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SHENLEY

Conservation Area Appraisal

2011



CONTENTS

	Page No.
Part 1 Conservation Area Character Appraisal	
1.0 INTRODUCTION	3
· Background	
· Definition of Special Interest	
2.0 LOCATION AND SETTING	6
· Location	
· Boundaries	
· Topography	
· Geology	
· Archaeology	
3.0 THE HISTORICAL DEVELOPMENT OF THE VILLAGE	9
4.0 SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA	12
· Street pattern	
5.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA	13
· Summary of townscape features	
· Current activities and uses	
· Focal points, views and vistas	
· Open spaces, landscape and trees	
· Public Realm: Floorscape, street furniture etc	
6.0 CHARACTER AREAS	21
· Identification of character areas	
7.0 THE BUILDINGS OF THE CONSERVATION AREA	25
· Architectural styles and detailing	
· Listed buildings	
· Locally listed buildings	
8.0 NEGATIVE FEATURES AND ISSUES	28
Part 2 Conservation and Management Proposals	32
1.0 INTRODUCTION	32
· Boundary Review	
· Buildings at Risk	
Locally Listed Buildings	
· Monitoring and Review	
2.0 PLANNING POLICY FRAMEWORK	34
Bibliography	37
Further Information	38

APPENDICES

Appendix 1: Statutory Listed Buildings within Shenley Conservation Area	39
Appendix 2: Locally Listed Buildings within Shenley Conservation Area	40
Appendix 3: Shenley Conservation Area Character Area Map	41
Appendix 4: Buildings subject to Article 4 (2) Directions	42
Appendix 5: Buildings in proposed London Rd extension	42

LIST OF MAPS

Map A. Shenley Conservation Area, showing the extent of the current boundary	4
Map B. Map of Hertsmere Borough	6
Map C. Previous changes to the boundary of the Conservation Area	8
Map D. Shenley Conservation Area Character Areas	17
Map E. Character Area 1 (London Road) assessment map	19
Map F. Character Area 2 (Rectory Lane / Mimms Lane) assessment map	21
Map G. Character Area 3 (Porters Park / Former Hospital Site) assessment map	23

LIST OF FIGURES

Figure 1. Extract from the Dury and Andrews map of 1766	9
Figure 2. Extract from the 1843 Tithe Map of Shenley showing the village (Shenley Hill) and Porters Park to the northwest	10
Figure 3. Extract from the 1881 Ordnance Survey map of Shenley village centred upon the green	11
Figure 4. Extract from the 1935 Ordnance Survey map of Shenley village	11
Figure 5. Focal points, vistas and views	13
Figure 6. The former Queen Adelaide Public House next to the pond	16
Figure 7. Rectory Lane. Small-scale workshop building	18
Figure 8. Photo comparing 1969 and 2011	18
Figure 9. Pound Lane 1969 and 2011	24
Figure 10. A Locally Listed building, 11 Harris Lane	26
Figure 11. The Black Lion Public House	27
Figure 12. Inappropriate additions to rear of The Black Lion	28
Figure 13. Unattractive shop front	29
Figure 14. New Developments	29
Figure 15. Comparison 1969 and 2011	30
Figure 16. Condition of outbuilding next to The Black Lion	32
Figure 17. Houses in proposed London Rd extension	41
Figure 18. The Cage on the Pond	42

Part 1 Conservation Area Character Appraisal

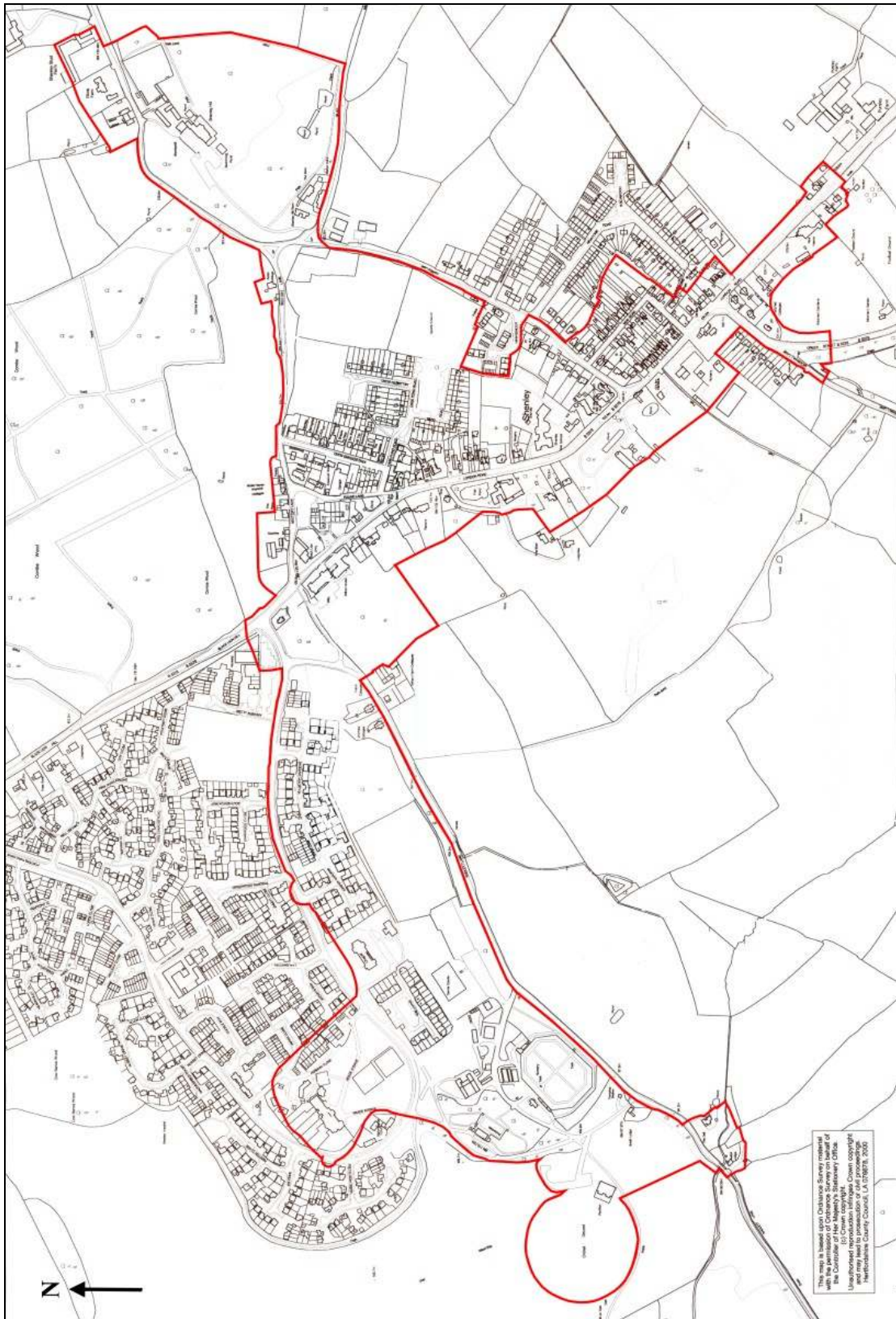
1.0 INTRODUCTION

Background

- 1.1 This appraisal was conducted to define the special interest of Shenley Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future. It also included a review of the current conservation area boundary.
- 1.2 It was carried out for Hertsmere Borough Council during 2010/11 by BEAMS, part of the Hertfordshire Building Preservation Trust. It draws on an earlier appraisal prepared by BEAMS in 2000 but not published. No part of this publication may be reproduced or transmitted in any form without the prior permission of Hertsmere Borough Council.
- 1.3 Shenley Conservation was first designated in 1969. The Area includes the linear extent of Shenley Village either side of the London Road; land to the east along Rectory and Harris Lanes up to Shenley Hill; and to the west, land beside Radlett Lane comprising 40 acres of the former hospital site. The conservation area divides into these three distinct character areas.
- 1.4 A conservation area is defined in the Planning (Listed Building and Conservation Areas) Act 1990 as “an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.”
- 1.5 Section 71 of the same Act requires local planning authorities to from time to time 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.
- 1.6 Part 1 of this appraisal highlights the special qualities and features that underpin the conservation area and justify its designation. Guidelines provided in Part 2 (“Management Proposals”) are designed to prevent harm and encourage enhancement. This type of assessment conforms to English Heritage guidance and to Government advice (PPS 5). It also supports and amplifies those policies aimed at protecting the overall character of conservation areas and forming part of Hertsmere Borough Council's Local Development Plan Framework.

Cover photograph: Entrance to the village from the South-east.

Rear cover: “The Beehive” village lock-up.



Map A. Shenley Conservation Area, showing the extent of the current boundary (outlined in red).
Base Ordnance Survey map provided by Hertsmere Borough Council 2011

Definition of Special Interest

- 1.7 Shenley conservation area is based on still recognisable traces of a hamlet and its rural setting in the form of the original core of the village and its gradual expansion in the linear form of London Road, which continues to form the spine of the village. Its relationship with the surrounding countryside and nearby rural estates is represented in a rural arm to the east and west of London Road, elements of the Shenley Grange estate.
- 1.8 The north-west area, the park land encompasses Porters Park and elements of the former hospital - although most of the former hospital buildings were demolished and replaced with housing.

Street pattern

- 1.9 The triangular form of the oldest part of the village is typical of Hertfordshire medieval market towns and can still be seen in larger settlements such as Baldock, Hitchin and St Albans. From this original core, Shenley developed southwards along London Road, which was during the middle ages and afterwards, a link diverting towards St Albans from Watling Street, the principal medieval route northwards from London. London Road incorporates the northern and southern limits of the conservation area between Black Lion Hill and the Victorian cottages south of Woodhall Lane respectively.
- 1.10 The western arm of the conservation area encompasses Porters Park and elements of the former hospital terminating at the round cricket pitch.

2.0 LOCATION AND SETTING

Location

- 2.1 Shenley is located north of Borehamwood and east of Radlett within the M.25 motorway belt in Hertfordshire. It falls within Hertsmeare District Council local authority area.



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

Boundaries

- 2.2 As a result of extensions of its boundaries, Shenley Conservation Area is now more diverse in form and character than when originally designated in 1969 by Herts County Council. It was extended in 1978 (taking in New Road, Cage Pond Road and part of Harris Lane) and again (to the east and west as detailed above) by Hertsmeare Borough Council, following public consultation, in July 1988.

