

The Royds Estate, Potters Bar Conservation Area Appraisal

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Cover photograph: - Edward James

PART 1: CONSERVATION AREA CHARACTER APPRAISAL

INTRODUCTION

Background

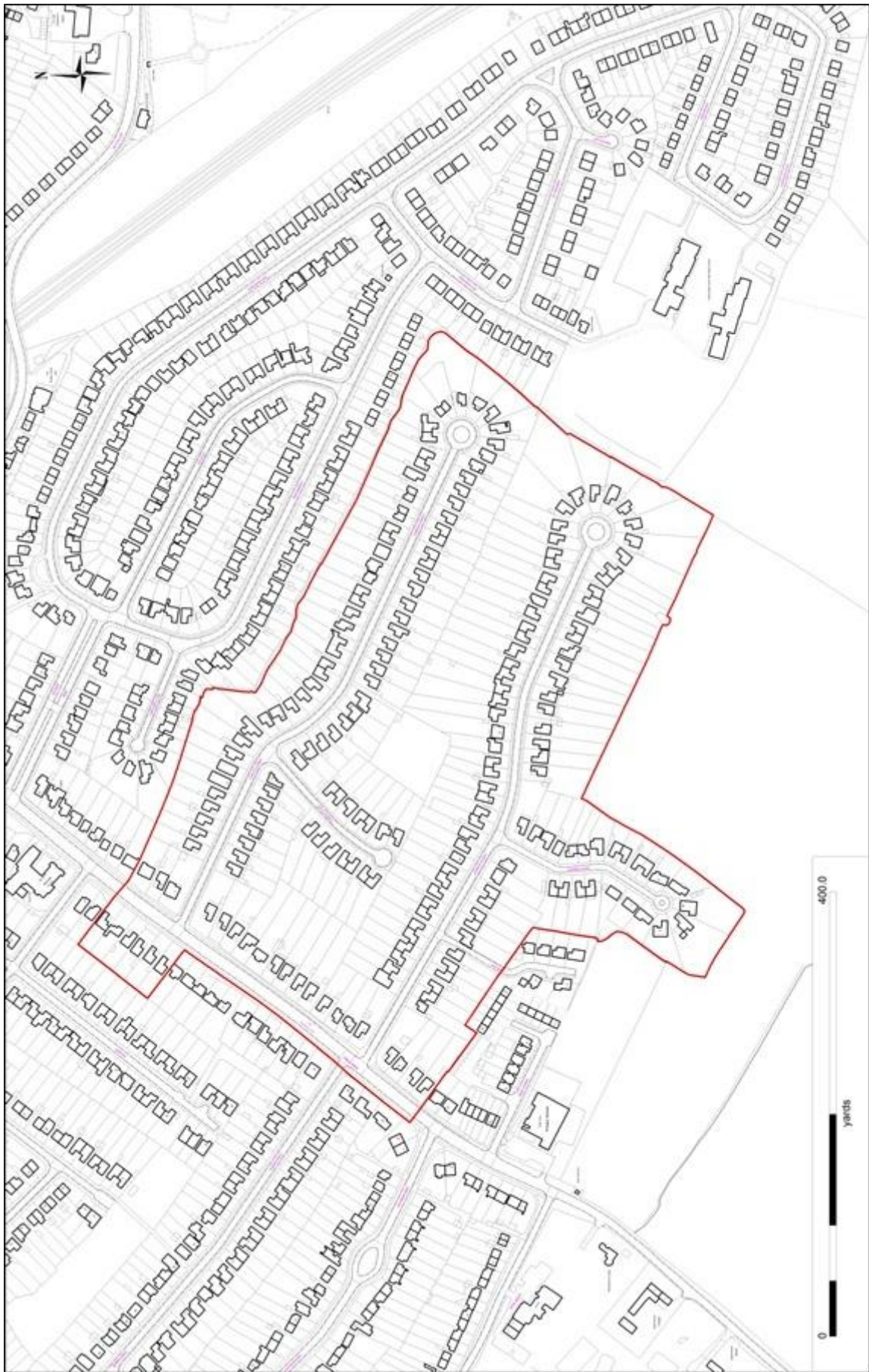
- 1.0 The appraisal of The Royds Estate Conservation Area was carried out by BEAMS Ltd, the trading company of the Hertfordshire Buildings Preservation Trust, in conjunction with Hertsmere Borough Council between September and October 2012 to July 2013.
- 1.1 The Royds Estate Conservation Area was designated in June 2000, and it covers all of the houses in Oakroyd and Elmroyd Avenue and Close, and Nos 48-86 and 53-63 on Baker Street in Potters Bar (See Map 1)

Objectives

- 1.2 The main objectives of the conservation area appraisal are:
 - To define the special interest of The Royds Conservation Area by analysing its historical development, uses, landscape setting, views and spaces, and also through the assessment of the architectural and historic qualities of its buildings.
 - To identify neutral areas, negative features, inappropriate alterations, and the pressures on and capacity for change within the Area.
 - To review the existing conservation area status and make recommendations for change as appropriate.

