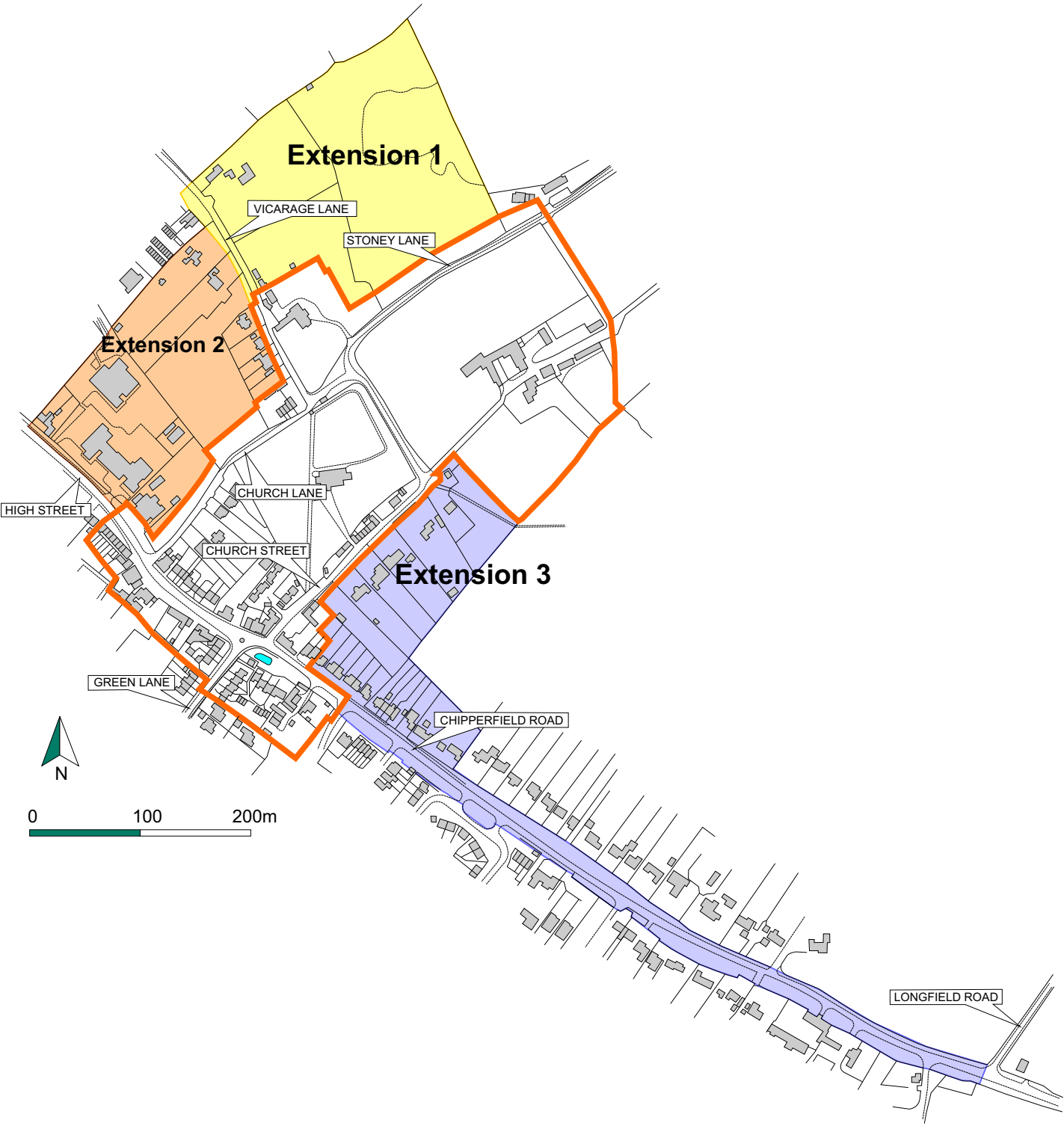
## 7. Boundary changes

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 three adjacent areas shown on the Map below should be considered as an extension of the existing conservation area of Bovingdon.