Topography

- 2.3 Shenley Conservation Area currently comprises the village of Shenley (London Road and Rectory Lane) and to the north-west, Porters Park (Radlett Lane). The village stands upon the plateau of a hill, Shenley Ridge, at 130 metres above sea level and extends southwards along London Road from its junction with Radlett Lane and Rectory Lane. Shenley Ridge is relatively consistent in height running south-west to north-east between Radlett and Redwell Woods, south of the Vale of St Albans; its slope appears prominent against the open St Albans Vale (Website 3).
- 2.4 The predominant land-uses within Shenley village are residential with some small-scale commercial, religious, educational, and out-door leisure. At the north end of the village, two public houses and housing occupies the triangular area bounded by

London Road, Rectory Lane and Pound Lane along with a pond and an 18th century lock-up at its southern tip. The remainder of the village lies along both sides of London Road and extends to the east by adjoining residential roads (Cage Pond Road, Harris Lane and New Road) and to the south-west (Woodhall Lane). Open amenity space lies east of the village along Harris Lane. Shenley village is surrounded by open fields and farmland. To the north-east along Rectory Lane, the village is joined by a large property, Shenley Hill, and Shenley Stud Farm. There are many well established individual / groups of trees within the conservation area; the amenity space on Harris Lane, at Shenley Hill, and on land behind Wilton House at the north-west corner of the village.

- 2.5 Porters Park lies on the north side of Radlett Lane and joins London Road at its east end. From its junction with Shenley village, Porters Park slopes gently down in a westward direction reaching 95 metres above sea level at its lowest point (Auriol Lodge). The predominant uses within the park area are residential and leisure. Porters Park comprises the Mansion House and associated buildings, along with later structures that formed Shenley Hospital (1934 - 1998), and Shenley Cricket Ground. The park was partly re-developed for housing when the hospital closed but many well established individual / groups of trees remain, especially within the grounds owned by The Shenley Park Trust, who have a 150 year lease and manage the walled garden and its 45 acres of woodland, orchard and meadow.

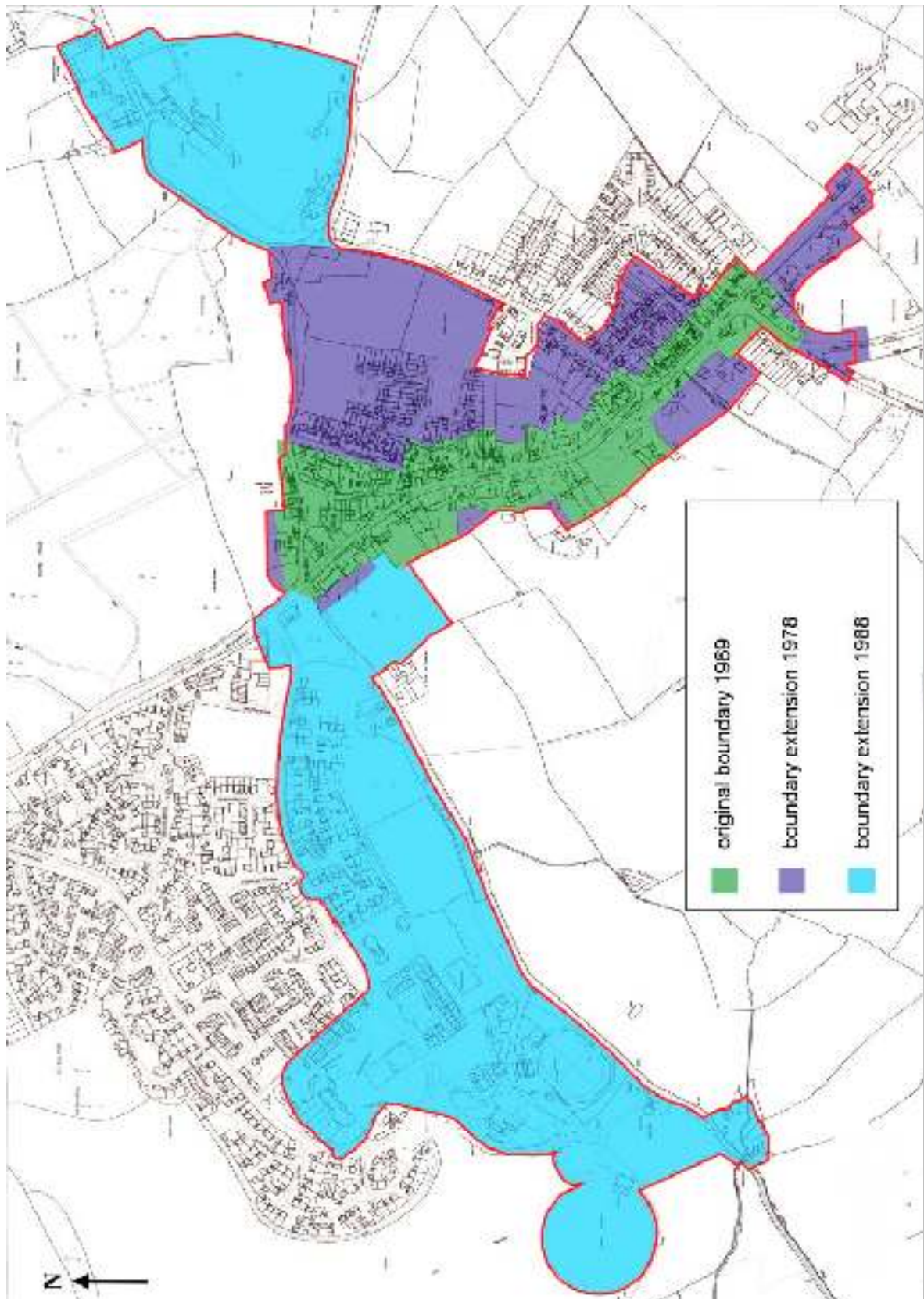
Geology

- 2.6 According to the Landscape Character Assessment of Shenley Ridge, the geology of this area is predominantly Tertiary clay overlaid by acidic seasonally waterlogged soils with some brown subsoils - Windsor series (Website 3). Locally there are areas of fine loamy and silty soils over the clays. On the higher ground around Shenley the geology is plateau and river terrace drift overlaid by seasonally waterlogged loamy, fine loamy and fine silty over clayey soils - Essendon association (Website 3). This closely relates to the type of materials that have been used to construct local buildings (i.e. brick and tile).

Archaeology

- 2.7 The place name Shenley is based on the Anglo-Saxon *Scenlai*. Settlement was initially located at Shenleybury one mile north-west of the present village. Later development shifted southwards adjacent to the present village green and pond – the village being formerly known as Shenley Hill.
- 2.8 There are several 2nd WW Pill Boxes around the village – for instance, on Radlett Road just south-west of South Lodge. Further examples (all outside the conservation area boundary but Locally Listed (refs 371, 372 & 329) are at Woodhall lane and south of Green Street.

Map C: Previous changes to the boundary of the Conservation Area



3.0 THE HISTORICAL DEVELOPMENT OF THE VILLAGE

- 3.1 Shenley was mentioned in the Domesday Book of 1086 as part of the Hundreds of Danais and Tring, later known as Dacorum. At that time, the parish of Shenley consisted of land covering the equivalent of 1800 acres and pannage for 400 swine.
- 3.2 The existence of a parish church (St Botolphs) just north of Shenley village is first recorded in 1136; the right to hold an annual three-day fair and Monday market was awarded to the village in 1268.
- 3.3 From its medieval, triangular core (Rectory Lane/ Pound Lane/ London Road), Shenley developed southwards along London Road which was during the middle ages and afterwards, a relatively important transport link diverting towards St Albans from Watling Street, the principal rout northwards from London. The establishment along London Road of coaching inns such as The White Horse, The Cock and The Black Lion reflected the need to serve the needs of Horse drawn travel.

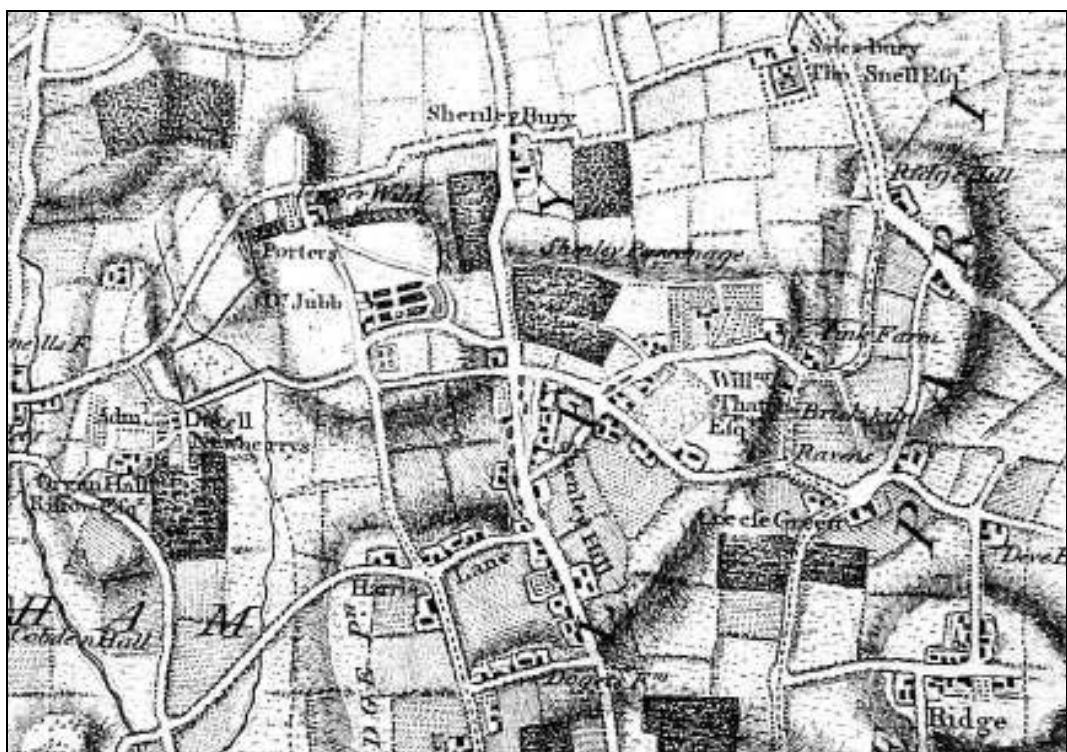


Figure 1. Extract from the Dury and Andrews map of 1766

- 3.4 The economy of medieval and post-medieval Shenley was based primarily on agriculture, but the village also housed a significant number of various types of labourers attending to the needs of nearby country estates such as Shenley Hill (after 1388 known as Salisburys) and Shenleybury.
- 3.5 Craftsmen including tailors, weavers, shoemakers, cordwainers, brickmakers, blacksmiths and carpenters were recorded in the Shenley Quarter Session Rolls from 1658-1833. Shenley had no tradition of industry, but abundant supplies of suitable clay made the village a local centre for brick and tile production dating back to the 13th century. The Drury and Andrews map indicates a brickmaking works east of the village between Mimms Lane and Rectory Lane.