Survey

- 1.3 A full photographic survey of The Royds Estate Conservation Area was undertaken in line with recommendations by English Heritage, in order to “to act as a visual notebook, including general views and, where appropriate, individual buildings, architectural details, inscriptions and other features of interest”. This will also form part of the project archive for use and reference by Hertsmere Borough Council. The omission of any particular feature or building in this report does not imply that it lacks significance or value.



Map 1 – Map of the ‘Royds Estate’ Conservation Area (Courtesy of Hertsmere Borough Council)

PLANNING AND POLICY FRAMEWORK

- 2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. Each local planning authority is responsible for the designation of such conservation areas under the Act. Section 71 of the same Act requires local planning authorities to ‘*...formulate and publish proposals for the preservation and enhancement...*’ of these conservation areas.
- 2.2 The “National Planning Policy Framework” (NPPF) makes reference to Conservation Areas.
- Paragraph 127: “*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest*”.
 - Paragraph 137: “*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably*”.
 - Paragraph 138: “*Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole*”.
 - *Annexe 2 includes Conservation Areas in its list of articles which are to be considered ‘Designated Heritage Assets’ (page 51).*
- 2.3 Hertsmere Local Plan was adopted in 2003 and provides a framework for development in the Borough. The Local Plan contains policies relating to a number of important issues including the Green Belt, Housing, Employment and Transport. Hertsmere Planning and Design Guide SPD was adopted by the Council in 2006, some parts have been reviewed since, and forms part of the development plan for the Borough. The new Local Plan includes the Core Strategy Development Plan Document (DPD); this and other DPDs will eventually replace the Local Plan 2003. Of particular note within the Core Strategy is policy CS14 which reiterates the protection and enhancement of historic assets.
- 2.4 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Hertsmere Borough Council shall, from time to time, conduct a detailed analysis of its Conservation Areas.
- 2.5 This appraisal utilises English Heritage guidance on the undertaking of Conservation Area Appraisals (2010, 2011).

DEFINITION OF SPECIAL INTEREST

- 3.1 The special interest of the Royds Estate Conservation Area is centred on the distinctive character provided by the inter-war style housing originally constructed by the builder E. Hicks on the estate and in the immediate vicinity, the low density style, and neatly proportioned layout of the estate and the design features which remain unchanged from this period.

ASSESSING SPECIAL INTEREST

LOCATION AND SETTING

- 4.1 The Royds Estate Conservation Area is located in Potters Bar, to the south-west of the East Coast Main Line railway and the B556 (Mutton Lane) road. It encompasses the roads Elmroyd Avenue, Oakroyd Avenue and two side roads leading off south-west from these; Elmroyd and Oakroad Close respectively.
- 4.2 Potters Bar itself lies to the north-east of Borehamwood, just north of Junction 24 of the M25 and east of the A1 (M). South Mimms village lies approximately 3 miles to the west and Northaw village approximately 3 miles to the east. It is approximately 14 miles north of central London.



Map 2 - Map of Hertsmere Borough (courtesy of Hertsmere Borough Council)