**Map 11: Proposed Boundary Extensions**



**Extension 1: Church Lane House:**

to incorporate the gardens and outbuildings of Church Lane House, the replacement Vicarage dating from the 1930's, and a further part of Vicarage Lane, including the front portions of the gardens on the west side of the Lane.

**Reason:** to protect the historic curtilage of Church Lane House.

**Extension 2: High Street/Vicarage Lane:**

to include the area to the north-west of Church Lane between the High Street and Vicarage Lane, to include the Memorial Hall, Fire Station, Schools, Library and listed cottages Nos. 39 & 41, the playing fields to the rear of the school, and the houses on the west side of Vicarage Lane.

**Reason:** to protect the setting of the Church, the 'civic' zone of the High Street, the open space and views to the rear, and the remainder of the undeveloped part of Vicarage Lane.

**Extension 3: Church Street/Chipperfield**

**Road:** to include the houses on the south-east side of Church Street between Bury Farm and Bull Cottages, the houses on the north side of Chipperfield Road, from the Bull up to Longfield Road and the wide verges on the south side of Chipperfield Road.

**Reason:** to protect the setting of the Church and historic streetscape of Church Street, including views towards the Church and Bury Farm from the south-east, and also the important Chipperfield Road gateway with its wide verges and views down into the centre of the Village.

These 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](http://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 Bovingdon are well maintained and there were no obvious "Building at Risk" at the time of survey (July 2009). 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 appraisal has identified the poor quality of the streetscene in Area 1. The wide verges are however a vital feature of the High Street and Chipperfield Road, and should be preserved or enhanced.

The High Street could be greatly enhanced by adopting a co-ordinated approach to:

- Amelioration of parking and traffic problems
  - parking should be restricted to one side of the High Street.

- the access from Church Lane onto the High Street is particularly dangerous and its use should be limited to that of a service road to the properties which front onto it.
- surfacing – address large areas of tarmac and consider introducing setts, traditional paving or cobbles to break up large asphalted areas.
- Improvement of shopfronts
  - target grant aid at the improvement of shopfronts.
- Public spaces
  - opportunity should be taken in all redevelopment projects in the High Street
  - to extend or reinstate the broad grass verge.
- Replacement or enhancement of street furniture
  - more appropriate street lighting in High Street based on surviving lamp and column in Church Street.
  - standardisation of bollards using a traditional cast metal design.
  - signage – reduce clutter and diversity. Re-introduce traditional fingerpost at the 'Docks'.
  - seating – introduce discrete traditional seating.
  - restore fencing around the 'Docks'.
- Tree-planting on north-eastern side of High Street.

The Council would also support the conservation of original features on historic buildings, and where appropriate the re-installation of traditional 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 Bovingdon 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.



*View of Bury Farm*

## Further Reading and Sources of Information

### Further Reading:

Brown, S.C.M., Tales from Bovingdon Church and Its People (1998)  
Brown S.C.M Bovingdon, History of a Hertfordshire Village (2002)  
Dacorum Borough Council/Urban Practitioners, Bovingdon: Urban Design Assessment (Final Report, January 2006)  
Lindsay, J., Bovingdon: A Celebration of our Village: A millennium publication from St Lawrence Church to the people of Bovingdon (2000)  
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)  
Overton D., Bovingdon Village Study 1974, Herts CC (1974)  
Roberts, E., 'Survey of Buildings in Bovingdon' Unpublished survey for Herts CC (1978)

### 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](http://www.dacorum.gov.uk)

See also Department for Communities and Local Government  
[www.communities.gov.uk](http://www.communities.gov.uk)  
including 'A Householder's Planning Guide for the Installation of Antennas, including Satellite Dishes'.