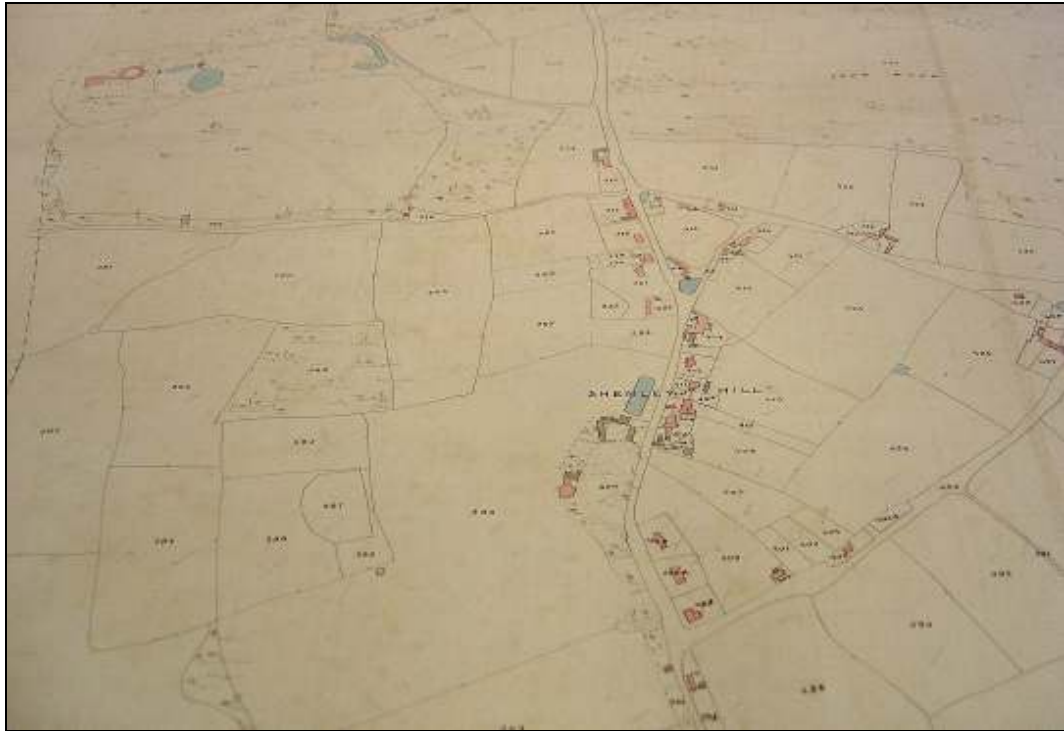


Figure 2. Extract from the 1843 Tithe Map of Shenley showing the village (Shenley Hill) and Porters Park to the northwest

- 3.6 The Tithe Map shows that south of the pond triangle, buildings are largely on the east side of London Road. This pattern of more dense development on the east side has survived to the present day. Shenley remained an essentially rural settlement with a slow increase in population until the late 19th century when the development of the Midland Railway station at nearby Radlett led to rapid population growth and associated growth of the village. In 1801 729 persons were recorded in Shenley, only a marginal increase of the figures for 1603, which recorded 243 adults over the age of 16. By 1871 however, the population had grown to 1,380.
- 3.7 During the course of the 19th century, particularly after the introduction of the railway to Radlett in 1868, Shenley experienced a nearly two-fold population growth. At the south end of the village, between Harris Lane and London Road, a new residential street – the New Road – was laid out in the last quarter of the century, to absorb the influx of new residents. Compared to nearby Elstree however, where Victorian and Edwardian development was principally aimed at a growing number of middle class commuters, the brick cottages which were constructed in the block formed by New Road, Harris Lane and London Road were modest.
- 3.8 In 1928 the mansion and grounds of Porters Park was sold by Cecil Raphael to Middlesex County Council and a large mental hospital was built here which remained in use until the 28th February 1988. The conservation area boundaries were extended in 1988 to incorporate part of this area as well as the rural enclave around Shenley Hill to the east.



Figure 3. Extract from the 1881 Ordnance Survey map of Shenley village centred upon the former village green triangle

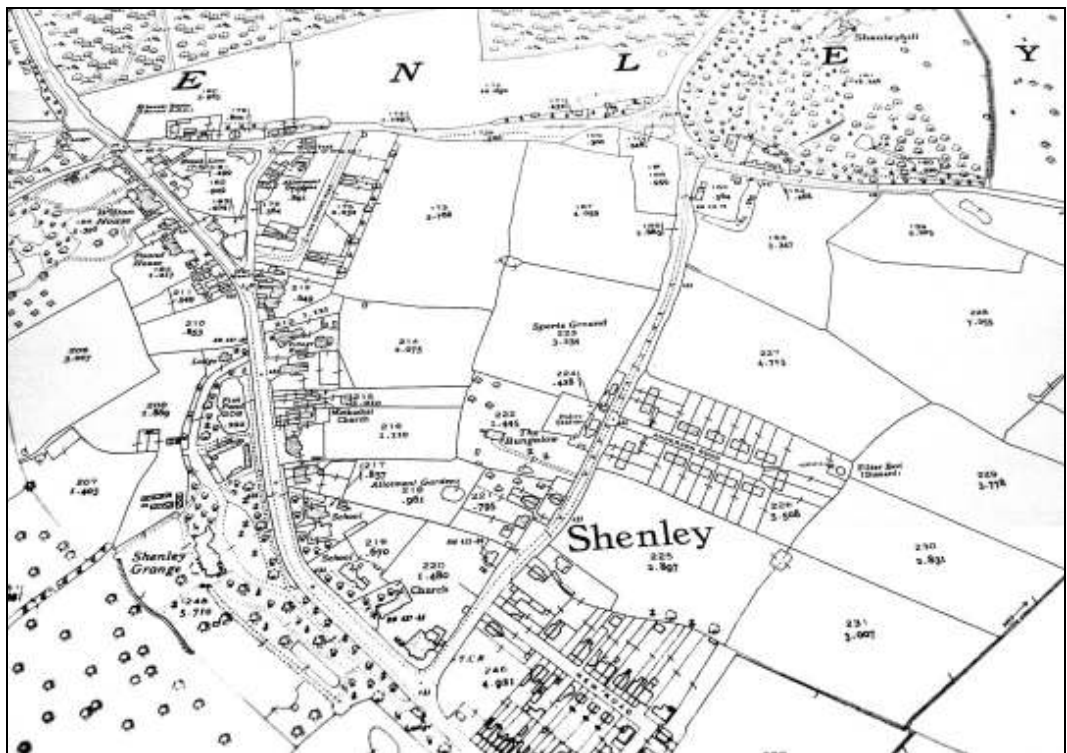


Figure 4. Extract from the 1935 Ordnance Survey map of Shenley village

Surviving Historical Features within the Conservation Area

- 4.1 Significant traces of the original hamlet and its rural setting are still recognisable: the original core of the village and its gradual expansion along London Road is still seen in the linear form of the central conservation area. London Road continues to form the spine of the village but significantly, the centuries old relationship with the surrounding countryside and nearby rural estates has not been lost: the eastern arm of the conservation area is entirely rural, and takes in the fields between Rectory lane and Mimms Lane around Shenley Hill and adjacent farms.
- 4.2 West of London Road, elements of the small regency estate known as Shenley Grange, remain including No.49 London Road; the old carriageway; fishponds which belonged to estate; and a number of related buildings.
- 4.3 To the north-west, although most of the former hospital buildings were demolished and replaced with housing, the retention of park land, the chapel, Orchard Villa and the water tower ensure that the history of this part of the area remains legible.

Street pattern

- 4.4 The triangular form of the oldest part of the village is typical of Hertfordshire medieval market towns and can still be seen in larger settlements such as Baldock, Hitchin and St Albans. From this original core, Shenley developed southwards along London Road, which was during the middle ages and afterwards, a link diverting towards St Albans from Watling Street, the principal medieval route northwards from London. London Road incorporates the northern and southern limits of the conservation area between Black Lion Hill and the Victorian cottages south of Woodhall Lane respectively.
- 4.5 The western arm of the conservation area encompasses Porters Park and elements of the former hospital terminating at the round cricket pitch.

4.0 The Character and Appearance of the Conservation Area

Current activities and uses

- 5.1 Following the gradual post-war erosion of facilities and trades in previously more self-contained villages, Shenley no longer contains a definable commercial centre. The limited commercial activity that does exist is concentrated along London Road. In addition to the pubs, restaurant, school and village hall, non-residential uses include a convenience store/post office, garden centre, estate agent, and a car dealership. Most of these are near the Woodhall Lane junction. Some, notably the school and the convenience store are busy at certain times during the day but unfortunately are not enough to create the sense of a lively village centre.

Focal points, views and vistas



Figure 5. 1969 and 2011. Above: towards the pond. Below: Pound Lane.

- 5.2 The focal point of the area is inevitably the pond and “The Cage”, the curious round lock-up occupying a prominent position on the north bank of the pond. Despite some modern encroachment, the triangle remains largely open and recognisable as the former village green. The only incongruous example of modern development is not within the triangle but around it: the rebuilt Wilton House, set close to London Road replacing an earlier building. In contrast, the four 1980s residences across from the pond and the c.1950 building comprising Nos.128-138 London Rd north of the pond integrate fairly well into the context mostly due to their scale and to considerable planting.