Boundaries

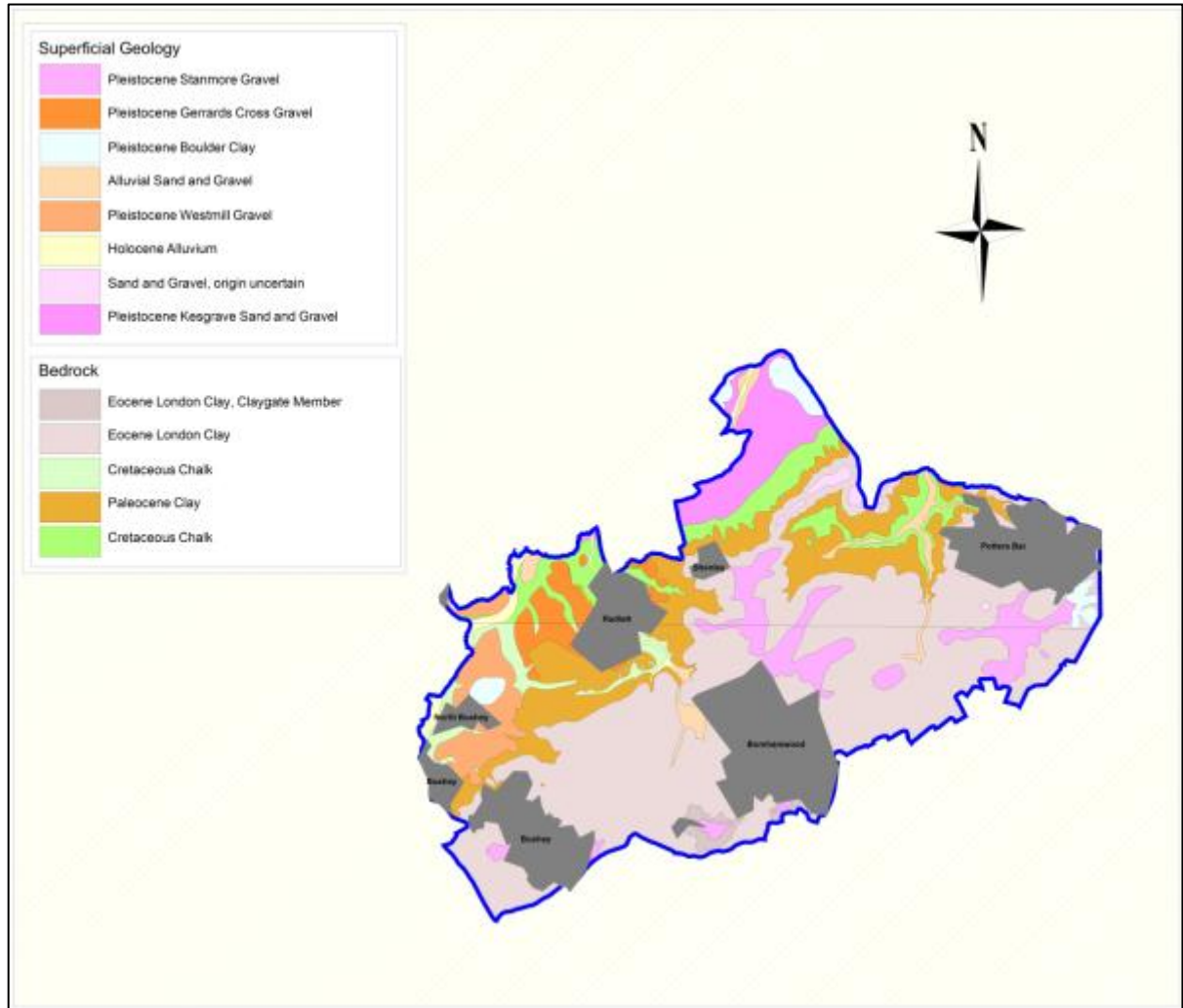
- 4.3 The boundary of The Royds Conservation Area, as shown on Map 1 encompass the two principal roads of Oakroyd and Elmroyd Avenue, plus the two side streets of Oakroyd and Elmroyd Closes.

Topography

- 4.4 The Conservation Area sits at the north end of an area known as the Arkley Plain, which is located between Borehamwood, Barnet and Potters Bar. This is a broad, undulating plain which slopes up towards Potters Bar, reaching a height of 125m above sea level where it reaches Potters Bar and the Conservation Area.
- 4.5 The land use within the Conservation Area is almost universally residential, with the exception of a small rectilinear space between Oakroyd Avenue and Elmroyd Avenue, which was originally conceived as an allotment area. It is still indicated as such on OS maps, but is currently over grown and disused.

Geology

- 4.6 The geology of the area comprises Tertiary clay (London Clay), covered by slowly permeable and seasonally waterlogged soils with some brown subsoils (Windsor Series). Finer loams and silts are present in some areas over the clays, as are alluvial sands and gravels in river valley areas. Beneath the clay is a thick layer of Cretaceous epoch chalk deposit.



Map 3 - The underlying natural geology of the Borough of Hertsmere

Archaeology

- 4.7 There have been no archaeological finds recorded within The Royds Estate Conservation Area itself, although due to its small size this is unsurprising.
- 4.8 The wider Potters Bar area has extensive archaeological deposits, including worked flint dating from the Mesolithic period to deposits from the 20th Century. Most significant is arguably the archaeological remains of a 1st-2nd Century Roman tile kiln and associated depositions at Parkfield, indicating their settlement there, and linked by some to the etymology of 'Potters Bar'.
- 4.9 Other significant archaeological features in the local landscape include the remains of a Roman road leading from London to Hatfield and Stevenage; Grims Dyke which is Medieval linear earthwork historically forming the southern border between South Mimms Parish and the London Borough of Barnet. There are also extensive Second World War archaeological features such as Pill Boxes, including a Second World War anti-tank block located just outside the Conservation Area boundary.

