

South Mimms Conservation Area Character Appraisal and Management Plan

Client:
Hertsmere Borough Council

Date:
April 2020



**Hertsmere
Borough
Council**





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1. Introduction

1.1 Summary

South Mimms Conservation Area was first designated in 1998. It includes the historic core of the village of South Mimms, contained within the linear development extending along Blanche Lane from the thirteenth century Church of St Giles to the small Village Green and westwards up to the M25 motorway. The Conservation Area is predominantly a residential area. Its historic building stock of cottages and houses date from the sixteenth century through to the nineteenth century and are interspersed with later development.

The special interest of South Mimms is primarily drawn from its legibility as a compact historic village. The settlement contains a number of high quality buildings of historic and architectural merit and retains a strong connection with its landscape setting (Figure 1).

1.2 Conserving Hertsmere's Heritage

Hertsmere Borough Council has appointed Place Services to prepare a Conservation Area Appraisal for South Mimms. The document is provided as baseline information for applicants to consider when designing or planning new development in South Mimms and provide additional context when assessing locations for potential allocations through the Local Plan.

This report provides an assessment of the historic development and character of South Mimms and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Areas to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within South Mimms came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography.

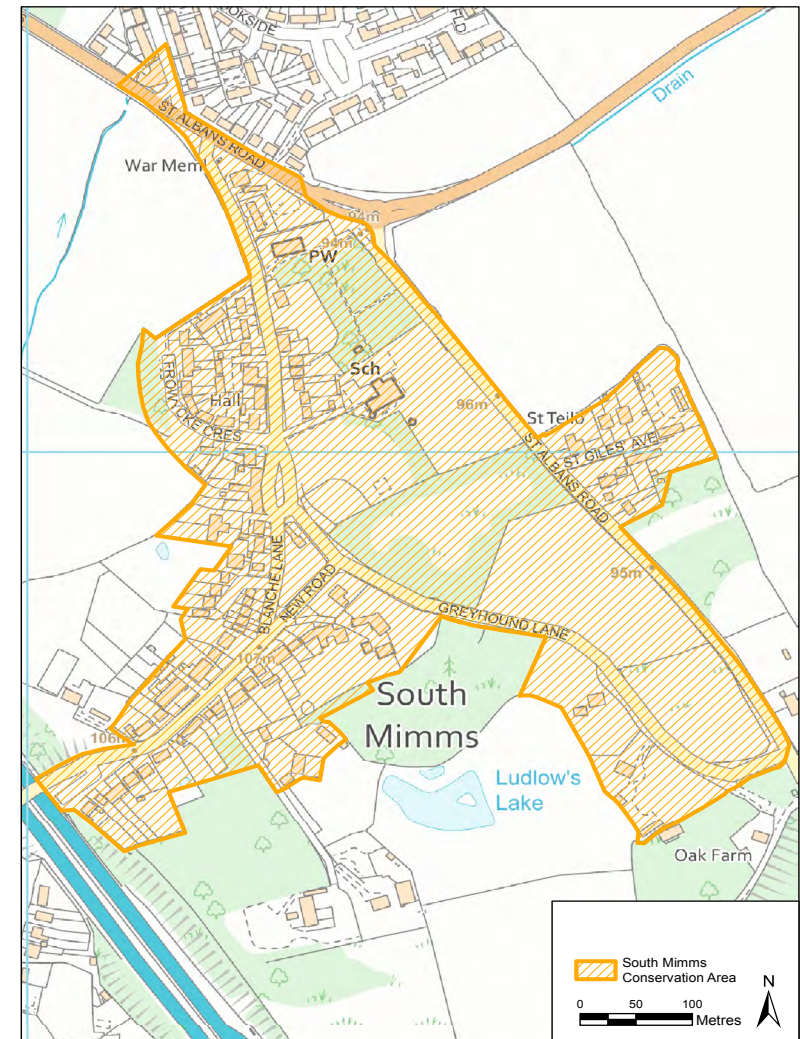


Figure 1 Map of South Mimms Conservation Area (boundary as proposed)

These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of South Mimms. This assessment is based on information derived from documentary research and analysis of the individual Character Areas, as well as site visits undertaken in 2019 and 2020.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2018) and The Setting of Heritage Assets (2017).

1.3 Purpose of Appraisal

A character appraisal defines the special interest of a conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance.

This document should be used as a baseline to inform future development, land allocations and design with regard to the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the Legislation, Policy and Guidance appendix.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of South Mimms Conservation Area and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990).

In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area which is the subject of this report is located within the area covered by Hertsmere Borough Council. Local planning policy is set out in the Hertsmere Local Plan (2012-2027). Policies which are relevant to heritage assets include:

- Local Plan Core Strategy Objective 6
- Policy CS14: Protection or enhancement of heritage assets
- Policy CS12: The Enhancement of the natural environment

Additional specific local policies relevant to the South Mimms Conservation Area include:

- Policy CS2: The location of new homes
- Policy CS13: The Green Belt
- Policy SP1 and SP2 of the Core Strategy
- Policy SADM22, SADM23, SADM26, SADM29 and SADM30 of the site allocations and development management policies

2. South Mimms Conservation Area

2.1 Context and General Character

The village of South Mimms is situated within the County of Hertfordshire, historically the most northerly part of Middlesex. The village is located to the west of Potters Bar and to the north of the junction of the M25 and the A1(M) motorways (Bignell's Corner). The M25 passes the western side of the village and the A1(M) to the east. The village is separate to the nearby motorway services area which shares its name.

The Conservation Area includes the historic routes of Blanche Lane, Greyhound Lane and part of St Albans Road, an 1820s bypass road that intended to improve the route from St Albans to London. The Conservation Area comprises the historic core of the village along Blanche Lane in which a number of high-quality historic buildings survive. The roads within the Conservation Area are green and verdant in character and are lined by mature trees and planting, including private front gardens. Large areas of undeveloped land within the Conservation Area, primarily between Greyhound Lane and St Albans Road, indicate the rural nature of the village and the surrounding agrarian landscape contributes to an appreciation of the village as a once isolated, rural settlement.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to South Mimms' relationship with those aspects of the wider environs and setting which contribute to its significance.

2.2 Origin and Evolution

Early History

Prehistoric finds, including a flint core, Mesolithic flints and Iron Age potsherds, have been found close to the Conservation Area, predominantly within the vicinity of the A1(M) to the east, suggesting that there was very early human activity within the wider area.

There is no Roman evidence known either within the South Mimms Conservation Area or the wider settlement, but considerable traces of a Roman road, linking London with Hatfield and Stevenage, have been found north of Potters Bar. Evidence of a Roman settlement on an area of high ground at Parkfield, Potters Bar have also been found, indicating a Roman presence approximately three miles east of the Conservation Area in the First Century AD.

No precise origin of the name South Mimms exists, however there is a suggestion that 'Mimms' refers to a group of people, the Mimmas, therefore the name means 'abode of the Mimmas'.

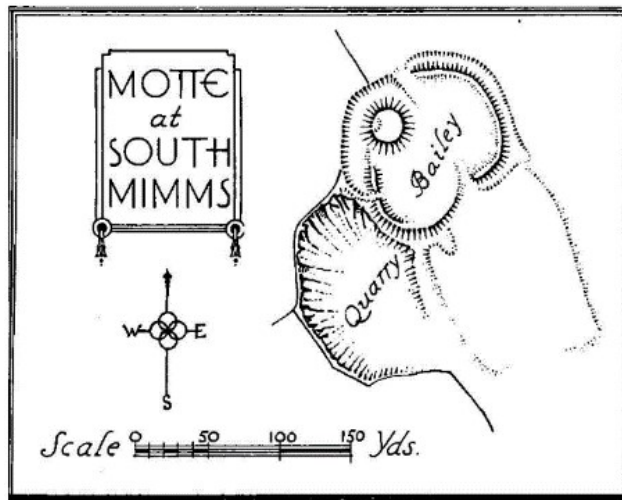


Figure 2 Plan of South Mimms Motte and Bailey Castle (<https://www.british-history.ac.uk/rchme/middx/pp93-96>)

SOUTH MIMMS • PARISH CHURCH OF ST. GILES

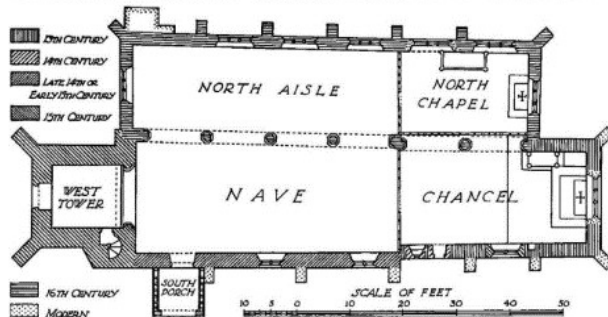


Figure 3 Plan of the Parish Church of St Giles (<https://www.british-history.ac.uk/rchme/middx/pp93-96>)

Medieval

The Norman conquest of 1066 resulted in the transfer of north Middlesex properties included within the Hundred of Edmonton (including South Mimms) to Geoffrey de Mandeville, a Norman baron, who was succeeded by his son William and his grandson Geoffrey. South Mimms does not appear in the Domesday book of 1086 but was entered as berewic (an outlying farm or hamlet) of the Manor of Edmonton, indicating that South Mimms at this time was not of much importance. It is likely that the settlement of South Mimms at this time was located between half a mile and a mile north east from the current village. The importance of the area grew and by 1136 it was an independent parish with a castle and a manor house (now replaced by Mimms Hall Farmhouse dating to the early sixteenth century) both constructed within the twelfth century.

South Mimms Castle, to the north-east of the village, was built in c.1141 by Geoffrey de Mandeville. It was a motte and bailey castle with a timber keep but it fell out of military use shortly after construction in c.1143 when Geoffrey was arrested in St Albans and forced to surrender his castles. Archaeological remains suggest the site continued to be occupied in some capacity until the fourteenth century. Located approximately a mile from the Conservation Area, the site of the castle was only rediscovered in 1918 and is now a Scheduled Monument (list entry no: 1009433) (Figure 2).

In the thirteenth century the village moved to its current location along the route between St Albans and London established in c.1199. The Parish of South Mimms is first recorded in 1253; the parish was referred to as 'South' to differentiate it from North Mymms in Hertfordshire. The village of South Mimms centred on the Church of St Giles (its chancel dating to the thirteenth century) and developed along Blanche Lane to the south around a small Village Green and the intersection with Greyhound Lane.

Throughout the medieval period the village remained the main settlement within the parish and was roughly triangular in shape. The village was closely linked to Barnet, with the main routes from the village running north-south along Blanche Lane and Greyhound Lane. The Battle of Barnet (1471) took place approximately 3 miles south-east of South Mimms village. The site is designated as a Registered Battlefield by Historic England (list entry no: 1000001) due to the importance of the battle in the outcome of the Wars of the Roses.

The Church of St Giles was significantly enlarged during the fifteenth and sixteenth centuries suggesting prosperity and the growth of the parish. The tower is mid-fifteenth century in date and the north aisle and chapel date to the early sixteenth century. Dwellings within the village remained clustered to north and south of the church (Figure 3).

Post-Medieval

In the seventeenth century the village grew with a number of dwellings on Blackhorse Lane, to the north of the Conservation Area, being constructed. Within the Conservation Area there are a number of seventeenth century houses including Mymsmead (an early seventeenth century lobby entry house) and 60 Blanche Lane (a late seventeenth century timber framed house with later brick front) overlooking the Village Green. Between the church and the old vicarage five Howkin's Almshouses were constructed in 1652, later replaced by the Brewers' Almshouses to the north of the church (Figure 4).

In the eighteenth century South Mimms village expanded northwards along Blackhorse Lane. South of the church buildings lined the western side of Blanche Lane but the eastern side was undeveloped. The growth of the village at this time reflected the increase in traffic along the St Albans-London route passing through the village. The village retained its rural character and a number of coaching inns lined the routes through the village during the post-medieval period (Figure 5).



Figure 4 The Village Green, South Mimms (James Bentley Archive, ref. no. HF 199)



Figure 5 Extract from the Dury Andrews Map of Hertfordshire, 1766



Figure 6 The Red Lion (now Arlingham House, St Albans Road), late nineteenth century (<https://pubwiki.co.uk/Middlesex/SouthMimms/RedLion.shtml>).