5.3 Views into and within the conservation area which are particularly important are from:

- Woodhall Lane to the thatched cottages
- Woodhall Lane and London Road junction towards the thatched cottages
- Woodhall Lane and London Road junction towards The White Horse
- Woodhall Lane and London Road junction south towards the scattered cottages and open fields at the southern tip of the conservation area
- Junction of Harris lane and London Road north towards Grange Lodge and the leafy west side of London Road
- Harris Lane west beyond the playing fields towards the 1950s housing estate
- Harris lane and Mimms Lane junction east towards Shenley Hill Farm buildings and farmland beyond
- Harris lane and Rectory Lane junction west towards Arden Cottage and open fields beyond
- Rectory Lane towards Shenley Hill
- Rectory Lane towards Elliot's Farm and Manor Cottages
- Rectory Lane south across playing fields towards the 1950s housing estate
- near the junction of Rectory lane and Pound Lane west towards early 19th century cottages along north side of Rectory lane
- the green north of the pond towards early 19th century cottages an open fields beyond
- junction of London Road and Pound Lane towards the pond and lock-up
- the north bank of the pond north, taking in 18th century cottages along Pound Lane
- Radlett Lane beyond estate cottages towards Porters Park
- The southwest tip of the conservation area north towards Porters Park
- The access road within Porters Park north towards the Mansion

Open spaces, landscape and trees

- 5.4 The amount and diversity of open space in Shenley, ranging from residential front and back gardens to open farmland and a formal cricket pitch, makes these definitive elements in the make up of the conservation area. The open/green areas within the Rectory lane/ Pound lane/ London Road original triangle core of the village are distinctive features of the settlement.
- 5.5 Apart from the areas of recent housing north of Porters Park Mansion and east of Harris Lane, the conservation area is bordered on all sides by open countryside. The close proximity of farmland to the village and the views into the countryside through gaps between building frontages, between trees and hedges along the lanes are characteristic features of the conservation area.
- 5.6 Amongst the areas of important open space are the rural north-east corner of the conservation area incorporating several acres of open farmland with a number of Listed Buildings; the former fields between Rectory lane and Harris Lane, now used as a village common and playing fields, with mature rows of oak trees and remains of traditional field boundaries in the form of hedges; the backs of properties along the west side of London Road hidden from view by a barrier of wild bushes and trees; the retained parkland and grounds of Porters Park Mansion, now integrated with the adjoining housing estate but preserving remnants of its original identity; and space around the cricket club and old walled garden in the south-west.
- 5.7 In addition to these areas, the narrow green verges which front some built-up sections of Woodhall lane, London Road, Rectory lane and Pound Lane impart distinctive semi rural character to the conservation area.
- 5.8 Substantial Oak and Chestnut trees are important to the appearance of London Road as it bends through the village.

Public Realm: Floorscape, street furniture etc.

- 5.9 The appearance of the roadside pavements and other hard landscaped areas is varied, utilitarian and typical of villages in the area. That no unified set of street furniture has been installed is probably a good thing and reflects Shenley's varied character.
- 5.10 There is some simple, robust and successful hard landscaping associated with street parking bays on London Road.
- 5.11 Historic floorscape material is limited to old kerbstones along London Road outside the White Horse; along the stretch beside the schools; from the pond north towards The Black Lion. Granite kerbstones have also been installed on the pond side of Pound Lane.
- 5.12 The old iron railings of the school grounds are a strong contributor to the London Road streetscape. Similarly, the timber posts and iron rail around the pond are an appropriately bold and simple element of the character of this area.

5.0 Character Areas

- 6.1 The predominant characteristic of Shenley conservation area is of a quiet residential community contained primarily within a semi-rural village but spreading out into more recent residential areas within the former grounds of Porters Park and Shenley Hospital. Significant remnants of Shenley's historic rural setting remain preserved in the northern part of the conservation area. Typically for many south Hertfordshire towns and villages, Shenley attracts a sizeable commuter population taking advantage of the close proximity to London.

Identification of character areas

- 6.2 Shenley Conservation Area can be divided into three zones with distinctive characteristics which relate to their architecture, historic development or landscape. These are:

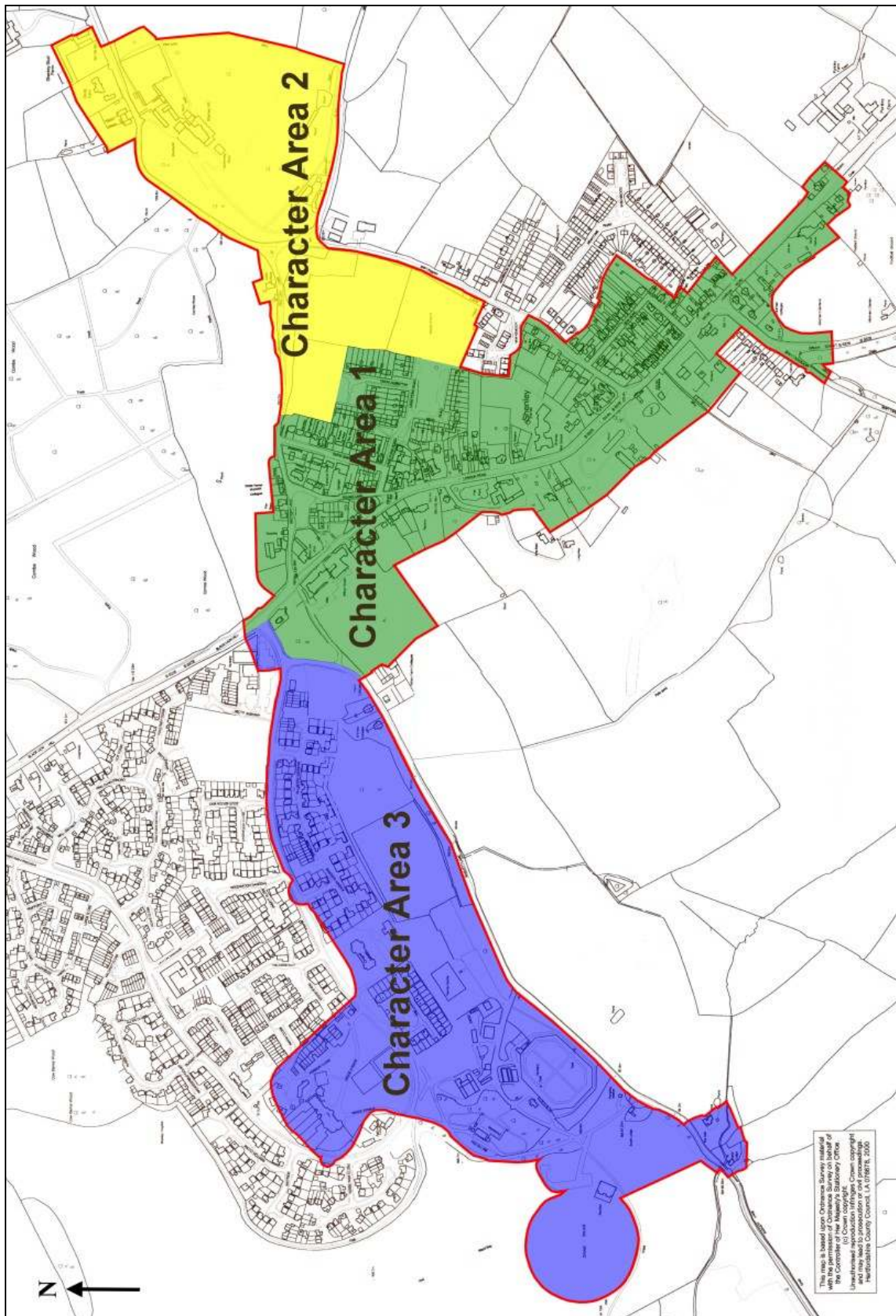
Area 1. London Road

- 6.3 This encompasses the parts of the village closest to either side of London Road. Up until the coming of the railway in 1868, village life in Shenley was focussed along London Road, where scattered buildings consisted of a number of inns, the parish church and schools as well as various shops, workshops and houses. Despite the presence of heavy traffic and the loss of local shops and trades to out of town shopping, much of the historic character – and thereby the significance – of London Road has been retained.
- 6.4 The area breaks down into further **sub-areas**: The historic centre of the conservation area formed by the triangular space – originally the village green – between **London Road, Rectory Lane and Pound Lane**, retains an appealing character heightened by the informal layout of the buildings within and around it, by elements of open space and the pond at the southern tip. The quaint 18th and 19th century brick and rendered cottages along Pound Lane and Rectory Lane retain a sense of vernacular charm that reflects the rural scale of Shenley as it appeared before the end of the 19th century. The cottages are spaced widely apart and offer attractive views to back gardens and the surrounding countryside through the gaps between the buildings.



Figure 6. The former Queen Adelaide Public House next to the pond

Map D Shenley Conservation Area Character Areas



- 6.5 At the north-west tip of the triangle, the Black Lion is a former Victorian pub on the site of an earlier coaching inn of the same name. It's curtilage includes a weather-boarded stable/outbuilding adding to the rural setting. Adjacent to the pub, along Rectory lane, is a group of small-scale workshop buildings providing a visual link to the small scale industries which flourished in the village up to the Second World War.
- 6.6 King Edward Road was laid out just after 1900 but little building appears to have taken place on this back road until much later. There is consequently little of historical or architectural significance along it and the most important consideration here is that the scale and form of buildings should be sympathetic to the conservation area.



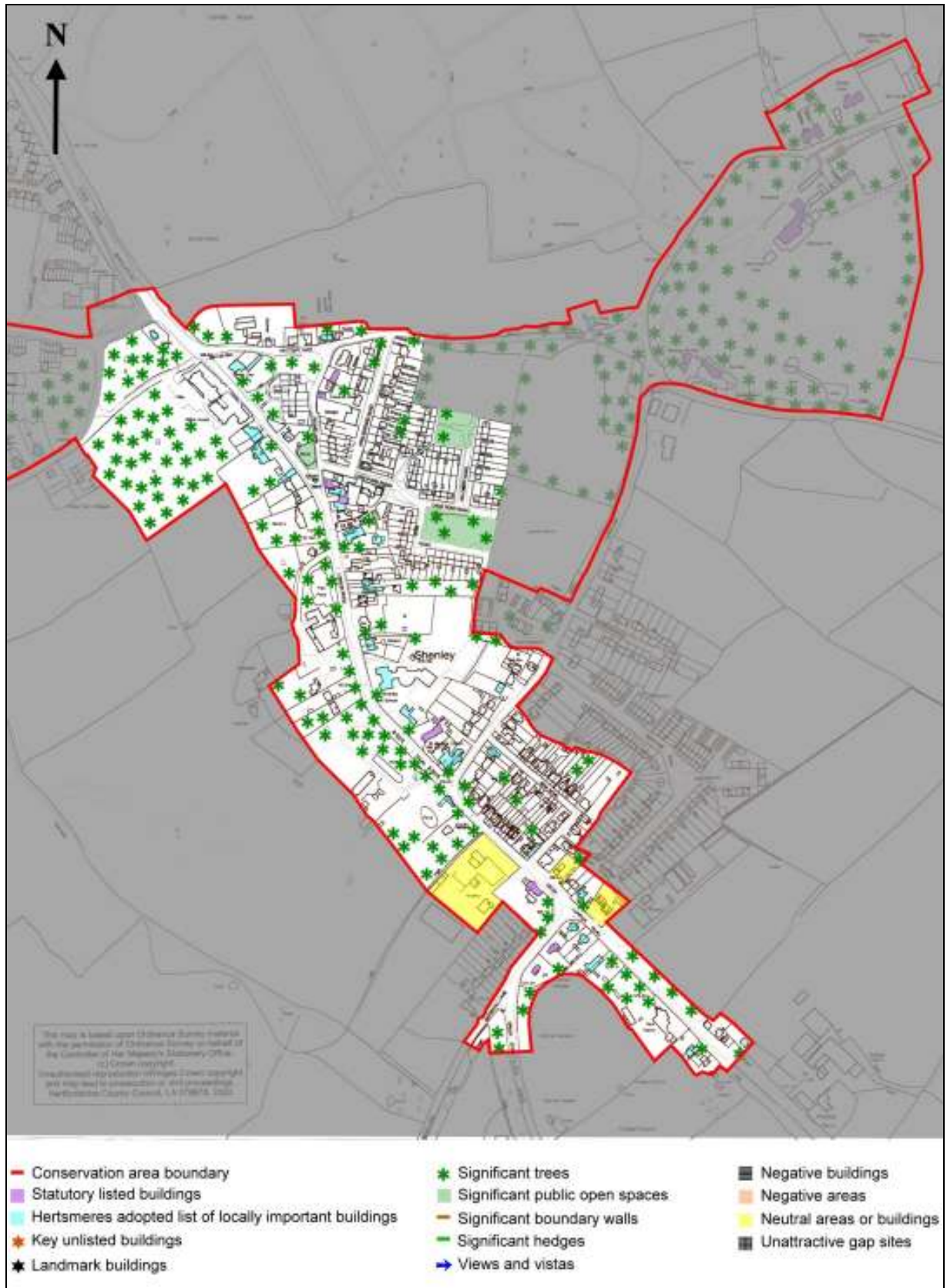
Figure 7. Rectory Lane. Small-scale workshop building retaining link to earlier commercial activity.