THE HISTORICAL DEVELOPMENT OF THE AREA

Potters Bar

- 5.1 The origins of the Potters Bar settlement itself stem from the creation of Enfield Chase, a Royal deer breeding and hunting ground first enclosed in approximately 1140 by King Henry II. This area extended approximately 12 miles north of the City of London, and historically was extensively forested – far removed from its appearance today. The enclosure of this area of land and the exclusion of transport routes leading through it led to roads closely following its boundary, and it was at the intersection of two of these – the road from Southgate and the road to the west of the Chase – that a small settlement was established and was to become Potters Bar.
- 5.2 The etymology of the name Potters Bar is uncertain. The earliest recorded reference to Potters Bar is '*Potterbare*' in 1387. 'Potters' has two potential origins; the first being a reference to the Roman potters occupying the Parkfield site, and the second being a reference to the family of Geoffrey le Pottere, a local landowner living in South Mimms parish in 1294. 'Bar' is, literally, a reference to a gate or bar, and in this case it most probably refers to 'Southgate', the nearest entrance point to Enfield Chase hunting grounds. It is not, despite popular misconception, a reference to the tollgate on the later Turnpike Road.
- 5.3 The town of Potters Bar was historically part of the parish of South Mimms, which was first recorded in 1253 as part of the Hundred of Edmonton in the historic county of Middlesex. At the time of the Domesday Book, in 1086, the Manor of Edmonton, within which South Mimms was a berewick (an outlying estate), was held by Geoffrey de Mandeville, who held many of the manors in the south of Hertfordshire and in Middlesex.
- 5.4 By 1253 the Manor was held by the Lewknor family, who were a connection to the Mandevilles, and in 1567 it had passed to Edward, Lord Windsor. It descended in the Windsor family until 1606 when it passed to Robert Cecil, Earl of Salisbury. Since that time the Manorial estate has remained in the hands of the Cecil family, whose seat is currently at Hatfield House, Hertfordshire.
- 5.5 Until the 19th Century Potters bar remained a very small settlement, consisting of small crofts and cottages. The Great North Road passed through the settlement, but Potters Bar's location between Barnet and Hatfield meant that little passing trade stopped there to begin with. In the 17th Century there were only two inns; the Swan with Two Necks built in 1658, and The Green Man built in 1672.
- 5.6 Change arrived in the form of the turnpike roads, many of which were built across the country in the 18th Century, and by 1730 Potters Bar was on the route of a much improved Great North Road. Barnet would still dominate, but Potters Bar saw considerable change nonetheless, with the most obvious development being the construction of five new inns along the main road. The only survivor of these is the Lion, on the corner of Barnet Road and Southgate Road. Another effect of the turnpikes was the arrival of the gentry from London, who were now within easy travelling distance, and began to construct Georgian mansion houses in the area.
- 5.7 Another significant development was the end, by Act of Parliament in 1777, of Enfield Chase's special status as a Royal hunting park. This had long been a feature on the eastern side of Potters Bar. The park was split up, with various sections being given to the surrounding parishes and landowners, including 1,026 acres allotted to South Mimms parish and enclosed, apparently increasing productivity in the parish from 2 shillings to 15 shillings per acre.
- 5.8 Despite this activity, Potters Bar remained a relatively small village-sized settlement. Transport out of the parish was limited; in 1637 there was a single coach twice a week. By the 19th Century, however, there were several daily coaches to destinations

including Hatfield, Wellingborough, St. Albans and Luton. Following the construction of a new turnpike road by Thomas Telford in 1828 the speed of these coaches increased to allow journey times of less than 1 hour 40 minutes between London and Potters Bar.

- 5.9 In the 19th Century, Potters Bar began to develop into the town familiar today. In 1835 Potters Bar was created as a parish in its own right, and the construction in 1850 of the Great Northern Railway's mainline (now the East Coast Main Line) and its station on Darkes Lane signalled the beginnings of change which see the town's population increase exponentially in the early part of the 20th Century.
- 5.10 The earliest sign of the development to come was probably the purchase of copyhold rights to 30 acres of land to the North by two London speculators called George Singer and Robert Vickery, who attempted to build the 'Osborne Park Estate, an early version of a 'garden city' style development of 200 building plots, all strictly controlled in terms of use and property cost. This would have encompassed Osborne Road, Heath Road and Church road, but eventually only a few cottages and shops in Church Road were built, along with a pub ambitiously called the 'Builders Arms', and one or two houses in Osborne and Heath Roads. It was, however, a sign of things to come.
- 5.11 A trickle of development continued up until the 1920s, when a burst of suburban growth increased the population and size of Potters Bar considerably. In 1911 the village's population had been 1,793. By 1931 this had increased to 3,465, and to 10,265 by 1951, with most of this happening before 1939. The village of Potters Bar had changed beyond all recognition.
- 5.12 The development in the 1920s consisted mostly of large houses with big gardens, which were followed in 1929 by Council lead development along Mutton Lane and the Cranborne Estate. In the 1930s speculative privately funded development was the driving force behind expansion, and the key area developed was around Darkes Lane and Baker Street by the builder Mr E Hicks. The Royds Conservation Area was developed in the early 1930s, and forms a significant and distinctive part of this period of construction. It was accompanied by the construction of new amenities in the town like banks, a cinema, post office, the enlargement of existing churches or the construction of new ones to house increasing congregations, and a number of public houses.
- 5.13 Following the Second World War, during which Potters Bar suffered minor damage from bombing and a German V2 Rocket, building controls were lifted and private building and large council estates were constructed, along with new office blocks in the centre of the town. Development has continued in many places, and Potters Bar is now a large town, firmly within the London commuter belt due to its connection to King's Cross main line railway station.