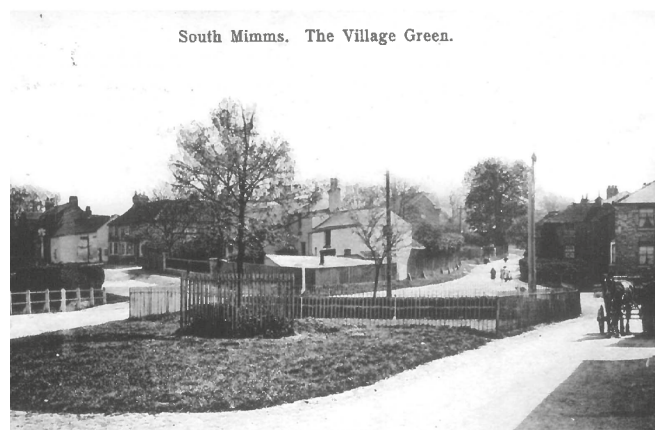


Figure 7 The Village Green (James Bentley Archive, ref. no. MI 163)

These include the Black Horse Inn, north of the Conservation Area boundary, which dates from the eighteenth century and is now Grade II listed (list entry no: 1295796). Within the Conservation Area, The White Hart Inn, built in the seventeenth century, survives at the junction between Blanche Road and St Albans Road (Grade II listed; list entry no: 1346931). Heavily altered and re-fronted in brick, its appearance conceals the pub's much older origins. Other post-medieval inns and public houses within the Conservation Area have been lost including The Greyhound, formerly the Dog and Badger, (demolished 1918) and The Cross Keys which housed the Post Office in 1845 and was then replaced by the Brewers' Almshouses. The building containing the Red Lion, formerly The Sun, survives as Arlingham House and The Prince's Arms, dating from the late seventeenth century and first recorded in 1683, is now two dwellings at 62 and 64 Blanche Lane (Figure 6).

Beyond the Conservation Area boundary, Mymms Hall Farmhouse, half a mile north-east of the village, dates from the early sixteenth century and was a prominent farm complex within the parish, thought to have replaced the earlier manor house. A path led directly from the South Mimms churchyard to Mymms Hall. The farm complex survives, including the grade II listed house timber framed former hall house (list entry no: 1103530) and two grade II listed seventeenth century barns (list entry nos: 1103531 and 1346929).

There are several prominent estates to the southern side of South Mimms village. To the south of the village, Dyrham Park (list entry no: 1103564), was linked to South Mimms via Blanche Lane. Dyrham Park has existed as a manorial seat since the Tudor Period, the existing Palladian building dates from the nineteenth century. To the south-west of the Conservation Area is the Clare Hall Estate (list entry no: 1174402). The house has seventeenth century origins but was substantially enlarged and altered in the early eighteenth century and again in the nineteenth century. Originally a private house, it became a nunnery in the late nineteenth century and was then converted to a hospital, finally being used as part of the adjacent scientific research park. In the mid-eighteenth century, Wrotham Park (list entry no: 1174715), an impressive Palladian mansion, was constructed three miles south-east of South Mimms village near Kitts End. Designed by Issac Ware for Admiral John Byng, it suffered an unfortunate fire in the 1880s but was rebuilt to the same design. The house is still occupied by the Byng family.

Nineteenth Century

In the 1820s the rerouted road from London to St Albans bypassed the historic village core (now St Albans Road). This impacted many of the inns within South Mimms, although The White Hart at the northern end of Blanche Lane fronted the new road and survives as a public house today.

The village retained its rural character and setting and was not densely populated. During the nineteenth century the village was in a state of relative decline, with little building taking place; in 1871 there were 174 houses but by 1901 this had only increased to 200 (Figure 7).

The National School of St Giles was founded in 1834 and was located at the southern edge of the village on the northern side of Blanche Lane. Now demolished, a row of mid-twentieth century cottages occupies the site (Figure 8).



Figure 8 National School of St Giles, south-east elevation (<http://www.pottersbarhistory.uk/St%20Giles%20School%20memories.html>)

The slow, small scale expansion of the village can be seen on Ordnance Survey maps, which indicates that the historic form of the settlement remained intact throughout the nineteenth century. Some cottages were erected in the village during the nineteenth century, predominantly of yellow stock brick (Figure 9).

A well-concealed but imposing mausoleum, in the form of a Greek Doric temple, was constructed in the cemetery of St Giles Church in c.1900. The cemetery contains a number of nineteenth century monuments and gravestones.

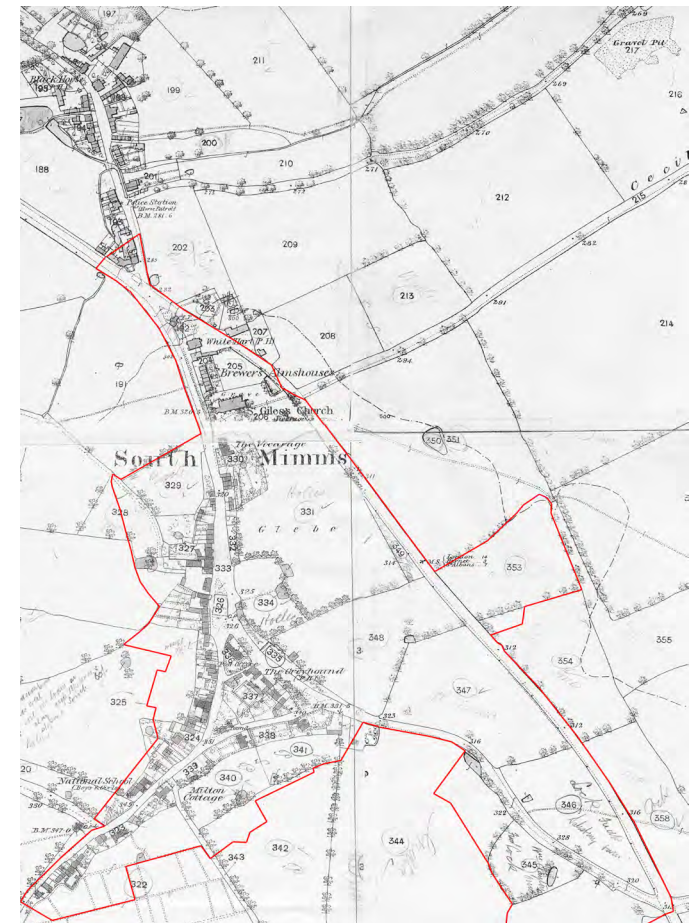


Figure 9 Extract of First Edition OS Map with approximate boundary of South Mimms Conservation Area (Hertfordshire Archives and Local Studies)

Twentieth Century

The construction of the A1(M) and M25 greatly affected the setting of South Mimms. The roads enclosed the village on two sides, divorcing it from the wider rural setting, which is now only experienced without interruption in the northern section of the village. Many of the pubs within the village, which had been present since the eighteenth century, were closed in the first decades of the twentieth century including The Greyhound, demolished in 1918 (Figure 10).

Twentieth century development has infilled sections of the village creating a continual line of built form along both sides of Blanche Lane. Frowycke Crescent and Hamilton Close are large twentieth century developments which have altered the historic grain and layout of the village, although the linear historic core remains legible. To the north of the Conservation Area, housing development along St Albans Road in the 1930s and 1960s has impacted the village's rural setting. The small development of St Giles Avenue on the eastern side of St Albans Road dates to 1912-1914 and was constructed on land owned by the Reverend Allen Hay of St Giles Church.



Figure 10 Ridge Hill, South Mimms. C.1913 (James Bentley Archive, ref. no. MI 405)

This is an unusual but characterful development and the only one on this side of the road, although this route past the village still retains much of its undeveloped, rural character.

The Victorian buildings of the National School of St Giles were demolished in the mid-twentieth century and replaced by a terrace of six houses. The school, now named St Giles' Church of England Primary School, moved to its current premises on 'Glebe Field' nearer the church in 1957. The South Mimms War Memorial, in the form of a stone Celtic cross, was erected to the north of the White Hart Public House in c.1920 to commemorate lives lost in the First World War, with a later inscription commemorating the Second World War (Figure 11).

Changing municipal boundaries and the expansion of Greater London meant that the administrative boundaries surrounding South Mimms have fluctuated throughout history. The ancient parish of South Mimms, once in Middlesex, has been divided; Potters Bar is now independent of its former parish and the town of Barnet is part of the London Borough. The village of South Mimms was transferred to Hertfordshire in 1965 and is now part of Hertsmere Borough.



Figure 11 Unveiling of the South Mimms War Memorial, c.1920 (James Bentley Archive, ref. no. MI 585)

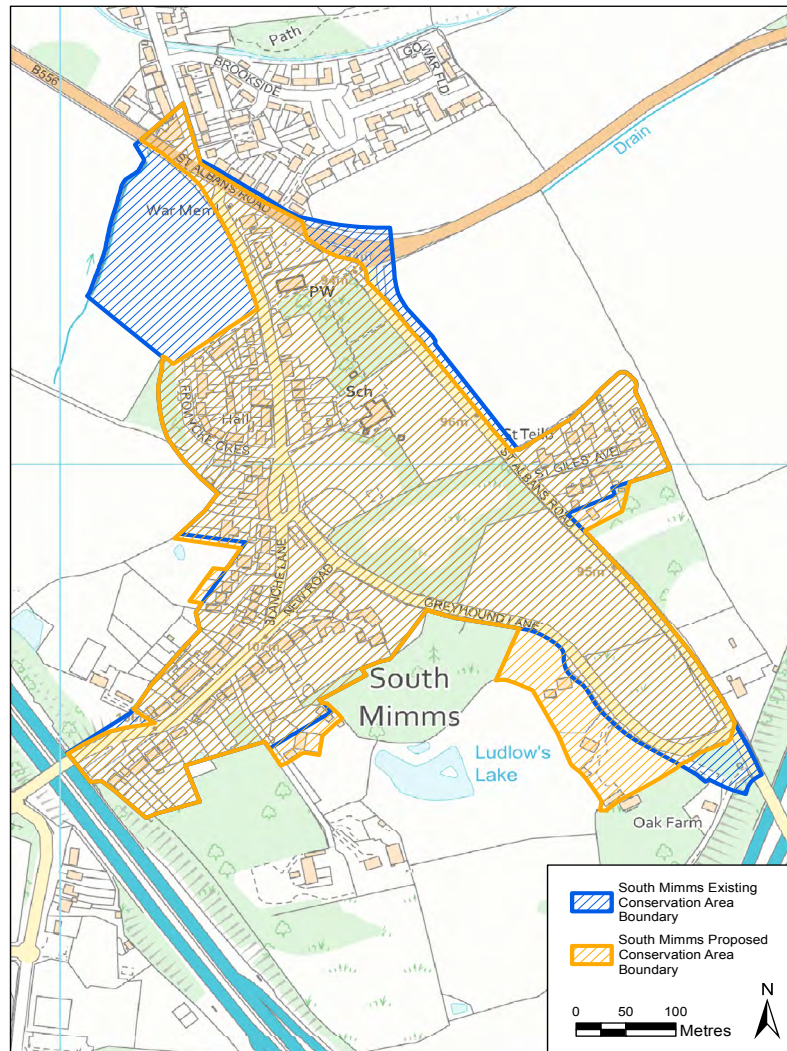


Figure 12 Map of Boundary Revisions

2.3 Revisions to the Boundary

The Conservation Area boundary has remained unchanged since its designation in 1998. As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a robust boundary which includes the important aspects of South Mimms's unique built environment (Figure 12).

Necessary Reductions

It is proposed rationalise the boundary by reducing it in four locations. Verges and front gardens along the eastern side of St Alban's Road, including the roundabout junction with Cecil Road, are proposed for removal from the Conservation Area as these elements are not considered to be of special architectural or historic interest.

Two small areas of land to the south and west are proposed for removal from the Conservation Area boundary as they make little contribution to the area's special interest or significance and their removal will allow for a more rational and robust boundary which follows established road lines or property boundaries. An open piece of agricultural land to the north-west of the Conservation Area is also proposed for removal as it lacks special architectural or historic interest. It does, however, make a positive contribution to the setting of the Conservation Area.

As part of an undeveloped, rural landscape it permits long distance views towards the Church of St Giles and the Almshouses and allows an appreciation of the Conservation Area within its historic rural landscape. The contribution this land makes to the setting of the Conservation Area will not be diminished through its removal from the boundary.