Figure 8. Photo comparing 1969 and 2011

- 6.7 The group of buildings situated along the east side of London Road between the pond and the King William IV, constitute the core of an architectural ensemble that has existed here since at least the 18th century. The informal set-backs to the road and the generous spaces between the old buildings – some however, encroached on

by modern houses – demonstrate the informal character and low density layout of the old village.

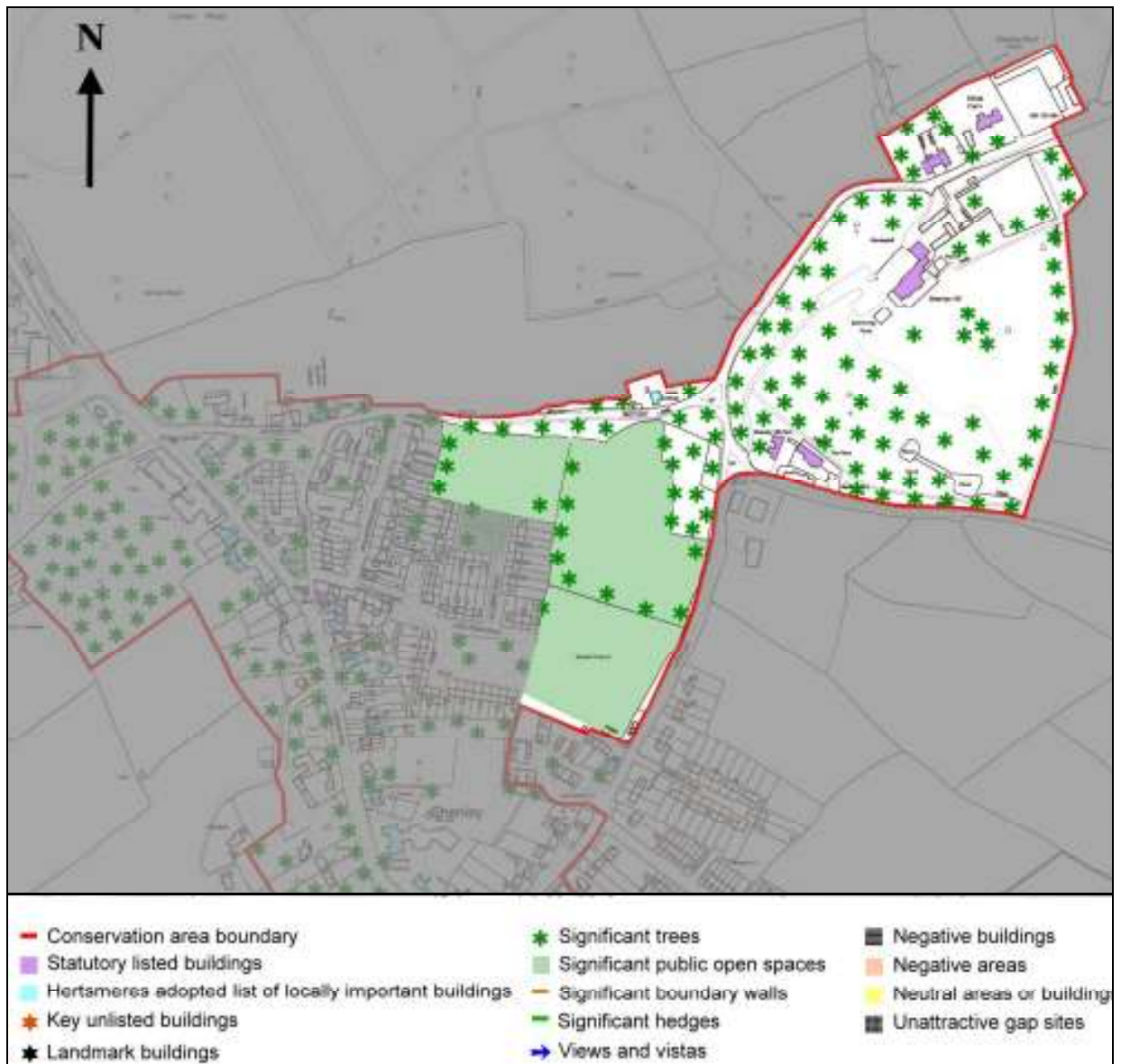


Map E. Character Area 1 (London Road), assessment map
Base Ordnance Survey map provided by Hertfordshire County Council 2000

- 6.8 In contrast to the more built-up east side, much of the **west side of London Road** remains attractively overgrown and secluded by a continuous barrier of hedges and trees behind which once hid the small regency estate known as Shenley Grange (largely demolished - but from map regression, 49 London Road appears to be the remaining part of the house). The existence of this estate was the reason behind the distinct difference in character and appearance still existing between the sparsely developed west side and the developed east side of the road. West side development is characterized by a loose layout of occasional one-off buildings on large plots stretching back to an informal boundary with the countryside. Its "structure" also includes the old carriageway to Shenley Grange; fishponds which belonged to the estate; an associated group of late 19th century former stable buildings (51-55 London Road); the former lodge opposite Harris Lane.
- 6.9 **Woodhall Lane**, leading south-west from London Road, is part of the main route between Borehamwood and Shenley and features the four Thatched cottages set back from the road behind hedges. The mature trees and green verge opposite enhance the location significantly.
- 6.10 The commercial activity – the White Horse PH, a corner convenience store, the nursery, and car sales forecourt - all near the London Road / Woodhall Lane junction, is a contrast with the southern continuation of London Road which includes pairs of small villas and cottages and a larger Villa within grounds and quickly runs into open countryside. The southern tip of the conservation area is entirely rural with narrow pavements, hedges and views over the surrounding countryside.
- 6.11 **Harris Lane** leads north from London Road, meeting Rectory Lane at the north-east corner of the village. The character of the road and its immediate environment is varied and, off the frontage includes areas of suburban village housing as well as open fields and hedges. The southern part of Harris Lane is residential in land-use and contains modest Victorian houses interspersed with modern houses. Many of the older cottages are part of the **New Road** development created at the end of the 19th century to cope with the population influx following the railway. Despite the encroachment of post-war housing and intensive modernisation of many cottages, the picturesque, small scale charm of the streetscape has not been entirely lost.
- 6.12 Harris lane is lined with detached houses set back from the road on substantial garden plots. A number are bland bungalows lacking frontage screening but the earlier character of the lane consisting of a scattering of cottages fronting a rural lane leading out of the village is reflected in the surviving Victorian and Edwardian buildings at Nos. 9-21. The weatherboarded cottage at No.11 behind a large oak tree, is of particular interest and retains an original workshop outbuilding on its plot. The streetscape is severely interrupted by the 20th century Hawksmoor Estate (not within the conservation area boundary) but is regained at the small, former police station building and Victorian cottage beyond. At this point Harris Lane opens-up completely, bordered by the hedges and mature oaks along the sports ground to the west and open fields to the east, until it runs into Rectory lane and Mimms Lane, thereby completing the transition from village to rural character.
- 6.13 There is an Article 4 Direction of August 1995 applying to various classes of development of houses on Hillcrest Road, Mead Road and Cage Pond Roads. These comprise an example of mid 20th century housing that is prominent in views across the open land between Rectory Lane and Harris Lane.