The 'Royds' Estate

- 5.14 It is unclear exactly what the derivation of the name ...royd is. A possible suggestion could be that it is related to the Norwegian name 'Royd' which means '*lives in the clearing in the forest*', relating nicely to the other parts of the road names.
- 5.15 The area now covered by the 'Royds' Conservation Area was built in the early 1930s as part of the inter-war expansion of the area mentioned above. It was constructed by a local builder named Hicks. He was a prolific builder and an excellent salesman, presiding over five estate developments in Potters Bar, Cuffley and Great Dunmow in Essex (where his development was also called Oakroyd Avenue, and contains much the same building style). His sales pitch included a no obligation tour of the estate, with pick up by aeroplane from "any airport", or car from any location.
- 5.16 The Oakroyd Avenue part of the estate was constructed first, in 1932, and was joined by new houses in the same style on Elmroyd Avenue and Baker Street in 1934

which, according to Hick's own brochure of the time, transformed the locality into "a super Residential Area, with first class roads and sidewalks, with grass verges and flowering trees". The houses would be "ultra modern residences", and as many as possible of the old trees were retained to add to "the charm and picturesqueness of the estate" which was planned on "the most up-to-date and modern lines".

- 5.17 There were no road or paving charges, all the properties were Freehold, registered with H.M Land Registry, and there were no Tithe Rents to be paid at the time. This all combined to make living in the Area an attractive prospect. Many of the smaller types of houses were under £1,000 to buy, although a garage was an optional extra which costs another £50, reflecting the much lower level of car ownership during this period. Interestingly, it appears that many of the houses chose to have garages constructed at the time, indicating perhaps that many of the buyers were relatively well off and prosperous. Following the post-war boom in car ownership, garages were often added to those houses that lacked them to begin with, although these are often of a less attractive nature.
- 5.18 Hicks' brochure suggests he offered his own mortgage services, with roughly 10% deposits on the total cost required, and repayment lasting 22 years 8 months. For example, a bungalow without a garage costing £770 would require a deposit of £77, with a repayment per week of 17shillings and 6d (old pence), plus water rates of 9 ½d, and Rates (the precursor of today's Council Tax) of 4s1d, bringing total weekly outgoings for a prospective purchaser of £1, 2s, 4 ½d. Despite the changes in the value of money since the 1930s, this was undoubtedly good value. The most expensive houses had an estimated weekly outgoing of only 10s 6d more than this.

SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA

- 6.1 The land the Royd's Estate is built on was originally enclosed farmland, and there is very little surviving of this particular element. There are potentially traces of this in the central open green 'allotments' space, and the slight taper of the estate's boundary is also illustrative of the original field boundaries, which run alongside a small stream on the northern and eastern edges of the Area.

Street Pattern

- 6.2 The street pattern of the Conservation Area consists of the two main Avenues, Oakroyd and Elmroyd, which run from Baker Street towards the South West. They both terminated in a roundabout feature, around which houses are constructed. There are two offshoots from the main avenues. The street pattern of the Area remains unchanged since the construction of the estate in the 1930s. There is one exception, which is the relatively new development off Oakroyd Avenue called Kingsland, which does not actually fall inside the Conservation Area boundary.
- 6.3 The slight taper of the street pattern of the estate towards the east, and the smaller 'closes' leading off the main estate areas, is a result of the original field boundaries of the land upon which it was built. An interesting historical anomaly, deriving probably from the gap in development between Oakroyd and Elmroyd Avenues, and the shape of the field on which Hicks built his houses, is that the gardens on Oakroyd Avenue are significantly larger than those on Elmroyd Avenue. Whether this causes any 'Royd Rivalry' is unclear.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Summary of townscape features

- 7.1 The Royds Estate Conservation Area is defined by its characterful architectural style, peculiar to the Potters Bar and Cuffley area in particular. The estate provides a particularly good example of the 'veranda' style house designed and built by the builder E Hicks, along with the smaller but still attractive bungalows built at the same time. Key features are the supporting columns in Tuscan style on some of the larger houses, and the tall free standing chimney stacks present on the unaltered houses. In some areas this distinctiveness and architectural cohesiveness has been negatively affected by the introduction of forward facing box dormer windows, the 'squaring' of gable ends on bungalows, and the lowering of the original charismatic brick chimney stacks.