Additions

The proposed additions to the Conservation Area include: a locally listed pair of semi-detached houses, Hazeldene and Hazelmere, along the eastern side of St Alban's Road; the large, Edwardian detached houses of Ingham Lodge and Cedar Lodge on the western side of Greyhound Lane; and the recently constructed New Grange off Blanche Lane. These buildings are of architectural and/or historic interest and contribute positively to the character and appearance of the area. Their inclusion within the Conservation Area boundary enhances the area's significance.

The addition of two smaller areas is also proposed to rationalise the Conservation Area boundary. These are the car park adjoining Arlingham House to the north, to follow a historic property line, and the rear property boundaries on the western side of Hamilton Close so prevent the Conservation Area boundary cutting through rear gardens.

2.4 Designated Heritage Assets

There are twelve designated heritage assets within the Conservation Area. All are Grade II listed with the exception of St Giles' Church which is Grade I listed.

- The White Hart Public House (list entry no: 1346931)
- Brewers' Almshouses (list entry no: 1103556)
- Wall to front Brewers' Almshouses and St Giles' Churchyard (list entry no: 1295782)
- Church of St Giles (list entry no: 1174342)
- Monument to Sir John Austen MP (list entry no: 1346903)
- The Cavendish Bentwick Mausoleum (list entry no: 1263445)
- 62 and 64 Blanche Lane (list entry no: 1174415)
- 60 Blanche Lane (list entry no: 1346904)
- K6 Telephone Kiosk by the village green (list entry no: 1103520)
- White House (list entry no: 1346905)
- Cedar House (list entry no: 1174600)
- Mymysmead (list entry no: 1103555)

2.5 Non-Designated Heritage Assets

There are a number of Locally Listed Buildings within South Mimms which contribute positively to the Conservation Area. These buildings and structures have been identified on the List of Locally Important Buildings in Hertsmere as they are considered to be good examples of their type or architectural style, demonstrating local design features, are all relatively complete in their survival and illustrate the history of the settlement. These are non-designated heritage assets

These buildings and structures are highlighted within each Character Area, depicted within Figure 14 and identified below:

- 6, 8, 10, 12 & 14 Blanche Lane
- 22 Blanche Lane (now demolished)
- 31 & 33 Blanche Lane
- 52, 54, 56 & 58 Blanche Lane
- St Giles' Parish Room, Blanche Lane
- 91 & 93 Blanche Lane
- Garden Wall and Gate Piers at The Vicarage, Blanche Lane
- Outbuildings at The Vicarage, Blanche Lane
- War Memorial, Blanche Lane
- 2 & 4 St Giles' Avenue
- 6 & 8 St Giles' Avenue
- 1, 3, 5 & 7 St Giles' Avenue
- St Telio & St Aidans, St Albans Road
- Blunwood & Burwood, St Albans Road
- Hazeldene & Hazelmere, St Albans Road
- Arlingham House, St Albans Road

Ingham Lodge, Greyhound Lane of local architectural interest as a good example of a large, detached Edwardian house and could be considered for inclusion on the Council's List of Locally Important buildings.



Figure 13 93 Blanche Lane

2.6 Heritage at Risk

There are no buildings within the Conservation Area included on Historic England's Heritage at Risk Register. The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. It includes all types of designated heritage assets (although only Grade I and Grade II* listed buildings are assessed), including conservation areas, and the aim of the Register is to focus attention on those places in greatest need.

Whilst there are no 'at risk' buildings on the national Register, the locally listed building at 93 Blanche Lane is currently vacant with the ground floor windows boarded up and is at risk of neglect and further deterioration (Figure 13).

2.7 Archaeological Potential

Limited archaeological excavations have been undertaken within the historic core of South Mimms. However, there is potential for pre-historical archaeological remains given those found during works to widen the A1(M) to the east of the Conservation Area.

There is also strong potential for medieval remains. The current settlement at South Mimms was likely established in the thirteenth century corresponding with the construction of the Church of St Giles. The area of the settlement around St Giles' Church and the historic core stretching south down Blanche Lane may hold potential for medieval archaeological remains.

3. Assessment of Significance

3.1 Summary

The historic village of South Mimms developed along Blanche Lane where high-quality historic buildings survive surrounding both the small Village Green by the junction with Greyhound Lane, and alongside the Church of St Giles. This is the oldest building in the Conservation Area with thirteenth century origins and is a prominent landmark in the village; its tower is visible in long views through the village core and from the north along St Albans Road.

Once the primary route from St Albans to London, the village was bypassed in c.1828 by St Albans Road. Reminders of the inns and public houses serving passing travellers survive as converted buildings or vacant plots; The White Hart at the junction of Blanche Lane and St Albans Road is a rare survival of significance to the village. Historic houses and cottages are the most common buildings within the villages and are interspersed with more modern development. Whilst not included within the Conservation Area boundary, the historic buildings along Blackhorse Lane to the north form an important aspect of the Conservation Area's setting being part of the historic settlement.

The village retains its rural character and is set within a largely undeveloped, agrarian landscape which contributes to its setting despite the encroachment of the M25 and A1(M) motorways (Figure 14).

Listed buildings and locally listed buildings make a particularly strong positive contribution to the character and appearance of the Conservation Area. There are other buildings which, as part of a group within the streetscene, also make a positive contribution to the area through their age, design or use of materials; these buildings have been identified as 'positive building/structure' on the map in Figure 14 and are further discussed under each Character Area below.

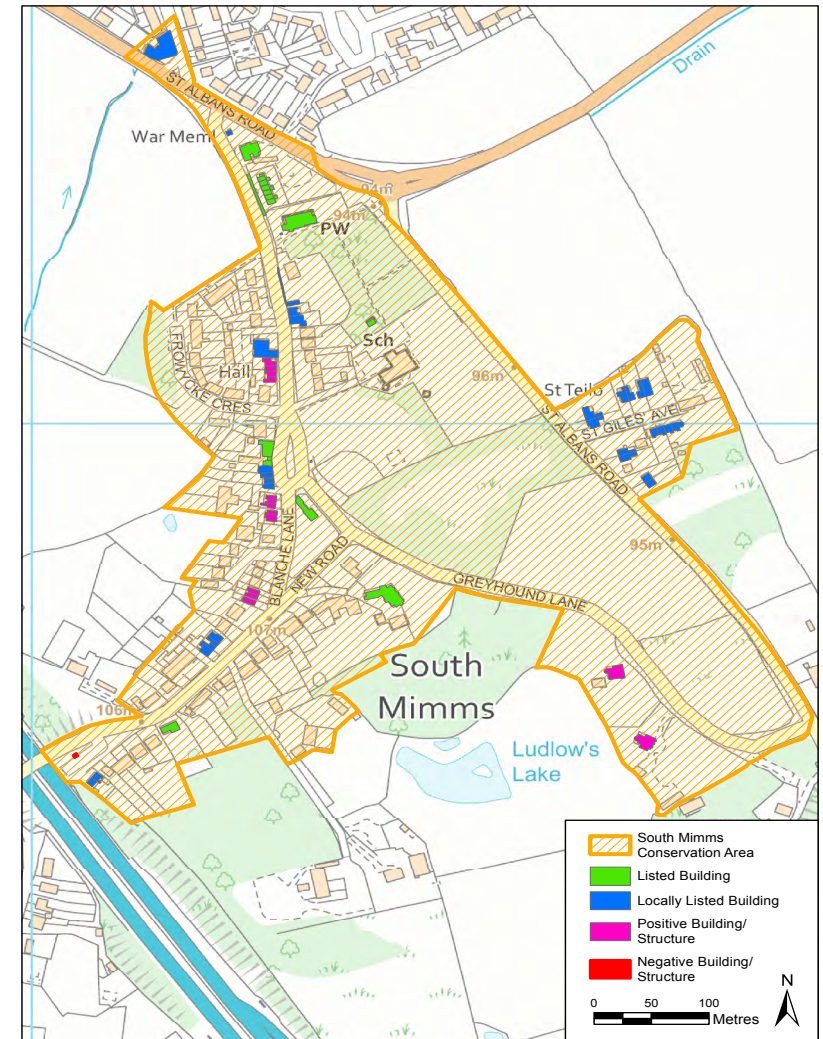


Figure 14 Significance of Buildings in South Mimms Conservation Area

The other buildings, although not specifically highlighted, contribute to the Conservation Area's overall character and appearance by bringing variety to the streetscape and forming part of the characteristic linear pattern of development. There are other buildings which are neutral in their contribution, neither detracting from nor contributing to the character and appearance of the Conservation Area. Only one structure has been identified as having a distinctly negative impact on the Conservation Area; the large utilities cabinet on the southern side of Blanche Lane within Character Area 5.

3.2 Land Usage

The South Mimms Conservation Area is predominantly residential. Buildings built to serve the residents including Church of St Giles, the Village Hall (formerly Parish Rooms) and St Giles' School are dotted throughout the village. The Church of St Giles provides a local landmark as its tower can be seen in views throughout and towards the Conservation Area. Open spaces, including the school's playing fields, and the recreational ground and playground alongside Blanche Lane in the centre of the village, provide important recreational space. Commercial activity within the Conservation Area, is predominantly confined to the northern part of the area where the historic public house of The White Hart is located. The former offices at Arlingham House have now been converted to residential use.

3.3 Character Analysis

The Conservation Area has been divided into five Character Areas determined by their predominant land usage, building layout and building ages which have resulted in distinct characteristics. There is an overarching character to the South Mimms Conservation Area, however, identifying these Character Areas assists in assessing and understanding the significance of the Conservation Area. Key elements of each Character Area have been identified, including designated and non-designated heritage assets as well as those buildings that are considered to make a positive contribution to the significance of the Conservation Area (Figure 15).

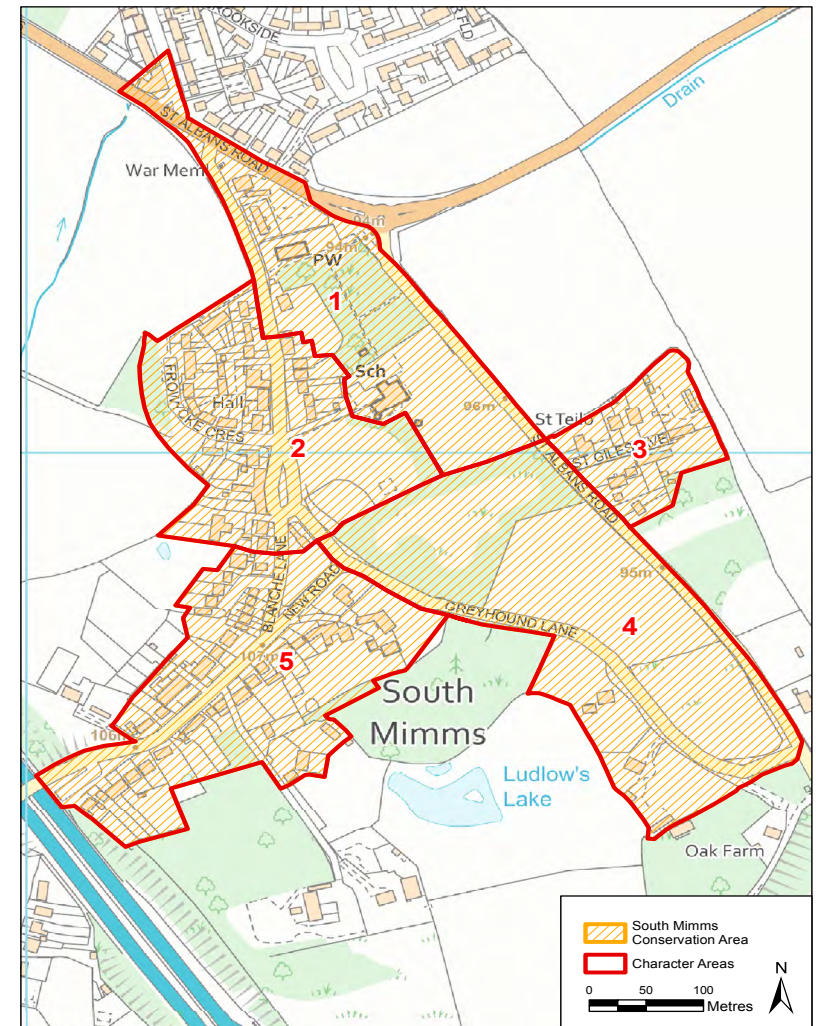


Figure 15 Character Areas within South Mimms Conservation Area



Figure 16 Map of Character Area 1

Character Area 1: Church of St Giles

This area is located at the north of the Conservation Area and takes in the immediate setting of the Grade I listed, thirteenth century Church of St Giles including its cemetery and the Vicarage. As the oldest building within the Conservation Area, the Church demarks the earliest area of settlement within South Mimms following the relocation of the settlement in the thirteenth century. The Character Area has a second focal point at the junction of St Albans Road and Blanche Lane where a small green contains the village's War Memorial against the backdrop of the Grade II listed White Hart Public House of late seventeenth century origin, and to the south of this the Brewers' Company Almshouses built in 1856. To the far north of the Conservation Area Arlingham House, a former row of three cottages and public house, occupies a prominent position at the junction of St Albans Road and Blackhorse Lane (Figure 16).