### 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](http://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](http://www.spab.org.uk)

The Georgian Group  
6 Fitzroy Square London W1T 5DX  
Tel: 087 1750 2936  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Victorian Society  
1 Priory Gardens  
Bedford Park London W4 1TT  
Tel: 020 8994 1019  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

The Twentieth Century Society  
70 Cowcross Street London EC1M 6EJ  
Tel: 020 7250 3857  
[www.c20society.org.uk](http://www.c20society.org.uk)

## Appendix 1 : Listed Buildings in Bovingdon Conservation Area

*all buildings below are listed Grade II unless otherwise stated*

### Area 1

**No.10 (Yew Tree Farm).** C17, former timber-framed farmhouse later cased in red brickwork (Now rendered?)

**The Bell Public House.** Early C18th lobby entry house with painted brick front and steep tiled roof.

**No. 84 (Tumbleweed Cottage), and No. 86 (Bovingdon Cottage).** Possible C16th former open hall extended in C17th & C19th.

**The Wheatsheaf.** C17th, possibly originally jettied, with C19th alterations. Former farm, then public house.

**Nos. 106 & 108.** C16th timber-framed house cased in brick and divided in C18th.

**The Ryder Memorial,** 1881 by William White.

**Nos 39 & 41 High Street.** C16th timber-framed building, refaced c.1900.

**No 27 High Street (Forge Cottage).** C16th timber-frame and later brick.)

### Area 2

**Church of St Lawrence, Church Street.** Grade II\*

**Bury Farmhouse, Church Street.** Early C17th timber frame with later C17 rear extension, brick cased with pilasters in early/mid C19. Imposing central brick stack to front range.

**Two Barns at Bury Farmhouse, Church Street.** N. Barn C16th of 5 bays, E. Barn C19th of 3 bays, weatherboarded with steep tiled roofs.

**Nos. 6 & 8 (Bull Cottages), Church Street.** C15th timber-framed base-cruck hall house with S crosswing, altered late C16th/C17th and gothicised in C19th.

**Church Lane House and Church Gate.** Former parsonage house, c.1835. High flint wall and iron gates. Brick and flint outbuilding to rear.



*The two barns at Bury Farm are listed in their own right*

## Appendix 2: Locally Listed Buildings in Bovingdon Conservation Area

### Area 1

**No 49, High Street.** C19th brick and flint former terrace and shop

**No 53, Surgery & 59, High Street.** Terrace of C18th cottages

**Nos. 68-82 High Street inclusive (even Nos.)** Terrace of early C19th cottages (CHECK)

**No 90 High Street,** Parish's Electrical Store

**No. 98 High Street.** C19th incorporating shop

**Nos. 100 & 102 High Street.** Late C18th/early C19th with (former?) shop to 102.

**Nos. 4,6 & 10 Green Lane.** Early C19th rendered cottages

**No 83 High Street, Nos. 1 & 3 Church Street.** Group of cottages with earlier timber-framed core overlaid by imitation timber framing applied at first floor level to No.1.

**The Bull Public House** C18th origins, heavily remodelled in early C20th. With attached weatherboarded barn

*(If Extension 2 is added: **Bovingdon School, High Street.** 1927)*

### Area 2

**No. 5 Church Street.** Mid C19th red brick and slate cottage

**Nos 7,9, 11,15, 17 & 19 Church Street.** Rendered terrace of late C18th/early C19th cottages with hipped tiled roof



*Nos. 83 High Street and Nos 1-3 Church Street are locally listed buildings*

## Appendix 3: Historic Environment Record: Herts County Council

There are records relating to the following

(as at May 2007)

(See [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk))

ID

- 200 Ridge and Furrow, Bury Farm, Bovingdon
- 763 Bovingdon Manor, Bury Farm
- 935 Early Medieval Coin, Bovingdon
- 936 Possible site of Early Medieval Chapel, St Lawrence Church
- 5903 Well House, at Crossroads, High Street, Bovingdon
- 7175 Former Chalk Pit, Garden of Bury Farm
- 7176 Site of a Smithy, High Street, Bovingdon
- 12527 Common, High Street, Bovingdon
- 12528 Common, Chipperfield Road, Bovingdon



*The 'Docks'*



# Appendix 4: Bovingdon Conservation Area - updated boundary 2011

## Map 12: Revised Conservation Area boundary



# Bovingdon Conservation Area