Current activities and uses

- 7.2 The Royds Estate Conservation Area is a solely residential area, with the exception of the central space mentioned below.

Focal points, views and vistas

- 7.3 The Area lacks a well-defined focal point due to its spatial layout.



Figure 1 Clockwise from top left: Elmroyd Avenue looking down; along Baker Street; looking down Oakroyd Close; and, looking up Oakroyd Avenue

- 7.4 Views into and within the conservation area which are particularly significant are:
- From Baker Street, looking into both Avenues.
 - From the bottom of both Elmroyd and Oakroyd Avenues, looking towards Baker Street.
 - From the junction of Oakroyd and Elmroyd Avenues and their respective Close's, looking in either direction.
 - Along Baker Street through the Area.

Open spaces, landscape and trees

- 7.5 There are no public open spaces within the Area, although there is a semi rectangular area of land between Oakroyd and Elmroyd Avenue which was originally allotments, is now a wilderness with evidence of garden waste being dumped within it. The entrance track to this area is also overgrown, and the gate is locked. The area of land is protected from housing development by a covenant signed by the current owners at the date of purchase, which also stipulates that he should maintain the land, and amongst other things, not use it for an airstrip or aeroplane manufacture. This area does contain a number of tall trees, which due to their visibility from the public road, adds to the character of the area.



Figure 2 Rectangular area of land between Oakroyd and Elmroyd Avenue, originally allotments

- 7.6 The Conservation Area also has a number of medium and large sized trees in the public realm, which add greatly to its character, creating a pleasant suburban feel. Along Baker Street these have been planted at regular intervals along the pavement, but the original Hicks brochure makes clear that a number of the trees were preserved during the construction process, so may well predate the estate. The majority of these earlier trees are located in the rear gardens of the properties.

Tree Preservation Orders in the Area

- 7.7 There are currently 14 Tree Preservation Orders in force within the Area. These are located at:
- 48 Baker Street
 - 72 Baker Street
 - 4 Elmroyd Avenue
 - 6 Elmroyd Avenue
 - 59 Elmroyd Avenue
 - 61 Elmroyd Avenue
 - 71 Elmroyd Avenue
 - 82 Elmroyd Avenue
 - 22 Oakroyd Avenue
 - 6 Oakroyd Close
 - 8 Oakroyd Close
 - 12 Oakroyd Close
 - 16 Oakroyd Close
 - 28 Oakroyd Close



Map 4 - The Tree Preservation Orders in force in the Conservation Area. Courtesy of Hertsmere Borough Council

Public Realm: Floorscape, street furniture etc.

- 7.8 The roadside pavements within the area are largely typical of any suburban area, consisting of tarmacked 'side-walk' area, with concrete curbs and separated from the road by a grass verge except in front of the drive entrances.
- 7.9 There is very little street furniture of any particular significance, the most important elements being the Georgian Royal Mail Pillarbox, and the remaining period lamp post bases, although these have had their original lamp heads and necks replaced at some point. These have been replaced entirely in one or two places.



Figure 3 Left to Right: Georgian Royal Mail Pillarbox; BT 'green box' cabinets; and period lamp post.

- 7.10 Modern introductions include BT 'green box' cabinets.

The Buildings of the Conservation Area

- 9.1 The buildings of the Royds Estate Conservation Area consist of an attractive mix of inter-war domestic dwellings, predominantly bungalows, of a number of different types. Some of these are shown in the original Hicks brochure as 'Type A-D' plus a semi-detached bungalow, and these 'types'; form the majority of the buildings throughout the estate, especially along the two principal roads, Oakroyd and Elmroyd Avenue. Along these roads are also one or two unique dwellings which are of the same period but do not feature in the brochure, and are two storey houses rather than bungalows. Baker Street consists of houses of similar period, also by Hicks and many are of very similar type, but there are a number of larger detached houses of unique design in this section of the Conservation Area.