Layout

St Albans Road and Blanche Lane intersect within this Character Area with Blackhorse Lane continuing north beyond the Conservation Area boundary. St Albans Road was completed in c.1828 to bypass the historic route through the village along Blanche Lane and Greyhound Lane. The buildings within this Character Area front Blanche Lane, St Giles' Primary School which located to the south of the cemetery. The density of development here is low with open, undeveloped spaces making a positive contribution to the significance of the Conservation Area by permitting important views of listed buildings and locally listed buildings.



Figure 17 Flintwork of the tower of St Giles Church and church yard wall

Building Materials and Boundary Treatments

Along the northern part of Blanche Lane, the split flint rubble of the Church of St Giles and its boundary wall predominate. Stone dressings emphasise the high status of the church, with the boundary wall divided into panels with red brick and semi-circular tile copings. Red brick is the most commonly used building material in this Character Area; the red brick of the church's north aisle and chapel is mirrored in the red brick dressings of the Almshouses, contrasting against their gault brick elevations and tall chimneys. The Vicarage, an early twentieth century replacement of an earlier building, is constructed in red brick. The dark red brick, flat-roofed 1950s St Giles' Primary School is largely concealed from view set within the church's former Glebe land.

Red brick is also a feature of The White Hart, behind which is concealed an earlier timber frame, but its principal elevations facing north and east are characterised by their early twentieth century black and white timber framing and render. Facing the public house, the elevations of Arlingham House are rendered or painted brickwork, as is the outbuilding to the south of the public house. There are slate roofs to Arlingham House and the Almshouses, with clay plain tile roofs found on the other buildings including the Church, The White Hart and the Vicarage (Figure 17).

A timber close-boarded fence demarks the boundary of the public house's car park along St Albans Road continuing onto low wire fences and hedging bounding the church yard. On Blanche Lane, the long flint wall runs from the Almshouses to the Church, and the Vicarage is screened by a mature Beech hedge and an eighteenth century brick wall, a surviving remnant of the former Vicarage (Figure 18).



Figure 18 Gault brick and red brick dressings of Brewers' Almshouses

Listed Buildings and Locally Listed Buildings

This Character Area contains the Conservation Area's only Grade I listed building, the Church of St Giles (list entry no: 1174342). The chancel is thirteenth century in origin, the nave dating to the late fourteenth and early fifteenth century, the tower mid-fifteenth century with the north aisle and chapel constructed in the sixteenth century. The Church underwent an extensive restoration in 1877-8 by G. E. Street. The Perpendicular Gothic features of the tower and nave, including crenellations and large windows with slim mullions and panel tracery, are notable, particularly as the tower is prominent in long views from the north over the open, undeveloped landscape between the M25 and St Albans Road. The simple, three-light, square headed windows of the sixteenth century north aisle and its uninterrupted plain tile roof provide an attractive backdrop to the car park of The White Hart (Figure 19).

Within the church yard are two Grade II listed monuments. Between the Church and Blanche Lane is the monument to Sir John Austen MP (d.1742) and his sister, Arabella Austen (d.1714) (list entry no: 1346903). It is rectangular and constructed of ashlar stone in three tiers surmounted by a ball finial on scrolled angle buttresses.

To the far south of the church yard, close to St Giles' School, is located the Cavendish-Bentick Mausoleum dating to c.1900 by R. Schultz (list entry no: 1263445). It is in the form of a Greek Doric temple (Figure 20 and Figure 21).

To the north of the Church on Blanche Lane are a row of six almshouses (list entry no: 1103556). The Brewers' Almshouses were founded in 1687 in Kitts End (approximately three miles south-east of South Mimms) and were relocated to South Mimms in 1856, occupying the site of the former Cross Keys public house. The single storey almshouses are still in use and, following a 1990 refurbishment, consist of a row of three houses although their original arrangement of three pairs with paired arched doors is still evident. They are constructed in gault brick with red brick dressings under a slate roof and the four tall chimneys are dominant features of the streetscene (Figure 22).

The front boundary of the Brewers' Almshouses and the Church along Blanche Lane is a Grade II listed, mid-nineteenth century wall constructed of split flint rubble with red brick dressings and tile copings (list entry no: 1295782).



Figure 19 North aisle of St Giles Church from car park of White Hart Public House



Figure 20 Monument to Sir John Austen MP and Arabella Austen



Figure 21 Cavendish-Bentick Mausoleum



Figure 22 Brewers' Almshouses



Figure 23 The White Hart Public House

To the north of the almshouses is the Grade II listed White Hart Public House of late seventeenth-early eighteenth century origin (list entry no: 1346931). Originally of timber frame construction, it is refaced in red brick with early twentieth century timber framing and rendered panels to the principal elevations under plain tile roofs. It is located in a prominent position at the junction of St Albans Road and Blanche Lane. It is the only public house located within the Conservation Area, despite the abundance of coaching inns within the village in the post-medieval period. Its continued use as a public house is an important surviving remnant of this former aspect of the village's history (Figure 23).

One former public house, The Sun (later The Red Lion) is now a locally listed building at the north of the Conservation Area now known as Arlingham House. The site was recently offices (before being converted back to residential), but once was a row of three houses facing Blanche Lane, alongside the public house with an attached outbuilding fronting St Albans Road. It was constructed in c.1826 to meet the demands of travellers along the new St Albans Road. In 1931 its licence was transferred to a newly built public house, the Middlesex Arms, at Bignell's Corner



Figure 24 Arlingham House (formerly The Red Lion)

(demolished 1973), and the attached outbuilding to the north partly demolished (Figure 24). Between Arlingham House and The White Hart is the locally listed war memorial dating from the 1920s. It is a stone Celtic cross with an inscription to the base dedicating it to the men of the parish who lost their lives during the First World War and a later inscription in memory of those killed during the Second World War. It is of high communal value (Figure 25).

The front boundary of the Vicarage on Blanche Lane is a locally listed red brick wall dating from the eighteenth century. The wall and gate piers were built for the Vicarage, now replaced with a twentieth century building, and despite nineteenth century repairs, have retained much of their eighteenth century fabric. At their southern end the wall terminates in a higher pier and gates adjoining a mid-nineteenth century red brick stable and cartshed. The stable and cartshed building are also on the local list and were built in c.1850 for the Vicarage before it was replaced with the current modern building. Its prominent gable end fronting Blanche Lane and the survival of its original functional features contribute to the streetscene (Figure 26).



Figure 25 South Mimms War Memorial



Figure 26 Former Vicarage stable and cartshed

Landscaping and Open Spaces

The cemetery is a key open space. Mature trees and planting contribute to its tranquil and secluded character, and gravestones and monuments contribute to its historic and communal value. Beyond the cemetery are the open playing fields and playground of the school which are largely concealed in views along St Albans Road and from the core of the village. These areas historically remained undeveloped as they were glebe lands owned by the Church (Figure 27).

A small green to the north of The White Hart Public House is a focal point within this Character Area and at its centre stands the village's War Memorial. Grass verges along St Albans Road and surrounding the green contribute to the sense of openness within this part of the Conservation Area. The car park for The White Hart is screened with a close-boarded fence but permits views towards the north aisle of the Church and the rear of the Brewers' Almshouses.

Mature trees, largely within or surrounding the church yard and public house car park, make a positive contribution to the area (Figure 28).

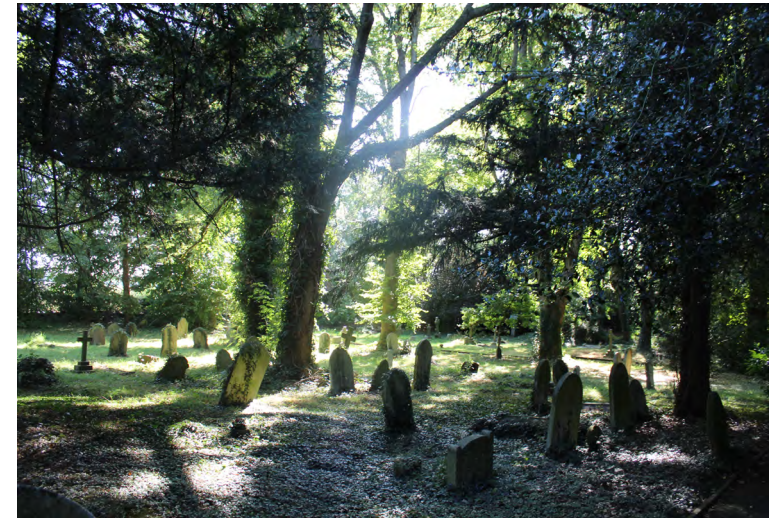


Figure 27 Cemetery



Figure 28 Green space around War Memorial

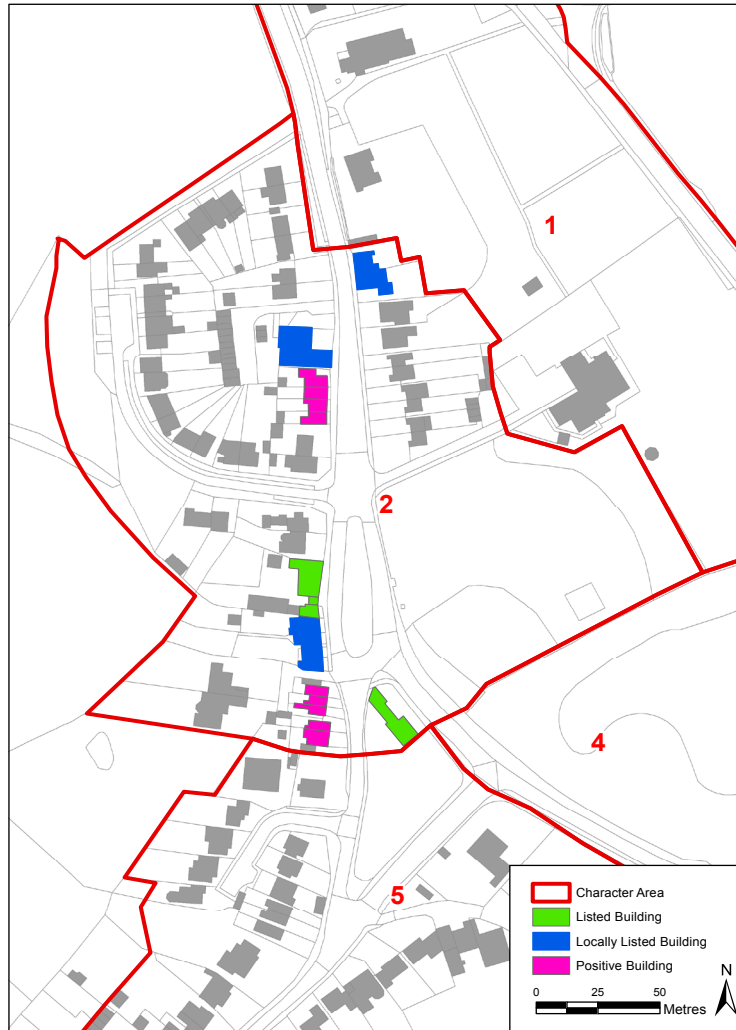


Figure 29 Map of Character Area 2

Character Area 2: The Village Core

Character Area 2 comprises the central core of the village to the south of St Giles' Church. It follows the historic development along Blanche Lane, with some of the oldest houses in the village fronting onto the small strip of Village Green dividing Blanche Lane into two. Modern development is also prevalent within this Character Area but is not intrusive to the historic character of the Conservation Area. It also encompasses the village playing fields and playground (Figure 29).

Layout

The historic linear pattern of development within this Character Area remains legible with buildings fronting onto Blanche Lane. The historic building stock lining Blanche Lane is relatively dense with a tight grain and few gaps between buildings, whilst later development has introduced larger, detached properties. The twentieth century housing development of Frowycke Crescent is located to the rear of the properties on the eastern side of Blanche Lane and, whilst this does not adhere to the established linear layout or historic grain of the village, it is a good example of typical mid-late twentieth century residential development with particular emphasis on the incorporation of green spaces within its layout.