Area 2. The North-east: Rectory Lane / Mimms Lane

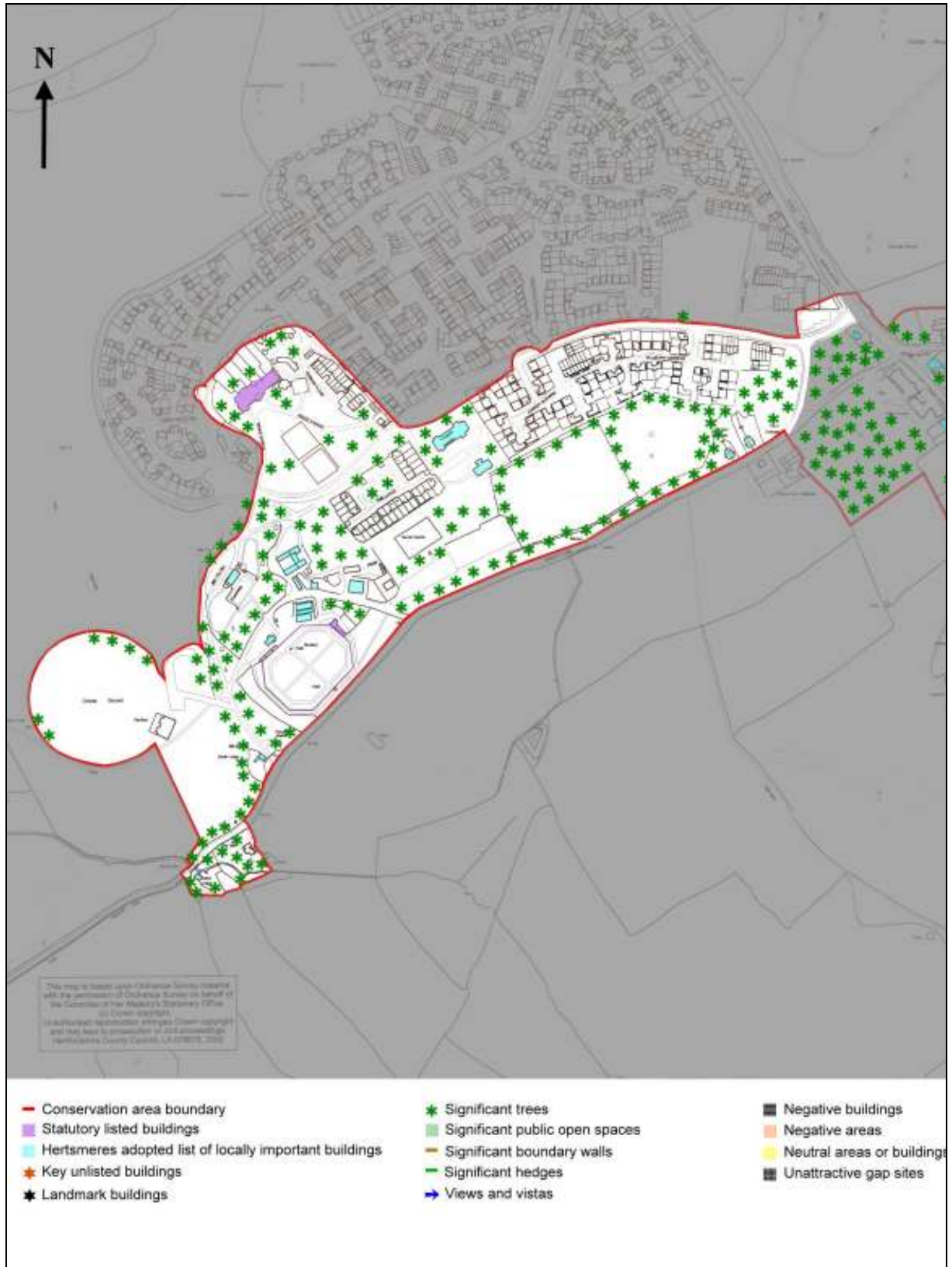
- 6.14 The route out of the village along these lanes is hedged and sheltered by trees in informal verges or field edges. There are some walls and fences to the adjoining buildings. The Fields south of Rectory Lane are included within this character area. The enclosed (hedged) character changes somewhat as the landscape opens up further beyond the village.
- 6.15 Rectory Lane forms part of the northern border of the conservation area and is rural for much of its length and offers good views through the thicket over the surrounding countryside. This idyllic scene is heightened by the presence of Arden Cottage, a quaint Victorian gothic style cottage standing by itself near the triangle formed by the junction of Harris Lane and Rectory Lane.
- 6.16 Along the narrow rural lanes bordered by hedges and larger trees, winding through the open countryside, three historic farmsteads and a small country house set in farmland between Rectory Lane and Mimms Lane form a context of immediately apparent aesthetic appeal.



Map F. Character Area 2 (Rectory Lane / Mimms Lane), assessment map
Base Ordnance Survey map provided by Hertfordshire County Council 2000

Area 3. The West: Porters Park / Former Hospital Site

- 6.17 From London Road, Radlett Lane leads westwards past the two pairs of Victorian former estate cottages (named Winifred Cottages and Frank Cottages, built by the last private owner of the Porters Estate, Mr Cecil Raphael, for his staff) before it becomes completely rural as it nears the former grounds of Porters Park. Cut into the hillside, the narrow lane offers spectacular views towards the open countryside to the south. The western-most part of the conservation area encompasses the grounds of Porters Park. The character of the area is mixed, and determined by a variety of elements -many of them contrasting-ranging from the setting of the Mansion and its associated garden buildings to the new suburban housing estates constructed on the site of Shenley Mental Hospital. The former hospital was built on part of the Porters Park Estate.
- 6.18 The impact of the new housing is mainly felt south of Porters Park Mansion along the northern boundary of the conservation area, where a new access road cuts off the mansion from its former stable block and other related agricultural buildings. Along this road around the Shenley Hospital chapel - along with nearby Orchard Villa the only hospital buildings surviving within the conservation area - and just east of the mansion are pockets of recent housing, designed to fit as inoffensively as possible into a sensitive area.
- 6.19 The open land south of the chapel leading down to Radlett Lane remains undisturbed, integrated into the new housing estates through a network of pleasant walking trails.
- 6.20 The south-west corner of the conservation area still contains many of the agricultural buildings which were part of a traditional country house micro-economy. The walled kitchen garden, the stable block and the gardeners cottage are there and in use, as are a number of utilitarian sheds and other simple farm buildings.
- 6.21 The conservation area terminates at the round pitch of the cricket ground.
- 6.22 There are a number of buildings of interest on the site: the mansion (a grade II listed building) and its outbuildings; the chapel; the south and east lodges (the latter currently called The Gingerbread House); the former stables; and the former kitchen garden wall and garden cottage (grade II listed). The portion of the former hospital site included in the conservation area includes the most wooded parts.
- 6.23 The results of introducing suburban style housing onto this part of the former hospital site are mixed. Although the design of the relatively low-density areas of housing makes significant concessions to integrate into the existing environment, much of the local identity of the area has been lost. With traffic increasing along a network of new access roads serving this dormitory community, it is clear that the distinctive grounds of the Hospital and Porters Park have been affected.



Map G. Character Area 3 (Porters Park / Former Hospital Site), assessment map
Base Ordnance Survey map provided by Hertfordshire County Council 2000

6.0 The Buildings of the Conservation Area

- 7.1 Unlike nearby villages such as Aldenham, Elstree, Potters Bar, and Ridge, Shenley contains no medieval buildings. The oldest building within the conservation area is Elliot's Farm House, a late 16th century rural farmstead in Rectory Lane. Another relatively early rural structure is the 17th century timber framed barn at Shenley Hill Farm.
- 7.2 The few 17th century structures in Shenley village are located along London Road. The largest and most prominent of these is The White Horse, a considerably altered timber framed former coaching inn at the corner of Woodhall lane and London Road. The remains of a further 17th century inn, The Cock, are located within the historic group of buildings at Nos.114 – 118 (even) London Road.
- 7.3 Among the several 18th century buildings in Shenley, the most unusual is certainly the beehive-shaped village lock-up with four barred windows, the cills of which bear the inscriptions, "Do Well", "Fear Not", "Be Sober" and "Be Vigilant". Other 18th century buildings are the central part of the rural red brick, Manor Cottages along Rectory Lane (next to Elliotts Farm), "Rosemount" No.1 Pound Lane and Nos. 4/5 Pound Lane – modest red brick cottages near the pond. During the course of the 18th century Shenley's older timber framed buildings such as Elliot's Farm House, The White Horse and The Cock were fashionably refronted in brick.

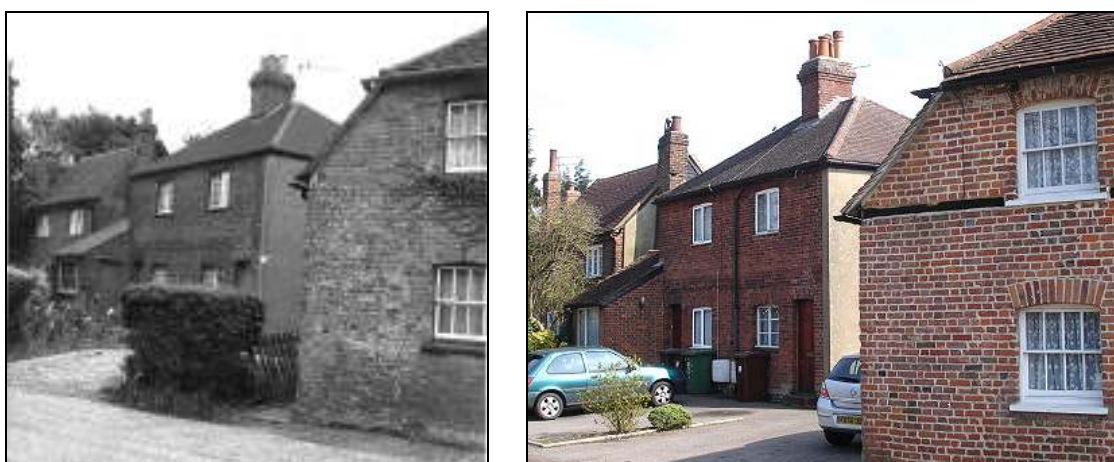


Figure 9. Pound Lane 1969 and 2011

- 7.4 A number of buildings dating from the first half of the 19th century survive in the village. The most interesting examples from this period are the thatched cottages located along Woodhall Lane. These symmetrically laid-out *cottage orne* style buildings with their central chimneys, and eyelid windows in the thatch, form along with the adjacent villas on at the corner of London Road, an appealing group of early 19th century domestic architecture. A few small cottages (eg Warwick Cottages) of the same period are situated on Rectory Lane near the pond. A more substantial building from the same period is the much altered, former farmhouse, Court Lodge at the corner of Harris lane and London Road. No.49 London Road appears to be a remaining part of Shenley Grange.
- 7.5 The most notable buildings from the mid-19th century are concentrated along London Road between the Church of St Martin and the village Hall. The church itself, a restrained red brick, neo-gothic Chapel of Ease was raised in 1841. The flint and brick boys' school was constructed alongside the church in the same year. Shenley

was provided with two other public buildings of note during 1853-54: The Girl's School (which replaced an earlier school and is now the village hall) north of the church along London Road and, set behind the school on the same plot, the "Clubhouse", built initially as a "clubhouse and wash house for single men and workmen". The Methodist Chapel, set among contemporary brick houses between the Village Hall and St Martin's Church, was originally constructed as the village workhouse before being sold to the Methodists in 1840.