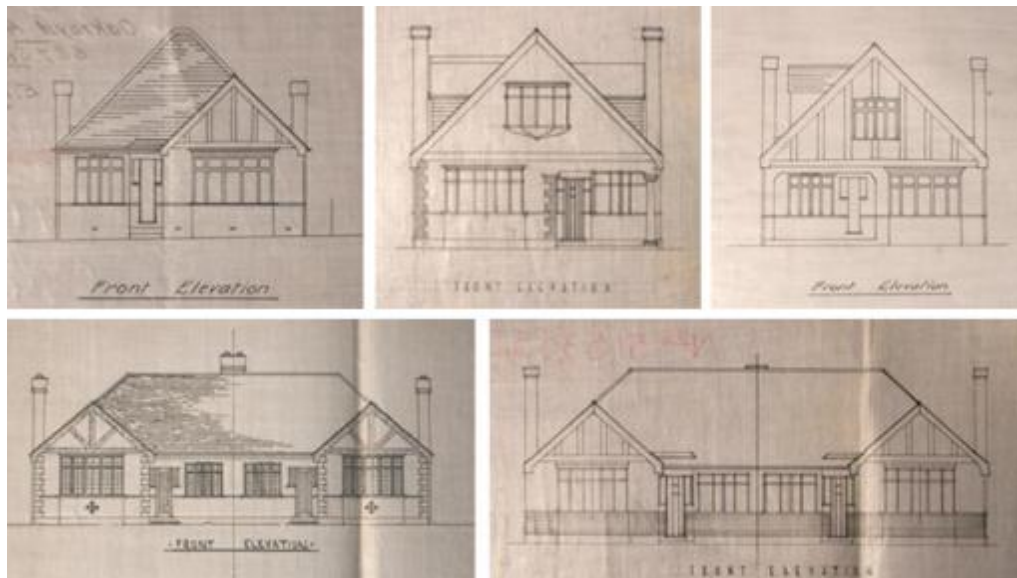


Figure 4 Original front elevation designs by E Hicks

- 9.2 The original Hicks brochure mentions the following types:
- Type A – A detached bungalow with pyramidal pitched roof and a symmetrical frontage incorporating two bay windows and central porch. This type would have cost £975 for a freehold, and £50 extra if one required a garage (this applied to all the house types).
 - Type B – A detached 'Bungalette' with three bedrooms. This is the larger type of house with the elegant Tuscan columns supporting a veranda style entrance porch which make up a large number of the houses. This form would have set back the original purchaser £1025 for the freehold.
 - Type C – A two bedroom detached bungalow, with a single front projecting wing with a bay window. The cheapest of the detached house types, this originally cost £770 for the freehold.
 - Type D – Very similar to type C, but the internal layout differed in that C has two reception rooms and two bedrooms, and Type D has one large reception room.
 - Semi-detached bungalow type – similar to types C and D, and attached to form a half-H plan form, with the doors facing diagonally towards each other. Perhaps designed for the aspirational but slightly less 'well-off' client, this type

cost the prospective buyer a mere £695 (which, with all bills and rates included, came to £1 2s and 4.5d a week – although at the time the average income in Britain would have been about £3 15s.)

9.3 Other, individual types of house were built, probably to individual clients' specifications and these are usually two storeys and in some cases feature more decorative architectural details or design features. The majority of these are to be found along Baker Street, with a few scattered throughout the Area including along the two small 'Closes'. Some examples of these throughout the area are:

- 2 Elmroyd Avenue
- 50 Elmroyd Avenue
- 52 Elmroyd Avenue
- 62 Baker Street
- 82 Baker Street
- 3 Oakroyd Avenue
- 10 Oakroyd Close



Figure 5 Top row: 2, 50 & 52 Elmroyd Avenue; middle row: 62 & 82 Baker Street; and, bottom row: 3 Oakroyd Avenue and 10 Oakroyd Close

- 9.4 The buildings are predominantly set back from the road, allowing for generously proportioned front gardens and driveways, leading back in many cases to small garages. The original front boundaries, as seen in the brochure, would have consisted of low, crenelated brick wall with a wooden gate, very typical of the period. None of these have survived intact, although there are many modern variations on a similar theme, and a few have been replaced with thick garden hedges.



Figure 6 Clockwise from top left: 9 Elmroyd Avenue, 11 Elmroyd Close, 22 Oakroyd Close, and, 6 Oakroyd Avenue

- 9.5 Historically many of the garages were sited well to the rear of the building line, had pitched tiled roofs and double doors with glazing in their upper panelling, very typical of the inter-war and immediate post war style. The garages which retain their historic doors contribute significantly to the character of the conservation area, but a number of them have either been converted into other uses, or have had modern garage doors installed. More modern garages are often located further forward, in line with the front of the houses or indeed in one or two cases in front.



Figure 7 Left to right: E Hicks garage design; garage at 35 Elmroyd Avenue, garages at 51 & 53 Oakroyd Avenue

Architectural styles and detailing

9.6 The architectural style of the buildings in the Conservation Area is characteristic of the interwar period, albeit with the added embellishment in some cases of Tuscan columns, stained glass window details, and distinctive 'Keyhole' doorways which add to their interest.



Figure 8 Examples of the architectural features

9.7 Typical features:

- Tuscan columns and oriel bay windows on the larger, 'Type B' bungalows;
- Brick quoins;
- Historically, timber windows with stained glass lead lights in some panes.
- Neo-Tudor half-timbered elements on front facing gable ends
- Tall brick chimney stacks
- Peg-tile roofs.