Figure 30 The Village Core, Blanche Lane

The central 'island' of Village Green splits Blanche Lane into two and contributes to the verdant character of this central part of the village. Much of the eastern side of Blanche Lane is open, undeveloped land in recreation use (Figure 30).

Building Materials and Boundary Treatments

Brick is the prevailing building material within this Character Area with different colours and finishes often indicating different eras of development. Painted brick (usually white) is found on the frontages of the most historic properties dating from the late seventeenth and eighteenth centuries, including 91 and 93 Blanche Lane (however the red brick frontage of 93 has been rebuilt), 60 Blanche Lane, and 62 and 64 Blanche Lane. These brick frontages often conceal an older timber frame construction behind. Nineteenth and early twentieth century buildings, including the Village Hall, are often of red or gault brick. Golden and dark red brick are confined to the mid-late twentieth century housing. White painted stucco and render is also found within the Character Area (Figure 31).

Historic buildings are roofed in natural slate or clay plain tiles and later twentieth century buildings are roofed in concrete tiles.

Some historic timber windows and doors survive, particularly within the listed buildings, however many have been lost and replaced with unsympathetic modern materials including uPVC.

Low brick walls and hedging are the prevailing front boundary treatments. The mature beech hedge on the eastern side of Blanche Lane is an attractive element of the streetscene and permits only glimpsed views of the c.1970s houses behind. Elsewhere, including at the White House and properties along Frowycke Crescent, privet hedges also contribute to the verdant character of the village core. Brick walls often mirror the brickwork of the host dwelling and are occasionally surmounted with metal railings. Other than the beech hedge, all front boundary treatments are relatively low in height permitting views of the principal elevations of the buildings resulting in a varied and attractive streetscene (Figure 32).



Figure 31 Painted brick elevations of 62 and 64 Blanche Lane



Figure 32 Front boundary hedge at the White House

Listed Buildings and Locally Listed Buildings

The listed buildings within this Character Area are focused around the small island Village Green in the centre of Blanche Lane and are all listed at Grade II. 60 Blanche Lane (list entry no: 1346904) and 62 & 64 Blanche Lane (list entry no: 1174415) form a row of some of the oldest buildings within the South Mimms Conservation Area dating to the late seventeenth or early eighteenth centuries. Both were originally constructed as timber framed buildings, later refronted in brick, under plain tile roofs. 62 & 64 were formerly The Prince's Arms Inn, which was then converted to four cottages, and now two houses. The Prince's Arms was first recorded in 1683 (Figure 33).

The White House is a large detached property at the junction of Blanche Lane and Greyhound Lane (list entry no: 1346905). It is an early nineteenth century house with stuccoed elevations under a hipped slate roof. Its symmetrical Regency principal elevation is a prominent and attractive feature within the streetscene. On the adjacent site stood the now demolished Greyhound Inn.

On the eastern side of Blanche Lane, close to the junction with Greyhound Lane, stands a K6 telephone kiosk (list entry no: 1103520). Designed in 1935 by Sir Giles Gilbert Scott, these bright red cast iron kiosks with domed roofs are iconic features of the British streetscape. This kiosk stands alone against the backdrop of the playing fields beyond and is particularly prominent within the streetscape (Figure 34).



Figure 33 60, 62 and 64 Blanche Lane



Figure 34 K6 Telephone Kiosk



Figure 35 South Mimms Village Hall (Parish Rooms)



Figure 36 58 Blanche Lane

The locally listed buildings within this Character Area all front Blanche Lane, denoting the historic layout and development of South Mimms. Furthest north, 91 & 93 Blanche Lane date from the mid-eighteenth century, although 93 has a rebuilt frontage and is now vacant. The Village Hall, formerly 'St Giles, South Mymms Parish Rooms', is located in the core of the village and its prominent gable with large window fronting Blanche Lane indicates its community use as the village's social centre. Dating from 1891, it was constructed to celebrate Queen Victoria's Jubilee and housed various societies and included reading rooms and a library. At the southern end of the Character Area, a row of four houses constructed in 1906 (52, 54, 56 & 58 Blanche Lane) has an attractive Arts & Crafts style which contributes to the varied architecture within the streetscene (Figure 35 and Figure 36).

Contribution by Other Buildings

Two other groups of buildings within the Character Area are considered to make a positive contribution to the significance of the Conservation Area. They are considered to be good examples of nineteenth century housing, being relatively complete in their survival and illustrate the development of the settlement. The row of four houses at 78-84 Blanche Lane date to the late nineteenth century, and the cottages at 38-46 Blanche Lane are earlier. The use of slate roofs, gault brick and red brick dressings are indicative of their age and the development of South Mimms during this period. Although some have undergone unsympathetic alterations, predominantly the replacement of timber windows and doors with uPVC alternatives, they still make a positive contribution to the area (Figure 37).



Figure 37 78-84 Blanche Lane

Landscaping and Open Spaces

The small area of Village Green dividing Blanche Lane into two is a key open space within the core of the village providing an attractive focal point and contributing to the verdant appearance of this part of the village. It is an unusual feature which hints to the rural origins and development of South Mimms. Low timber posts are sympathetic in appearance and beneficial in preventing the parking of vehicles on the Green, however, road signage at its southern end clutters and detracts from its appearance. The recreational fields and playground on the eastern side of Blanche Lane are also key open spaces contributing to the green, open aspect of the village core and also providing community facilities. Mature trees and hedges in and around this space make a positive contribution to the area (Figure 38).

Hedges forming front boundary treatments and planting within the private spaces of front gardens also contribute to the verdant character. The grass verges and street trees along Frowycke Crescent further add to this.



Figure 38 Recreational fields off Blanche Lane



Figure 39 Map of Character Area 3

Character Area 3: St Giles' Avenue

Character Area 3 covers St Giles' Avenue to the east of the Conservation Area. The small development of St Giles' Avenue was built in c.1912 on land owned by the Reverend Allen Hay of South Mimms; the connection with St Giles' Church is apparent in its name. The land was split into 14 building plots in 1910, many allocated to specific residents and named after saints, but not all of the plots were built on. The semi-detached pair of St Telio and St Aidans have retained their saints' names (Figure 39).

Layout

St Giles' Avenue is a straight no-throughway road accessed off St Albans Road. On the north side of the avenue are two pairs of semi-detached houses and to the south a terrace of four houses. Fronting St Albans Road, semi-detached pairs are located on either side of the avenue, with a further semi-detached pair of houses to the south built in c.1914 but in a style to match the earlier buildings. The end of the avenue is largely undeveloped, accommodating some outbuildings and car parking (Figure 40).



Figure 40 View east down St Giles Avenue

Building Materials and Boundary Treatments

The houses are all rendered in pebble-dash with red brick plinths or ground floors, under plan tile roofs. Three of the four houses within the terrace on the north side of the avenue have been painted white but the other houses retain their original pebble-dash finish. The houses are two and a half storeys with dormers, other than the c.1914 pair of Hazeldene & Hazelmere and the terrace (1, 3, 5 & 7) which are both two storeys. Large pebble-dashed chimneys and dormers result in an interesting roofscape in an otherwise undeveloped part of the village. Many original timber windows and doors have been retained and contribute to the significance of the buildings and this part of the Conservation Area (Figure 41).



Figure 41 St Aidans & St Telio, St Albans Road

The uniformity of the building designs, detailing and materials are an important aspect of their significance, adding to their group value and the positive contribution they make to the Conservation Area. Timber fences, low brick walls and hedges demark front boundaries.

Low timber fences, including white painted post and rail and picket fences, contribute to the character of the area and are supplemented by planting making them attractive features of the streetscape. High close-boarded timber fences are less sympathetic to the area (Figure 42).



Figure 42 2-4 St Giles Avenue

Listed Buildings and Locally Listed Buildings

There are no nationally listed buildings within this Character Area, but, due to their group value, architectural interest and survival of original features, six groups of buildings are included on the local list.

These are:

- 2 & 4 St Giles' Avenue
- 6 & 8 St Giles' Avenue
- 1, 3, 5 & 7 St Giles' Avenue
- St Telio & St Aidans, St Albans Road
- Blunwood & Burwood, St Albans Road
- Hazeldene & Hazelmere, St Albans Road

Landscaping and Open Spaces

There are no public open spaces within this Character Area, however, private front gardens, planting along boundaries, and grass verges along St Giles' Avenue make a positive contribution to the area. Mature trees and hedges are attractive features within the streetscene and enhance the appreciation of the development in a rural location on the eastern edge of South Mimms village (Figure 43).



Figure 43 View towards St Giles Avenue from St Albans Road

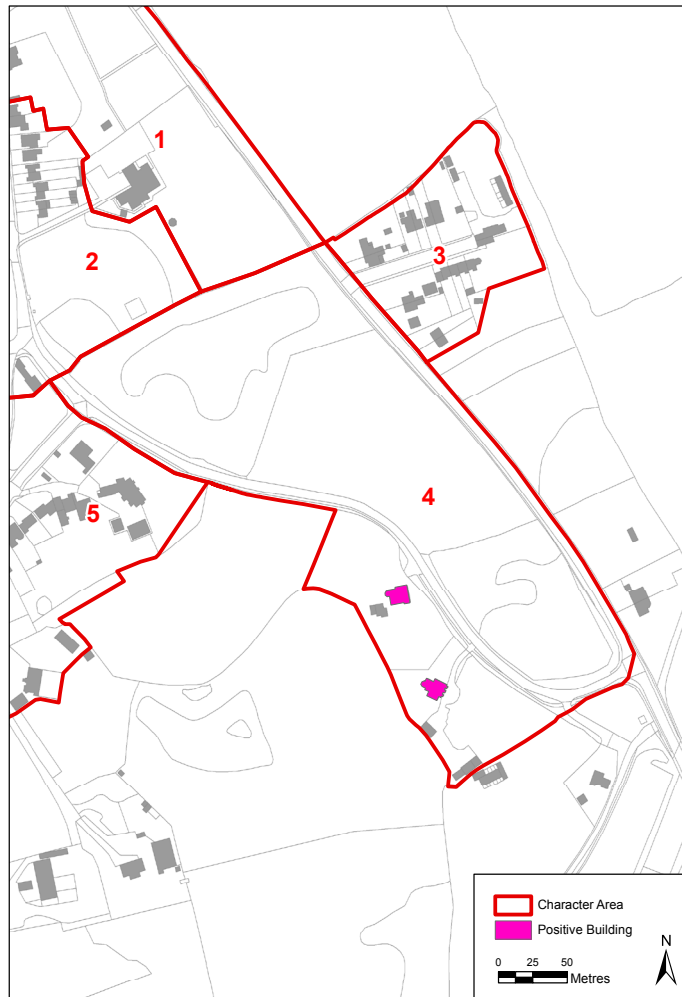


Figure 44 Map of Character Area 4

Character Area 4: Greyhound Lane

Character Area 4 includes the open land between the two historic routes of Greyhound Lane and St Albans Road at the south of the Conservation Area. The two Edwardian properties of Ingham Lodge and Cedar Lodge on the western side of Greyhound Lane are also incorporated into this Character Area given their position within large, open plots (Figure 44).

Layout

The southern boundary of the Conservation Area is marked by the junctions of St Albans Road and Greyhound Lane. St Albans Road, completed in c.1828 to bypass the historic route through the centre of the village, runs along the eastern side of the Conservation Area and Greyhound Lane branches off to the west into the core of South Mimms village.



Figure 45 Greyhound Lane

The land between the two roads remains undeveloped, crisscrossed by informal footpaths and grazed by horses. The roads are the historic routes into the village from the south and are lined by trees, hedges and vegetation on their approach into or past the village. They contribute to the character of the Conservation Area by providing an appreciation of the village's development within a rural landscape (Figure 45).

Building Materials and Boundary Treatments

Ingham Lodge, Cedar Lodge and their outbuildings are the only buildings within this Character Area but their materials reflect those used throughout the Conservation Area. Ingham Lodge is of red brick construction with plain tile roofs and prominent black and white faux timber framed gables. Cedar Lodge is also constructed in red brick with a white rendered first floor also under a plain tile roof (Figure 46).

Close-boarded timber fences form the boundary treatments of both properties along Greyhound Lane. These blank fences contrast with the verdant, leafy appearance of the road, however, they are softened by vegetation and trees planted behind and on the roadside.