- 7.6 Although most of the later 19th century brick cottages in the block formed by New Road, Harris Lane and London Road have undergone considerable alteration in recent decades, several retain original features, notably "Bakers Lodge" and No.21 on New Road. Notable late-Victorian buildings in Shenley include the picturesque style Shenley Grange lodge, west of the junction of London Road and Harris Lane, Arden Cottage on the north side of Rectory Lane, and the Black Lion pub. Opposite the Black Lion stood Wilton House, originally comprising a group of red-brick, tile-hung, Arts & Crafts influenced buildings of 1897, which unfortunately was demolished in recent years.
- 7.7 The most notable examples of 20th century architecture in Shenley relate to Porters park mansion and Shenley Hill. The former, originally dating from the 18th century or earlier and home of Nicholas Hawksmoor until 1736, was rebuilt in 1902 in the Edwardian Classical/Baroque style. Unlike the Mansion, the architecture of which reflects a fashionable Edwardian rebuilding of an earlier structure, Shenley Hill was designed in 1906 as an Edwardian country house in the "Wrennaissance" style. However, the house is better known for the additions carried out by Sir Edwin Lutyens during 1912-14.
- 7.8 The few buildings surviving on the Shenley Hospital site – the chapel, the water tower (not in the conservation area), and Orchard Villa – represent the conservation area's only significant examples of inter-war architecture. The chapel is in a neo-Romanesque style and is characterised by small, round arch windows. The sombre, plum brickwork of the buildings is a vivid reminder of the sites legacy as the Shenley Mental Hospital and provides a stark contrast to the appearance of the comparatively trivial new houses, which have taken over the site.
- 7.9 Shenley retains an entire estate of quality 1950s former council housing. Located on what was once farmland behind King Edward Road, the estate consists of several blocks of well proportioned, Garden City influenced housing characterised by steeply pitched roofs, prominent gables and multi-pane metal windows. The buildings are set among the green fields that reach as far as Harris Lane and are approached via a network of unobtrusive access lanes (Cage Pond Road, Hillcrest Road and Mead Road).

Architectural styles and detailing

- 7.10 The style and architectural form of the buildings in Shenley is diverse and ranges from large 16th century farmhouse to 18th century round lock-up, from early 19th century "cottage orne" to Gothic Revival parish church, from Victorian semi-detached cottage to post-war housing estate. The materials and architectural detailing of the buildings are equally diverse and reflect the period, status and function of each building: yellow bricks, slates and decorative barge boards in the Victorian Gothic style at Arden Cottage, patterned flint and brick at the Old School House, thatched roofs at cottages along Woodhall Lane, weatherboarding at the 17th century barn along Mimms lane.
- 7.11 Typical Features:

- Building elevations generally in brick but some rendered
- Roof slopes traditionally slated. Thatch on a small number of C19th cottages on London Rd
- Vertical sliding sash and casement windows in timber but an increasing number of inappropriate uPVC units
- Traditional brick chimneys on most buildings, clay chimney pots still common
- Primarily loosely-knit irregular development with building frontages set back from the street

Listed buildings

- 7.12 A variety of statutory listed buildings within the conservation area are located along London Road/ Pound Lane with a further group around Shenley Hall in the North-east area. The Mansion at Porters Park and the associated kitchen garden wall and gardeners cottage are also listed. All are listed grade II. See Listed buildings appendix.

Locally listed buildings

- 7.13 Within the conservation area there are a large number of buildings regarded as of local importance to the District of Hertsmere. See Appendix 2 based on the adopted *List of Locally Important Buildings in Hertsmere* (Hertsmere Borough Council July 2009).



Figure 10. Locally Listed building, 11 Harris Lane

7.0 Negative Features and Issues

Inappropriate Alterations to Buildings

- 8.1 Over-investment in properties has tended to be more damaging 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. 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 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.
- 8.2 Some alterations – for instance, replacement windows, doors, and the addition of porches not only change the appearance of the individual building but also may not always use materials or styles that compliment the building. Also, collectively they may affect the appearance of the street concerned - New Road is an example. It was not within the originally designated conservation area of 1969 but was included as part of the 1978 enlargement. However, individual alterations (“permitted development” or not) have affected the overall appearance of the street to the extent that it may not warrant inclusion. It is likely to be too late to influence the incremental change that has occurred by making an Article 4 Direction.
- 8.3 These illustrate how piecemeal alterations and additions can erode the character of the Conservation Area

Negative Buildings & Areas

- 8.4 There are several prominent buildings that detract from the character of the Conservation Area. They include:
- 8.5 Forge flats at 16-30 London Road.



In 1969 – on designation of the conservation area



In 2011 – The same view

Figure 11. The Black Lion Public House



Figure 12. Inappropriate additions to rear of The Black Lion

- 8.6 The later C20th development of Wilton House and Wilton Lodge, London road has been to a scale that is simply too great in comparison to that characteristic of buildings in the conservation area. It appears to have included demolition of numbers 75-77 London Road that were marked as buildings of Local Interest on the Hertsmere/HCC 1981 broadsheet map. These buildings poor handling of scale and design weakens the sense of this being a robust gateway to the Conservation Area and undermines efforts to 'lift' the character and appearance of the adjacent built environment.
- 8.7 The Black Lion former Public House now restaurant, stands at the Rectory Lane / London Road "gateway". Its visual appearance (including that of the space around it) is poor; it has a conservatory and outbuilding out of character with the main building; and it's old timber barn/stable is in poor condition due to lack of repair.
- 8.8 A plot behind the public Convenience next to the Village Hall, contains garages and beyond, the Electricity Sub-station. This is all very run-down.

Intrusive Traffic

- 8.9 The centre of Shenley is subject to heavy traffic. 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.

Signage

- 8.10 Signage in the centre of the village is not of a high quality. Signage should be kept to a minimum but should be well maintained. Signage requires regular maintenance



Figure 13. Unattractive shop front



Bulky roof form resulting in visually discordant appearance. Harris Lane



New development with unresolved threshold to street. Pound Lane

Figure 14. New developments

Inappropriate Landscaping

- 8.11 Where houses are set back from the road, traditional front boundaries are in danger of being lost to hard standings for cars.
- 8.12 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.

Neutral Buildings

- 8.13 There are numerous inter-war and later houses around the village that are not characteristic of the earlier periods of development of the village and do not contribute historically or architecturally to the conservation area.



1969



2011



1969



2011

Figure 15. Comparison 1969 and 2011

Part 2 Conservation and Management Proposals

1.0 INTRODUCTION

Boundary Review

- 1.1 Two areas have been identified for possible changes to the boundary of the conservation area. These are Porters/Shenley Park and the southern end of London Road towards Silver Hill.
- 1.2 The former Shenley Hospital grounds were brought into the conservation area as part of the 1988 extensions of the boundary. The closure of the hospital was imminent and major redevelopment was in prospect. Since then, this development around Porters Park Drive on land that was part of the hospital grounds has been completed (and the Shenley Park Trust has been established to manage the former garden and remaining open areas) but the conservation area boundary does not now relate to the resultant road layouts or property boundaries at Porters Park Drive and nearby. Consequently, at least a “fine tuning” of the 1988 boundary is required.
- 1.3 It may also be considered that more fundamental revisions are appropriate. In particular, of the Mulberry Gardens, Rowan Close and Juniper gardens group (within the conservation area and on land that was part of the hospital grounds), the outermost houses provide in effect, formal edges to the setting of retained hospital buildings or open spaces. However, the bulk of this area of housing has no direct relationship with the conservation area and the need for it to be subject to conservation area planning controls is questionable - re-definition of the boundary to go around it might therefore be considered.
- 1.4 A boundary change to exclude Cricket Club building and grounds might also be considered as consent for demolition had been granted on appeal on 04 Dec 2007. However, the appeal inspector considered the proposal would preserve the character and appearance of the Conservation Area - in addition, this development has not yet been implemented. In this same end of the conservation area, The Dell, Radlett Lane has been demolished and replaced.
- 1.5 Yet more fundamentally, because the characteristics of this western arm of Shenley are so different from the village area, the whole of Porters Park/Shenley Park might be taken out of the conservation area. The fact that Porters mansion itself, the former kitchen garden wall and cottage, and any buildings regarded as within their curtilage are “Listed” means these have protection regardless of the conservation area designation. Nevertheless, for remaining former hospital buildings and for some old estate buildings around and north of the walled garden, conservation area control over demolition is potentially important.
- 1.6 *Therefore, there are several options for change at Porters Park:*
 - fine tuning to recognise existing road and garden plot lines only (6 Wickets End and 29 Pippin Close would no longer be within the boundary. Ashmeads Court would be brought within it);
 - to redraw the boundary to also omit Mulberry Gardens, Juniper Gardens, Rowan Close and Andrew Close;
 - to exclude the cricket ground and The Dell site
 - alternatively, to refocus the conservation area boundary so as to omit the whole of the Porters park/Shenley Park western arm.
- 1.7 Secondly, there is a good case for extending the boundary further south along *London Road* towards Silver Hill. This is an attractive, transitional approach from the countryside into the village. It would take-in buildings of traditional forms and scale

and which are part of the village rather than detached from it. Included are Pursleys Farm - those buildings closest to the road ie the Farm House No.2 London Rd, and the timber barn (Listed buildings ref 07/267 & 07/268). Other than Pursleys Farm buildings, the outlook to the east of London road is over a hedge towards open farmland. To the west are a series of buildings including Tomten (No.15 London Rd which is a Listed building ref 7/265), and others spaced along the road.

New buildings

- 1.8 Infill and redevelopment has not generally resulted in buildings that recognize the scale and character of traditional buildings that retain Shenley's village character or appearance. On the contrary they detract from it and new development, along with poor not so recent buildings, are cumulatively threatening the character and appearance of the area into the future. It is important that any further development and replacement of individual buildings gives absolute priority to fitting into the conservation area context in terms of scale, position, quantity and detailed design.

Buildings at Risk

- 1.9 The old timber barn/stable of the Black Lion, Rectory Lane is in poor condition due to lack of repair. It is on the Council's *List of locally important buildings in Hertsmere*. It is proposed that action be taken to rectify its condition.



Figure 16. At risk: outbuilding next to The Black Lion

Locally Listed Buildings – proposed additions

- 1.10 49 London Road appears from map regression to be a remaining part of Shenley Grange, historically and in terms of the morphology of the settlement, a significant building. It has characteristics of a Regency or early Victorian building. It is recommended the building be considered for addition to the List of Locally Important Buildings.
- 1.11 It is also recommended that 51-55 London Rd (former stables/outbuildings of Shenley Grange) be considered for addition to the List of Locally Important Buildings.

Monitoring and Review

- 1.12 The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:
- 1.13 **Protect and enhance the character of the historic triangular core (London Road / Rectory Lane / Pound Lane) by ensuring that no further open space is lost , that trees / soft landscape is retained and that built development is not increased.**
- 1.14 That the quality of recent redevelopment be reviewed and a design guide for the village be produced as soon as possible.
- 1.15 This document should be reviewed every five years in the light of the Local Development Framework, emerging government policy, new best practice guidance, or changes on the ground.
- 1.16 Future review should include consideration of the boundary at the cricket club (see *Boundary Review* above).