Listed buildings

9.8 There are no listed buildings in the Area.

Locally listed buildings

9.9 There are no locally listed buildings in the Area.

Negative Features and Issues

Inappropriate Alterations to Buildings

- 10.1 In many cases the original bungalow form of the houses built by the builder E. Hicks have seen extensive alteration. This has been driven largely by the desire, or indeed need, for greater living space. The more efficient use of loft or attic space by the construction of box dormer extensions, the 'squaring off' of originally pitched roofs to form gable ends, and extensions over garages are all the result of this and while the need for the alterations is self-evident, in many cases these have been done with little thought for the original character of the Hicks bungalows which are being extended, and have resulted in a loss of historic character.



Figure 9 Examples of inappropriate alterations

- 10.2 As is often the case in many areas, the original timber windows in many of the bungalows have been replaced with inappropriate uPVC framed alternatives, as have the original doors. This detracts significantly from the character of the building facades.

Negative Buildings & Areas

- 10.3 The buildings which detract from the historic character of the Conservation Area are principally those which have had significant inappropriate alterations made since they were constructed, although many of these alterations were completed before the Conservation Area was designated.



Map 5 Map showing positive and negative buildings within the Conservation Area

Intrusive Traffic

10.4 The non-through road nature of the Area limits the amount of traffic using the estate, with the vast majority of cars being owned by residents. Parking is, however, an increasing problem with many cars now parked on the side of the road despite considerable space on driveways in front of the majority of the homes.

Signage

10.5 Signage within the estate itself is minimal, and road name signs are of a design in keeping with the character of the Conservation Area. Along Baker Street modern road signs have been installed, which detracts from the historic character of the Area.



Figure 10 Modern signage (left), original signage (right)

Inappropriate Landscaping

10.6 Part of the charm and character of the original estate was the neat design of the front garden and boundary wall and gate which is characteristic of this period of construction in the 1930s. Under pressure from increasing numbers of cars per household many gardens and frontages have been altered to accommodate larger numbers of cars on the drive way and garden area, which detracts from the historic character of these particular houses and reduces the aesthetic quality of the area.



Figure 11 Examples of inappropriate landscaping

Neutral Buildings

10.7 All of the houses are contemporary with the estate's original construction, and therefore none can be construed as neutral. Those that are in poor condition actively detract from the character and appearance of the Area and are detailed above.

PART 2: CONSERVATION AND MANAGEMENT

PROPOSALS

INTRODUCTION

Boundary Review

- 1.1 As part of the survey undertaken for this appraisal, it was considered whether the small side road 'Kingsland' would merit inclusion in the Conservation Area. The conclusion was that Kingsland did not share the architectural or historic character of the rest of the original estate, and it would be inappropriate to include it in the protected Area.



Figure 12 Kingsland

- 1.2 An area proceeding North along Baker Street was also assessed to see if it warranted consideration for addition to the Area, but was discounted due to its lack of architectural and historical integrity with the currently defined Conservation Area.

New buildings

- 1.3 There is very limited, if any, space within the Conservation Area for the construction of new buildings, with the exception of the central open space. The infilling of garden spaces, whilst not directly impacting the character of the Conservation Area visually, is to be discouraged since it would disrupt the integrity of the original design of the estate.

Locally Listed Buildings – proposed additions

- 1.4 There are no proposed additions to the local list of important buildings.

Introduction of Article 4 Directions

- 1.5 Due to the proliferation of inappropriate box dormer windows, the gradual replacement of many of the original timber windows, and the removal of the historic 'crenelated' boundary walls in the area it is recommended that Article 4 Directions be introduced where possible to limit further deterioration of the Area's historic character.

Tree Preservation Orders

- 1.6 It is recommended that Hertsmere's Tree Officer undertake a survey of the Conservation Area to assess whether there are any specific trees which warrant further protection than the existing Conservation Area provides.

Street Furniture and Signage

- 1.7 Signage should be kept to a minimum to avoid a cluttered appearance, and where possible removed if it detracts from the character of the Area. If new or replacement signs are required, they should be of a style appropriate to the character of the Area and its existing signage.

Monitoring and Review

- 1.8 The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:
- 1.9 Protect and enhance the character of the conservation area by ensuring that no further inappropriate development takes place, that trees / soft landscaping is retained and that the infilling of garden spaces is discouraged.
- 1.10 This document should be reviewed every five years in the light of the new Local Plan, emerging government policy, new best practice guidance, or changes on the ground.

Public Consultation

- 1.11 Although there is no statutory requirement for a public consultation, it is recommended that the draft appraisal to be subject to a six-week period of public consultation during 2013.

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With thanks to Mr Mike Pitman, a resident of the area, for providing a copy of the original brochure by E Hicks for the estate before its construction.

Further Information

For Further Information regarding all Planning and Conservation Matters:

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For Further Information relating to Listed Buildings and Conservation Areas:

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