Listed Buildings and Locally Listed Buildings

There are no listed or locally listed buildings within this Character Area.

Contribution by Other Buildings

Both Ingham Lodge and Cedar Lodge are considered to make a positive contribution to the Conservation Area. Ingham Lodge dates from the early twentieth century, first appearing on the 1914 OS map, and Cedar Lodge dates to the late 1920s or 1930s. Ingham Lodge is a tall building in a relatively isolated position on higher ground than Greyhound Lane. Its black and white timbered gables, large first floor windows and red brick chimneys are prominent in views looking north along Greyhound Lane.

Cedar Lodge is positioned closer to the road, but views of the building are screened by fencing and boundary planting. It was constructed as a lodge house for Cedar House, an eighteenth century house located to the north. The elevations are white rendered at first floor and red brick at ground floor with a plain tile roof. A gambrel roof, projecting front gable and half dormer windows add interest (Figure 47).



Figure 46 Ingham Lodge from Greyhound Lane



Figure 47 Cedar Lodge

Landscaping and Open Spaces

The verdant character of Greyhound Lane and the mature trees and hedgerow along its edge make an important contribution to the Conservation Area by highlighting its historic situation within a rural landscape. The close boarded timber fences along the roadside boundaries of Cedar Lodge and Ingham Lodge diminish this but additional planting along their boundaries contributes to the character of the area. Tall cedar trees within the grounds of Ingham Lodge are particularly prominent and attractive features within the southern part of Greyhound Lane (Figure 48).



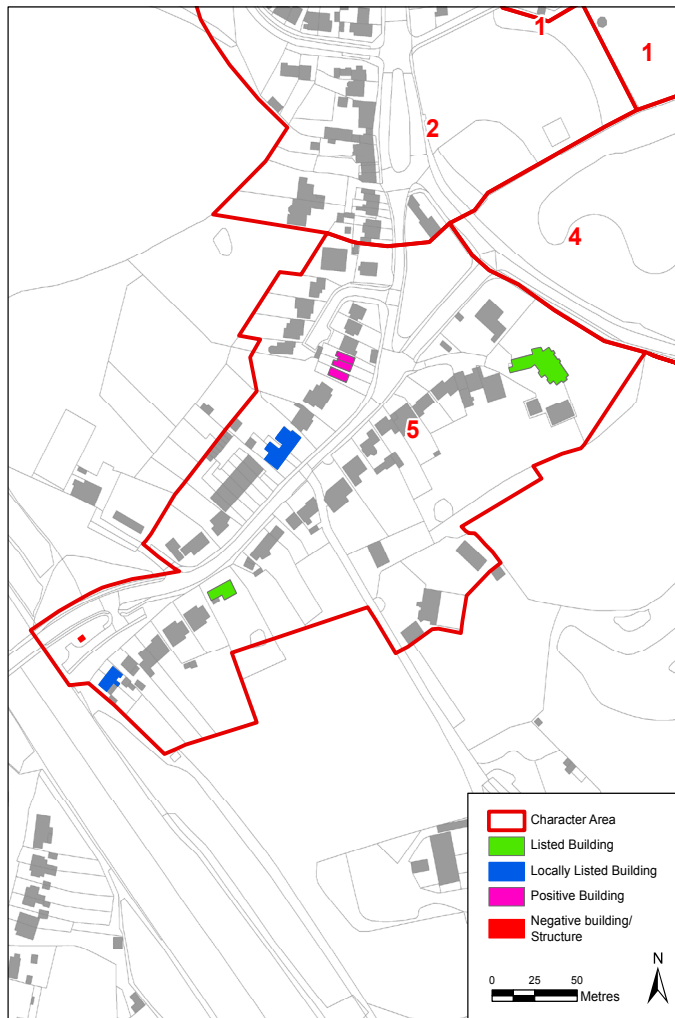
Figure 48 Cedar tree from Greyhound Lane

The open land between Greyhound Lane and St Albans Road is the largest area of green space within the Conservation Area. It is filtered in views from the highway by established planting along its edge, however, it makes a positive contribution to the area by permitting an understanding of the village of South Mimms as a rural settlement set within a wider undeveloped, formerly agrarian landscape. The land is crossed with informal footpaths and is grazed by horses.

The land is to the south of St Giles Church's historic Glebe land, now marked by southern edge of the playing fields at St Giles School at the northern edge of the Character Area (Figure 49).



Figure 49 Undeveloped land between St Albans Road and Greyhound Lane



Character Area 5: Blanche Lane West

Character Area 5 is located at the south-western side of the Conservation Area and takes in the short stretch of New Road, the south-western end of Blanche Lane up to the M25 motorway and buildings on the southern side of Greyhound Lane. Development in the northern part of this Character Area is a continuation of the historic village core although a higher concentration of development in the twentieth and twenty-first centuries give this area a slightly different character (Figure 50).

Layout

The roads of Blanche Lane and Greyhound Lane are historic routes through the village, with New Road connecting the two. The route of New Road was altered slightly in the early twentieth century following the demolition of The Greyhound Inn and moved further north; it formerly passed by the northern elevation of Cedar House to the rear of Georgian House (prior to its construction). Other than a late twentieth century cul-de-sac development on Hamilton Close, the houses within this Character Area front the historic roads and are relatively dense in layout with few gaps between buildings. Georgian House and Cedar House, both fronting Greyhound Lane, are large, detached houses occupying spacious plots in contrast to the closer grained development throughout the Character Area. On the now undeveloped piece of land along New Road, between Greyhound Lane and Blanche Lane, was located the Greyhound Inn (formerly the Dog and Badger) which was demolished in 1918.

Building Materials and Boundary Treatments

As found throughout the Conservation Area, brick is the prevailing building material within this Character Area. Nineteenth century cottages along Blanche Lane are constructed in yellow stock brick or soft red brick, and the intervening twentieth and twenty-first century houses utilise a palette of yellow and red brick in varying colours and finishes. There are also some white rendered houses, predominately those dating from the twentieth century or later with the exception of the seventeenth century house of Mymysmead which has a red brick ground floor with rendered timber frame above (Figure 51).

Slate and clay plain tiles are the most historic roofing materials, but concrete tiles are also prevalent on later buildings or traditional buildings that have been re-roofed.

Brick walls, timber fencing (including picket fencing) and hedges are common treatments for front boundaries and, on the most part are low in height, contributing to the character of the village. Some front boundaries have been curtailed to create off-street parking and some examples of railings appear uncharacteristically suburban within the streetscene. The rear boundaries of the modern houses on Hamilton Close run along Blanche Lane and are marked by a tall, close boarded, timber fence, as is the side boundary of Georgian House on New Road. A small length of nineteenth century red brick walling and a single gate pier survives on the western side of Blanche Lane to the rear of 3 Hamilton Close; it may be associated with a former nineteenth century beer house on the site. The front boundary of Cedar House along Greyhound Lane is a long stretch of red brick wall with mature yew hedging behind (Figure 52).



Figure 51 6-14 Blanche Lane



Figure 52 Red brick wall and yew hedge of Cedar House



Figure 53 Mymsmead



Figure 54 31 and 33 Blanche Lane

Listed Buildings and Locally Listed Buildings

There are two nationally listed buildings within this Character Area; Cedar House (list entry no: 1174600) and Mymsmead (list entry no: 1103555).

Mymsmead is located on the southern side of Blanche Lane away from the village core. It dates from the early seventeenth century and was constructed as a lobby entry house. By the late eighteenth century it had been converted into two cottages and by the early nineteenth century it had become four cottages, but has now been returned to a single dwelling. It is of brick and timber frame construction with a rendered first floor under a clay plain tile roof. Differing casement window designs and scars in the brickwork and render to the front elevation indicate previous adaptations and the conversion of the house to multiple units. It is set further back into the plot than surrounding modern buildings, but views of the front elevation are permitted over the front boundary hedge (Figure 53).

Cedar House is located on Greyhound Lane but stands within a substantial plot set back from the road. Its northern elevation once fronted New Road before it was rerouted further north in the early twentieth century. The house dates to the mid-late eighteenth century with alterations and extensions throughout the nineteenth and twentieth centuries.

The original three-bay eighteenth century yellow brick frontage is orientated north-east towards Greyhound Lane and is characterised by a central doorway flanked by canted bay windows with two Venetian windows above. To the rear (west) of the house is a heavily altered nineteenth century building now forming an annex. Cedar House is accessed from a driveway off New Road to the west of the house; Cedar Lodge, further south on Greyhound Lane, marks the former access to the house. There are also two groups of locally listed buildings within the Character Area. A row of five red brick cottages at 6-14 Blanche Lane date from the late nineteenth century; 12 and 14 were constructed in c.1875 with the remaining three cottages added in c.1890. The cottage on the southern end is a recent addition or rebuild of an earlier cottage. The row stands next to a modern terrace where the nineteenth century National School once stood. The terrace is a good example of late nineteenth century workers cottages in the village.

31 and 33 Blanche Lane are a locally listed semi-detached pair of houses located at the western extent of the Conservation Area before Blanche Lane passes over the M25 motorway. The pair were built in c.1830 as two farm workers cottages and are one of the few remaining older properties in this part of the village. They are constructed in red brick, now rendered, under a hipped slate roof (Figure 54). A formerly locally listed building at 22 Blanche Lane was demolished in c.2012 and replaced with a new house.

Contribution by Other Buildings

Two other buildings within the Character Area are considered to make a positive contribution to the significance of the Conservation Area. The two houses at 26-30 Blanche Lane form a group and are good examples of nineteenth century housing within the village. 26 is of red brick construction, reroofed in modern tiles, and 28-30 are a pair of yellow stock brick cottages under a hipped slate roof now forming one house. Their materials and detailing are indicative of their age and the development of South Mimms during this period. Despite some unsympathetic alterations, predominantly the replacement of timber windows and doors with uPVC alternatives, they still make a positive contribution to the area (Figure 55).

The buildings forming the late twentieth century development of Hamilton Close and the late twentieth century detached houses on the southern side of Blanche Lane, west of the junction with New Road, are considered to be neutral in their contribution to the character and appearance of the Conservation Area. They are not intrusive to the streetscene and are appropriate in scale, however, they do not make a positive contribution do the area's special architectural or historic interest.

Landscaping and Open Spaces

Private front gardens, trees and planting along boundaries all make a positive contribution to the area. Mature trees and hedges are attractive features within the streetscene and enhance the rural characteristics of the village. Wide grass verges at the western end of Blanche Lane, before it crosses the M25 motorway, contribute to an appreciation of the gateway into the village from a historically rural landscape. However, the presence of the motorway, close boarded fences, metal barriers and a large, metal utilities cabinet are detracting features (Figure 56).

Negative Elements

The large utilities cabinet on the area of open grassed land to the southern side of Blanche Lane is considered to be a structure which makes a negative contribution to the Conservation Area, particularly due to the cumulative impact with the smaller cabinet. It is poorly located on a patch of open land and its scale and utilitarian design detracts from the prevailing traditional character of the Conservation Area and its verdant appearance.



Figure 55 26-30 Blanche Lane



Figure 56 Western end of Blanche Lane

3.4 Public Realm and Open Spaces

There are several areas of open space within the Conservation Area, but the key areas of public open space are those around the South Mimms War Memorial (Character Area 1: Church of St Giles) and the Village Green and recreational ground both on Blanche Lane (Character Area 2: The Village Core). These areas are well maintained and are attractive areas of open green space. They also contain community facilities including a playground, football nets and benches.

Grass verges along the roads throughout the Conservation Area also contribute positively to the public realm and the rural character of the village (Figure 57).

Granite kerbs around the Green and in other locations within the Conservation Area are an understated but attractive feature within the streetscape and low timber posts around the War Memorial and Village Green prevent damage by parked cars.

Post and rail fences along Blanche Lane by the entrance to the churchyard are unassuming additions to the streetscene, whereas standard metal pedestrian railings and plastic bollards further down Blanche Lane by the former vicarage stables detract from the streetscene.

Lampposts are painted green within the village core helping to blend them into the verdant roads of the Conservation Area. The grade II listed K6 telephone kiosk and a pole-mounted post box contribute to the village streetscene. Signage is largely unobtrusive within the Conservation Area, however, the cluster of road signs on the southern end of the Green is a detracting feature (Figure 58 and Figure 59).