Public Consultation

- 1.17 The draft appraisal to be **subject to a six-week period of public consultation during 2011**. The draft document could be viewed on Hertsmere Borough's website. A notice to be placed in a locally circulating newspaper, and other such consultation as may be specified.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Each local planning authority is responsible for the designation of such conservation areas under the Act. Section 71 of the same Act requires local planning authorities to ‘...formulate and publish proposals for the preservation and enhancement...’ of these conservation areas.
- 2.2 “*Planning Policy Statement 5: Planning of the Historic Environment*” (PPS5) makes reference to, and is supported by “*PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*”, which highlights the need for Conservation Area reviews and appraisals.
- 2.3 Hertsmere Local Plan was adopted in 2003 and provides a framework for development in the Borough until 2011. The Local Plan contains policies relating to a number of important issues including the Green Belt, Housing, Employment and Transport. The environment section in the Plan covers all aspects: conservation areas, historic buildings, archaeology, trees and hedgerows, nature conservation, and historic parks & battlefields (Hertsmere Local Plan, pgs 149 - 169). Hertsmere Planning and Design Guide SPD was adopted by the Council in 2006 and will form part of the Local Development Framework (LDF) for the borough. The LDF will include the Core Strategy Development Plan Documents (DPD); this and other LDF documents will eventually replace the Local Plan. Of particular note within the Core Strategy is policy CS13 which reiterates the protection and enhancement of historic assets.
- 2.4 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Hertsmere Borough Council shall, from time to time, conduct a detailed analysis of its Conservation Areas. These shall be published:
‘...as a series of individual assessment studies covering such factors as the area’s origins and archaeology, the architectural and historic quality and character of buildings, the special quality of developed and open spaces and important views both within and towards the area. These studies will form the basis for development control decisions and for proposals for enhancement projects. They will also be helpful in the formulation of community based village appraisals.’
(Hertsmere Local Plan, section 6.2, page 162)
- 2.5 This appraisal utilised the guidance set by English Heritage, *Guidance on Conservation Area Appraisals*, published in February 2006, which offers advice to those undertaking conservation area appraisals.

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Maps

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Other

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

Websites

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www.hertsmere.gov.uk/planning/conservation/
Website 2. The National Heritage List for England. www.english-heritage.org.uk
Website 3. South Hertfordshire Landscape Character Area Assessment (Shenley Ridge:
Area 20). www.hertsdirect.org/infobase/docs/pdfstore/Area020.pdf
Website 4. The Shenley Park Trust. www.shenleypark.co.uk

Further Information

For Further Information regarding all Planning and Conservation Matters:

Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Herts WD6 1WA
Tel: 020 8207 2277
www.hertsmere.gov.uk

See also Department for Communities and Local Government
www.communities.gov.uk

For Further Information relating to Listed Buildings and Conservation Areas:

BEAMS
The Castle
Hertford
Herts SG14 1HR
Tel: 01992 504331
www.beamsltd.org

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

APPENDIX 1: Statutory Listed Buildings within Shenley Conservation Area

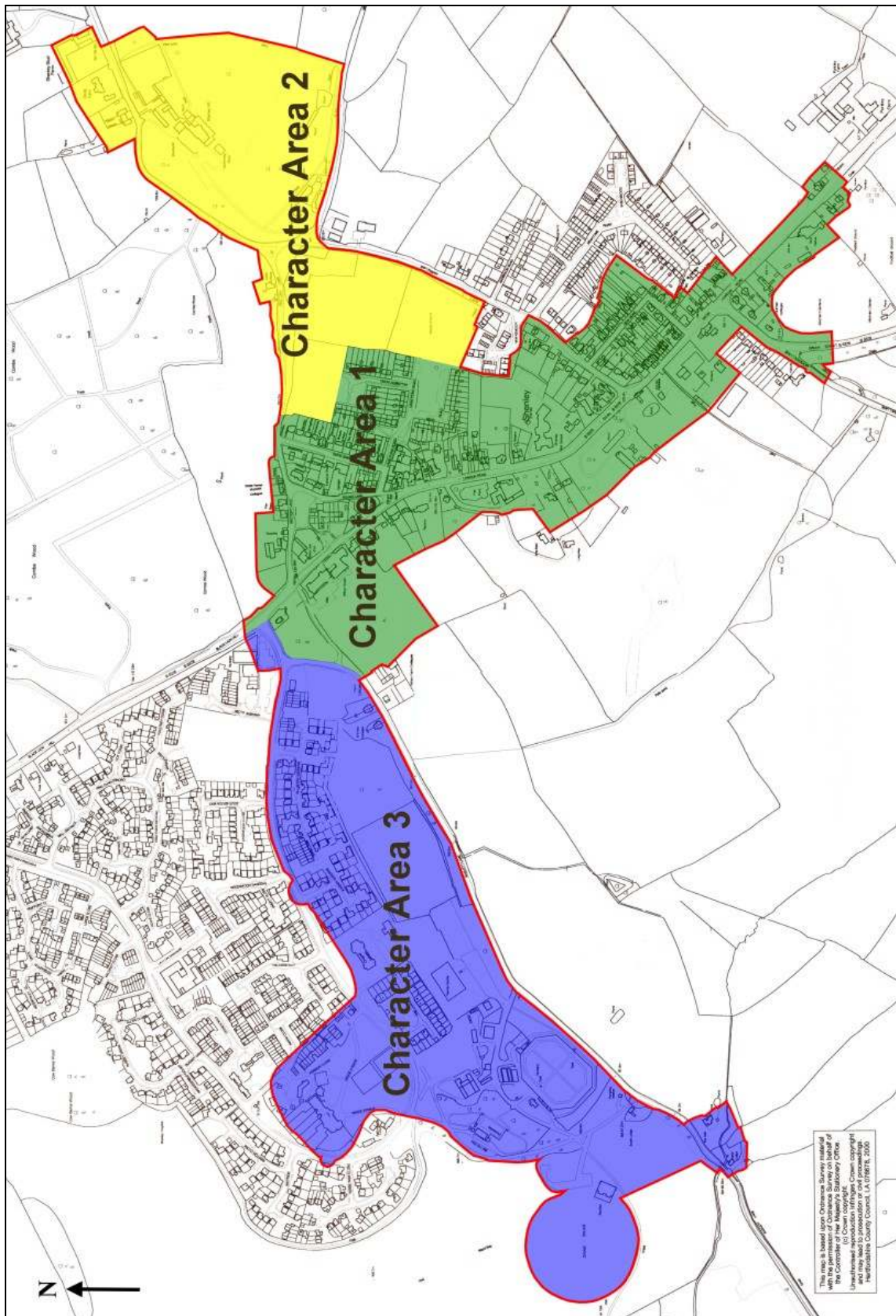
SHENLEY		GRADE	LB REF NO.
London Road	The White Horse PH, no. 37 London Road	II	5254/3/266
	Church of St Martin, London Road	II	5254/3/269
	No. 114 London Road	II	5254/3/270
	No. 118 London Road	II	5254/3/271
	The Cage on The Pond, London Road	II	5254/3/272
Mimms Lane	Shenley Hill Farm House, Mimms Lane	II	5254/3/273
	Barn at Shenley Hill Farm House, Mimms Lane	II	5254/3/274
Porters Park	The Mansion, Porters Park	II	5254/3/275
	The Gardens Cottage & Kitchen Garden Wall, Porters Park	II	5254/3/276
Pound Lane	No.1 Pound Lane	II	5254/3/277
	Nos. 4 & 5 Pound Lane	II	5254/3/278
Rectory Lane	Shenley Hall, Rectory Lane	II	5254/3/279
	Nos. 1, 2 and 3 Manor Cottages, Rectory Lane	II	5254/3/280
	Elliotts Farmhouse, Rectory Lane	II	5254/3/281
Woodhall Lane	Nos. 1 & 2 Thatched Cottages, Woodhall Lane	II	5254/3/293
	No. 4 Thatched Cottage, Woodhall Lane	II	5254/3/294

APPENDIX 2: Locally Listed Buildings within Shenley Conservation Area

Source: *List of locally important buildings in Hertsmere (Hertsmere Borough Council. July 2009).*

SHENLEY		ENTRY NO.	PAGE NO.
Harris Lane	Francis Cottages 8 & 10 Harris Lane	330	377
	11 Harris Lane	331	378
	Old Police Station, Harris Lane	333	380
London Road	6 London Road	336	383
	23 London Road	337	384
	27 & 29 London Road	338	385
	31 & 33 London Road	339	386
	32 London Road	340	387
	41 London Road	341	388
	69 & 71 London Road	342	389
	65 London Road	343	390
	Pound House, 67 London Road	344	391
	War Memorial, London Road	345	392
	Shenley Junior School, London Road	346	393
	St Martin's School, London Road	347	394
	2, 3 & 4 Court Lodge, 76 London Road	348	395
	78 & 80 London Road	349	396
	Methodist Chapel and railings, London Road	350	397
	92 & 94 London Road	351	398
	The Club House, 108 London Road	352	399
	Shenley Village Hall, 110 London Road	353	400
	112 London Road	354	401
	116 London Road	355	402
Black Lion Public House, London Road	356/01	403	
Outbuilding to the Black Lion Public House, London Road	356/02	404	
The Gingerbread House, London Road	357	405	
New Road	The Old Post Office, 1 New Road	358	406
Porters Park Drive	The Chapel, Porters Park Drive, Shenley Park	359	407
Radlett Lane	Winifred Cottages, Radlett Lane	360	408
	Frank Cottages, Radlett Lane	361	409
	South Lodge, Piers and Gates, Shenley Park, Radlett Lane	362	410
	Engine House at Shenley Park, Radlett Lane	363/01	411
	Stable flats at Shenley Park, Radlett Lane	363/02	412
	The Dairy at Shenley Park, Radlett Lane	363/03	413
	The Coach House at Shenley Park, Radlett Lane	363/04	414
	The Bothy at Shenley Park, Radlett Lane	363/05	415
	Porterslea at Shenley Park, Radlett Lane	363/06	416
	Greenhouses at Shenley Park, Radlett Lane	363/07	417
	Orchard Villa at Shenley Park, Radlett Lane	363/08	418
	Pillbox at Shenley Park Golf Club, Radlett Lane	364	419
	Auriol Lodge, Radlett Lane	366	421
Rectory Lane	Arden, Rectory Lane	367	422
	1 & 2 Warwick Cottage, Rectory Lane	368	423
Woodhall Lane	1 Woodhall Lane	370	425

APPENDIX 3: Shenley Conservation Area Character Area Map



Base Ordnance Survey map provided by Hertfordshire County Council 2000

Appendix 4: Buildings subject to Article 4 (2) Directions

The Clubhouse, 108 London Road

What has been withdrawn here?

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

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

Cage Pond Road/Hillcrest Road

What has been withdrawn here?

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

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

Appendix 5: Buildings in proposed London Rd extension



Figure 17. Houses in proposed London Rd extension



Figure 18. The Cage on the Pond