Figure 57 Playground off Blanche Lane



Figure 58 Post box and green painted lamppost



Figure 59 Signage at southern end of Village Green

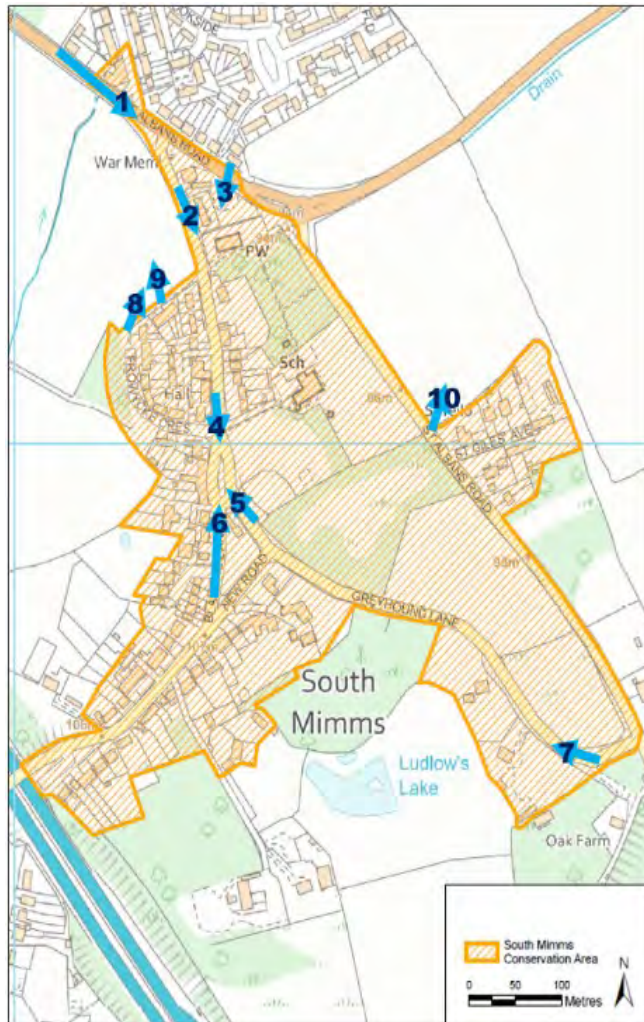


Figure 60 Key viewpoints within South Mimms Conservation Area

3.5 Views

Key views are identified on Figure 60. The views included are a selection of key views; this list is not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It is also notable how these views alter in character between winter and summer months which must be taken into account.

From the north of the Conservation Area travelling south along St Albans Road there are key views of the tower of St Giles Church and the tall chimneys of Brewers' Almshouses over the agrarian, undeveloped landscape (Viewpoint 1).

These views contribute to an appreciation of the village within a historic rural landscape and afford long views of the deliberately prominent church tower. Viewpoint 3 permits a view of the northern aisle and tower of the church from the 1820s bypass road, St Albans Road. Views south from within the Conservation Area towards the village core are also important in understanding the linear development of South Mimms village (Viewpoints 2 and 4) (Figure 61).



Figure 61 Viewpoint 3

Long views looking north along Blanche Lane, and from the northern end of Greyhound Lane, take in the historic core of the village, with the small Green at its centre, with the church tower in the background. These views allow an appreciation of the development of the historic core and the relationship of the key buildings and open spaces within the Conservation Area (Viewpoints 5 and 6) (Figure 62 and Figure 63).

Viewpoint 7 from Greyhound Lane permits a view along the historic route into the village from the south providing an understanding of the undeveloped, rural landscape setting of South Mimms and permitting a view of the principal elevation of Ingham Lodge (Figure 64).

Viewpoints 8, 9 and 10 from the edge of the Conservation Area boundary looking outwards enhance the understanding and appreciation of the historic, open, agrarian landscape setting of South Mimms. These views overlook the open, undeveloped landscape surrounding the Conservation Area to the north, east and west. However, distant views of the M25 motorway to the north-west are intrusive to Viewpoint 9 (Figure 65, 66, 67).



Figure 62 Viewpoint 5



Figure 63 Viewpoint 6



Figure 64 : Viewpoint 7



Figure 65 Viewpoint 8



Figure 66 Viewpoint 9



Figure 67 Viewpoint 10

3.6 Beyond the Conservation Area Boundary

Setting is described in the glossary of the National Planning Policy Framework as:

“the surroundings in which a heritage asset is experienced... Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

In paragraph 013 of the Planning Practice Guidance, it is stated that all heritage assets have a setting. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as sensory experiences and our understanding of the historic relationship between places. For example, sites that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

This section discusses attributes of setting to the South Mimms Conservation Area, and how setting contributes to the significance of the Conservation Area as a heritage asset.

Surrounding Landscape

The Conservation Area draws significance from the surrounding, undeveloped, rural landscape. The Conservation Area's setting within an undeveloped and historically agrarian landscape permits an appreciation and understanding of the historic development of South Mimms village as a relatively isolated rural settlement. As demonstrated by some of the key Viewpoints (particularly Viewpoints 1, 8, 9 and 10), there are also strong visual links between the Conservation Area and the heritage assets within it and the surrounding landscape. The rural, undeveloped landscape surrounding South Mimms is a fundamental aspect of the Conservation Area's setting. The experience of travelling south along St Albans Road and west along Cecil Road (B556) through an undeveloped landscape towards South Mimms permits an understanding of the historic setting of the village and contributes to its character as a verdant country village, despite the encroachment of the nearby motorways.

Proposals for new development outside the Conservation Area boundary should fully assess and understand the contribution the surrounding landscape makes to the significance of the Conservation Area and the ability to appreciate that significance.



Figure 68 View north from the edge of Frowycke Crescent

The removal of the rural landscape around the Conservation Area could be harmful to its significance and opportunities to sensitively and sympathetically extend the village core or develop within the village envelope should be considered (Figure 68).

The landscape to the north of the Conservation Area, and the landscape to the east and west between the village and the motorways, is particularly important to the setting of the Conservation Area with the topography affording long views over the rural landscape. In views back towards the Conservation Area over the open landscape, particularly from the north looking south and from the east looking west, the church tower is a landmark feature and a waymarker denoting the location of the historic village and the presence of the church. Views from the landscape beyond the Conservation Area boundary contribute both to the significance of the Conservation Area and the church itself.

Physical Surroundings and Association with other Heritage Assets

To the north of the Conservation Area, Blackhorse Lane is also part of the historic development of the village of South Mimms. Housing development in the 1930s along St Albans Road and the southern end of Blackhorse Lane with 1960s and '70s development behind has detracted from its historic value, but some historic buildings surviving along Blackhorse Lane contribute to the setting of the Conservation Area despite the intervening modern development. The Blackhorse Public House is grade II listed (list entry no: 1295796) and forms part of a wider group of coaching inns and public houses along the original route through South Mimms prior to the construction of St Albans Road in the 1820s. It is early eighteenth century in date. To the north of the Blackhorse Public House is Town Farmhouse, a locally listed building dating to c.1870. It is of red brick construction and retains many of its original features and outbuildings. Known as Town Farm since at least the 1920s, its position on the outskirts of the village contributes to an understanding of the historic agricultural land use surrounding the Conservation Area. Further south on Blackhorse Lane is the Old Police Station now heavily altered and converted to a house. It is also locally listed due to its local historic interest and its prominence within the streetscene, despite alterations. It was built in 1847 as the local branch of the Metropolitan Police (Figure 69).



Figure 69 Town Farmhouse and the Black Horse Public House, Blackhorse Lane



Figure 70 Road signage as St Albans Road passes over A1(M)

Approximately one mile to the north-west of the South Mimms Conservation Area are the remains of the South Mimms motte and bailey castle. It is a Scheduled Monument (list entry no: 1009433) and includes a 35 metre diameter, 9 metre tall motte with a kidney-shaped bailey surrounded by a bank and ditch. The castle is thought to have been built by Geoffrey de Mandeville in c.1141 and was probably destroyed in 1143. Pottery from the thirteenth and fourteenth centuries suggests that occupation of the site continued after the destruction of the castle.

Under a mile to the south west of South Mimms village is the small village of Ridge. Ridge is within a separate parish to South Mimms but the two churches, St Giles' in South Mimms and St Margaret's in Ridge, are now jointly administered. Ridge Parish dates back to the late thirteenth century and up until 1870 remained associated with St Albans before becoming part of Hertfordshire. The Church of St Margaret's dates to the early fifteenth century but incorporates some fourteenth century fabric and is likely to be the earliest building in the village; it is Grade II* listed (list entry no: 1103539). The historic core of the village comprises the Ridge Conservation Area and there is a cluster of Grade II listed buildings dating largely from the seventeenth through to the nineteenth centuries around the junction of Crossoaks Lane and Deeves Hall Lane.

Negative Elements

Modern utilities within the wider landscape surrounding the South Mimms Conservation Area has been intrusive to its setting. South Mimms Conservation Area is located to the north of the junction of the M25 with the A1(M) (Bignall's Corner) with the M25 passing to the west of the village and the A1(M) to the east. The M25 motorway is particularly noticeable in views looking north-west from the northern end of Blanche Lane and along St Albans Road, as well as at the south-western edge of the Conservation Area where a Blanche Lane crosses over the motorway (Figure 70).

4. Opportunities for Enhancement

The key issues impacting the character and appearance of the Conservation Area have been identified and are summarised below in brief. Some of these issues are having a negative effect on the Conservation Area and present opportunities to enhance the area's significance. The list is in no way exhaustive and neither are the issues identified unique to South Mimms, with many being shared with other Conservation Areas.

4.1 Car Parking

Car parking is an inevitable concern within any historic village settlement, and the same is true for areas of the South Mimms Conservation Area. With several small private car parks to serve businesses and institutions within the village, including the White Hart Public House and St Giles' Primary School, residential parking is confined to private driveways and on-street parking. On-street parking detracts from the historic character and appearance of the village but is not considered to cause undue harm to the area.

The loss of front gardens and boundary treatments to create driveways and off-street parking would be considered to cause more harm as private front gardens and sympathetic front boundary treatments contribute to the significance of the Conservation Area. Their retention is encouraged (Figure 71).

The residential garages to the rear of the Village Hall are a useful resource but are small and, whilst they are largely concealed from views along Blanche Lane, they are not in keeping with the character of the Conservation Area. There is an opportunity to improve the appearance of this site with buildings more sympathetic to the Conservation Area, and to improve the size and usability of the garages (Figure 72). The White Hart Public House car park, accessed off St Albans Road, permits views towards the north aisle of the church and the rears of the Brewers' Almshouses. The well maintained timber fence, large willow tree in the centre, hedges to the rear boundaries of the Almshouses and area of green to the north of the church are all important in ensuring this car park does not become a detracting feature within this part of the Conservation Area (Figure 73).



Figure 71 On street parking along Blanche Lane



Figure 72 Garage site to the rear of South Mimms Village Hall



Figure 73 Car park at White Hart Public House



Figure 74 Boarded up window at 93 Blanche Lane



Figure 75 Examples of plastic windows

4.2 Vacant Buildings and Sites

93 Blanche Lane is a locally listed building dating to the mid-eighteenth century. It is vacant with the ground floor windows boarded up and missing their sills. This is a building that contributes to the significance of the Conservation Area and its further deterioration could be harmful (Figure 74). The linear layout of the historic village has resulted in a tight grain of development within the northern part of the Conservation Area and few vacant sites suitable for development. The southern part of the Conservation Area, particularly along Greyhound Lane, is characterised by large, detached properties within expansive plots (Character Area 4) and this character should not be undermined by new development. Subject to high quality design and materials, and an appropriate density and layout, there is potential opportunity for infill development on the parcel of land south of the White House between New Road, Blanche Lane and Greyhound Lane. Historic maps show that there were buildings on this site, including the Greyhound Inn.

4.3 Loss of Architectural Details

While the majority of buildings within the Conservation Area have retained their key, simple, historic architectural features which give them their character, some have lost their original windows and doors in place of plastic alternatives.

They do not replicate the high quality detailing of those

they replace, resulting in a clunky and unsympathetically modern appearance at odds with the finer detailing and craftsmanship of historic timber windows (Figure 75). It is important to preserve the historic character and appearance of the village through the retention of timber windows and the replacement of unsympathetic modern windows with timber windows. Well maintained and well-fitting timber windows are thermally efficient and timber windows can also be fitted with double glazed units, where appropriate. Advice from the Council's Planning Department should be sought on replacement windows and doors.

The loss of front boundary treatments has been harmful in some locations within the Conservation Area. Front gardens and boundary treatments should be retained, or replaced with sympathetic alternatives where necessary, to preserve the streetscene. Whilst this is important throughout the Conservation Area, the uniformity of the front gardens and post and rail fencing on St Giles Avenue is particularly important to the significance of Character Area 3: St Giles Avenue.

There is an opportunity to better preserve surviving architectural details, or to reinstate more traditional details where historic ones have been lost, through the introduction of Article 4 Directions to remove certain Permitted Development Rights (outlined within the General Permitted Development Order). This would require planning applications to be submitted for certain works.

4.4 Unsympathetic Additions

There are several examples within the Conservation Area of satellite dishes installed on front elevations. On terraces in particular satellite dishes can clutter elevations. They are modern additions which detract from the traditional character of historic buildings and should be located on the sides or rears of buildings (Figure 76).

Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the conservation area is defined by the historic palette of materials used, and this piecemeal loss of fabric can cumulatively have a significant impact on the area's character and appearance. As noted above (4.3), Article 4 Directions may be a suitable additional control to prevent loss of character through inappropriate change.

4.5 Inappropriate Modern Development

Inappropriate modern development within the Conservation Area is limited. Most buildings dating to the late twentieth century are neutral contributors to the Conservation Area in that they neither harm nor enhance the significance of the area. However, there are examples of inappropriate modern development outside the Conservation Area which is intrusive to the setting of the Conservation Area and detracts from its significance.

The South Mimms Hand Car Wash on St Albans Road is intrusive to the setting of the Conservation Area and the nearby listed buildings because of the amount and scale of modern, bright signage, some of which has fallen into disrepair. There is an opportunity to rationalise and repair the signage on this site or seek a more sensitive use of the site involving its redevelopment (Figure 77). The clearance of a site on the eastern side of St Albans Road and the erection of the erection of a storage yard with tall metal railings has had a detrimental impact on the rural surroundings of the Conservation Area and is intrusive to its setting. The replacement of hedgerow and replanting of felled trees along the roadside boundary would lessen its impact (Figure 78).



Figure 76 Satellite dishes



Figure 77 South Mimms Hand Car Wash



Figure 78 Metal railings on St Albans Road



Figure 79 Damaged bench on Blanche Lane



Figure 80 Plastic bollard on Blanche Lane

4.6 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the Conservation Area. The buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows and roofs, use of a characteristic colour palette, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions, particularly within the modern development.

4.7 Public Realm

Street Furniture (including lampposts, benches, signage, bins, bollards)

The Conservation Area contains several areas of public realm, which include street furniture such as benches and fences. Some benches are in need of maintenance or replacement, particularly those on Blanche Lane

overlooking the Village Green, and the area could be enhanced through a consistent approach to their design (Figure 79).

Ensuring a consistent approach to the design of lampposts, bollards and pedestrian railings should also be considered. There are differing examples of street furniture along Blanche Lane including plastic bollards, standard metal pedestrian railings and post and rail fencing.

It would be beneficial for any bollards within the Conservation Area to be black metal in a traditional style. Low timber posts to the edges of the green open spaces within the area are appropriate and consideration should be given to their maintenance (Figure 80).

Road signage is largely unobtrusive within the Conservation Area, however, the cluster of road signs on the southern end of the Green on Blanche Lane is a detracting feature and could be rationalised to enhance the appearance of the Green.

There is a concentration of street furniture and structures at the south-western end of Blanche Lane including signage, metal barriers, fencing and utilities cabinets. Most of this is due to safety concerns arising from the M25 which passes below Blanche Lane at this point, however, there is perhaps an opportunity to consolidate the two cabinets into one or to adopt a more consistent design.



Hard Landscaping

There are some areas of inconsistency in the approach to hard surfacing where driveways, private roads and sections of pavement are in varying states of repair and of varied material. These areas may be enhanced through a consistent approach to material and maintenance of hard surfacing.

Open Spaces

The open and green spaces across the Conservation Area make a positive contribution and are integral to its character in many instances. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. There are opportunities to enhance the verdant appearance of the Conservation Area at the southern end of Greyhound Lane where close boarded fences line the western side of the street. Cedar trees here are positive landmark features, but the roadside boundary could be softened by additional planting.

4.8 Access and Integration

South Mimms is a relatively compact village bounded by the M25 and A1(M) motorways. It is easily accessible but lacks interpretation and signage in relation to its historic interest or Conservation Area status.

Bypassing the village along St Albans Road has helped to preserve the historic character and appearance of the village yet improving awareness of the history and architecture of South Mimms could be beneficial. Consideration should be given to the potential benefits of appropriately located and well-designed interpretation boards by the recreational ground off Blanche Lane and at the top of Blanche Lane by the War Memorial.

A heritage trail through the village and linking into the wider parish could improve access to and awareness of South Mimms. Consideration should be given to opportunities for creating an electronic self-guided trail.

The publication of guidance to inform building owners and residents within South Mimms of the Conservation Area status and the effects of the designation should be considered.

5. Management Proposals

There are a wide range of issues facing the South Mimms Conservation Area, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

5.1 Positive Management

The first set of proposals relate to Positive Management and focus on good practice and improved ways of working within the Local Planning Authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

Local Heritage List

Hertsmere Borough benefits from a thorough and detailed List of Locally Important Buildings in Hertsmere. Fifteen individual or groups of buildings within the Conservation Area are identified on the local list but the list should be updated to reflect the demolition of 22 Blanche Lane.

Ingham Lodge, Greyhound Lane of local architectural interest as a good example of a large, detached Edwardian house and could be considered for inclusion on the Council's List of Locally Important buildings.

Article 4 Directions

Article 4 Directions are additional planning controls which can be introduced by a Local Planning Authority to revoke certain Permitted Development Rights. Permitted Development Rights allow building owners to carry out certain works to their properties without the need for planning permission and are set out within the General Permitted Development Order.

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials.

St Giles Avenue is a unique, relatively unaltered survival of early twentieth century houses within the Conservation Area. They are designated as locally listed buildings and contribute both to the special architectural and historic interest of the Conservation Area. Unsympathetic piecemeal changes made to these houses under Permitted Development Rights could undermine their architectural interest. An Article 4 Direction removing Permitted Development Rights for alterations to their front elevations, windows, doors, front boundary treatments and front gardens could help to preserve the character and appearance of this part of the Conservation Area.

Unsympathetic alterations and additions to buildings throughout the Conservation Area is an issue which detracts from its character and appearance. A blanket Article 4 Direction covering the entire Conservation Area could remove Permitted Development Rights for replacement windows and doors and alterations to front boundary treatments. This would provide some control over the quality and design of alterations to dwellings, better preserving and, where possible, enhancing the area.

Enforcement

Where the necessary permission is not sought for alterations which are not contained within the General Permitted Development Order, the Local Planning Authority should consider its enforcement powers. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm. This can include elements such as responding to existing character to preserve local distinctiveness, ensuring appropriate wayfinding, and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Conservation Area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making.

This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed any impact upon views and setting should not be validated. This is particularly important for the development of any sites allocated for development as part of the Local Plan process as the change to the setting of the Conservation Area should be fully assessed, understood and, where necessary, mitigated.

Tree Management

Trees that are either located in a Conservation Area, covered by a Tree Preservation Order or planning condition have a degree of protection.

Where a tree is protected consent must be given by the Council in writing before you do any works to it including cutting down, uprooting, topping, lopping, severing roots, wilful damage or destruction. The Council must be notified of any intended works to trees through the submission of a Notification of Proposed Works to Trees in a Conservation Area.

Where trees contribute to local amenity and the character or appearance of the Conservation Area their retention and appropriate management will be encouraged. If felling is necessary due to the condition of the tree (dead,

dying or dangerous) then an appropriate replacement tree should be planted.

As part of the review of the Conservation Area it may be beneficial for the Council to undertake a review of the trees in the area, including those already protected by Tree Preservation Orders (TPOs), to ensure that the due consideration is given to the protection of the natural environment, habitats and the verdant character of the Conservation Area. A tree survey and review could be undertaken and incorporated prior to the final adoption of this document.

New Development

To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

Historic England and CABI guidelines state that:

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;

- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Hertsmere Borough Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process and Local Plan Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to a CABE Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. Hertsmere Borough Council must not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built

environment. Officers must, where possible, seek schemes which enhance the built environment.

Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure there is no future inappropriate development.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of South Mimms's built heritage.

5.2 Positive Management: Longer Term

These proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018).

The Conservation Area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

Character Appraisal and Management Plan

The Conservation Area Character Appraisal should be reviewed regularly to monitor change and inform amendments and additions to the Management Plan.

Public Realm and Highways

The Highways Department should be engaged to conduct an assessment of existing signage within the conservation area with the view to 'de-clutter' the historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

Collaboration between the Highways Department and Local Planning Authority should ensure the maintenance and replacement programme for street furniture (including lampposts) and hard surfacing reflects the character and local distinctiveness of the Conservation Area.

Improved Understanding and Awareness

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of South Mimms as a historic settlement. There is potential for this project to be funded through the Community Infrastructure Levy (CIL).

Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

National Lottery Heritage Fund

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Hertsmere Borough Council should consult their appointed Heritage Specialist.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon South Mimms. These agreements could be used to fund site specific improvements which could enhance the Conservation Area through good quality design of buildings and open spaces.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6. Appendices

6.1 Listed Buildings

List Entry No.	Name	Grade
1346931	The White Hart Public House	II
1103556	Brewers' Almshouses	II
1295782	Wall to Front of St Giles Churchyard and Brewers' Almshouses (Numbers 99-100)	II
1174342	Church of St Giles	I
1346903	Monument to Sir John Austen Member of Parliament About 10 Metres South West of Church of St Giles	II
1263445	The Cavendish Bentwick Mausoleum	II
1174415	62 And 64, Blanche Lane	II
1346904	60, Blanche Lane	II
1103520	Telephone Kiosk Adjacent to Village Green	II
1346905	White House	II
1174600	Cedar House	II
1103555	Mymysmead	II

6.2 List of Locally Important Buildings in Hertsmere

Local List No.	Name
308	6, 8, 10, 12 & 14 Blanche Lane, South Mimms
309	22 Blanche Lane, South Mimms
310	31 & 33 Blanche Lane, South Mimms
311	52, 54, 56 & 58 Blanche Lane, South Mimms
312	St Giles' Parish Room, Blanche Lane, South Mimms
313	91 & 93 Blanche Lane, South Mimms
314/01	Garden Wall and Gate Piers at The Vicarage, Blanche Lane, South Mimms
314/02	Outbuildings at The Vicarage, Blanche Lane, South Mimms
315	War Memorial, Blanche Lane, South Mimms
318	2 & 4 St Giles' Avenue, South Mimms
319	6 & 8 St Giles' Avenue, South Mimms
320	1, 3, 5 & 7 St Giles' Avenue, South Mimms
321	St Telio & St Aidans, St Albans Road, South Mimms
322	Blunwood & Burwood, St Albans Road, South Mimms
323	Hazeldene & Hazelmere, St Albans Road, South Mimms
324	Arlingham House, St Albans Road, South Mimms

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Pub History and Pub Wiki, 'Red Lion, South Mimms, Barnet' <https://pubwiki.co.uk/Middlesex/SouthMimms/RedLion.shtml> [accessed 6 January 2020]

SMPC, 'About South Mimms Parish Council', <http://www.southmimms-pc.org.uk/overview/> [accessed 3 January 2020]

St Giles and St Margaret's, 'St Margaret's: A brief history', <http://stgiles-stmargarets.co.uk/history/st-margarets-history> [accessed 19 March 2020]

Images

James Bentley Archive:

HF 136 - War Memorial & Watling Street, South Mimms, Hertfordshire

HF 197 - Blanche Lane, South Mimms, Hertfordshire

HF 199 - The Village Green, South Mimms, Hertfordshire

MI 163 - The Village Green, South Mimms, Middlesex

MI 405 - Ridge Hill, South Mymms Mimms, Middlesex, London c1913

MI 585 - Unveiling South Mimms War Memorial, Middlesex

First Edition OS Map, Hertfordshire Archives and Local Studies

6.4 Legislation, Policy and Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	
National Guidance	Historic England (2018) Conservation Area Appraisal, Designation and Management (Advice Note 1)	
Local Policy	Hertsmere Local Plan (2012-2027)	Local Plan Core Strategy Objective 6. Policy CS14: Protection or enhancement of heritage assets.

6.5 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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