

CONSERVATION AREA CHARACTER STATEMENT FOR NAPSbury PARK



February 2019



CONTENTS

1.0	Introduction	4
2.0	Location and setting	4
3.0	Designations	4
4.0	Historical and archaeological background	6
5.0	Appearance	16
	General layout	16
	Building materials, style and detailing	17
	Character areas	19
	Area 1 East Hospital	21
	Area 2 West Hospital	29
	Area 3 North West Corner (housing)	38
	Area 4 North East Corner (housing)	44
6.0	Landscape, setting and views	49
7.0	Landscape characteristics and trees	51
8.0	Essential characteristics	53
9.0	Design guidance	53
10.0	Proposals for enhancement	58
11.0	Summary	59
	Appendix 1- Conservation area and locally listed buildings	62
	Appendix 2 - Removal of Permitted Development rights	63

CONSERVATION AREA CHARACTER STATEMENT NAPSURY PARK

1.0 INTRODUCTION

- 1.1 The Civic Amenities Act 1967 empowered local planning authorities to make provision for the preservation and enhancement of areas of architectural and historic interest by designating them as Conservation Areas. Napsbury Park Conservation Area was designated on the 4 January 1996.
- 1.2 St Albans City & District Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as Conservation Areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The designation of a Conservation Area brings additional protection of trees, control over demolition and development as well as a requirement for a decision maker, in exercising planning powers, to pay 'special attention to the desirability of preserving and enhancing the character and appearance of the Conservation Area'.
- 1.3 Conservation should not be thought of solely as a process of preservation and an impediment to change. The designation of a Conservation Area represents an opportunity to formulate positive policies to improve and enhance its environmental quality and to ensure the successful integration of any development or redevelopment, necessary for its continued success as a living and working community. The St Albans District Local Plan Review (adopted November 1994) sets out the general principles which will be observed when dealing with applications for new development and redevelopment (Policy 85 – "Development in Conservation Areas").
- 1.4 The aims of this Character Statement are to show the way in which the form of the conservation area has evolved and to assess its present character; to indicate the principles to be adopted in considering planning applications in the area; and to form a framework within which more detailed proposals may be formulated.

2.0 LOCATION AND SETTING

- 2.1 Napsbury Park lies on the southern edge of St Albans and adjacent to London Colney, which lies to the east. Napsbury is accessed from Shenley Lane (the B5378) which bounds the site to the east and north. The M25 lies to the south and the A414 to the North. The St Albans railway line runs to the west of part of the site. The River Colne, which runs roughly south west to north east, is located to the south of the settlement and to the north of the M25.
- 2.2 As described elsewhere, the landscape of the area is significant, as denoted by the area's status as a Registered Historic Park. The Conservation Area is situated in the Metropolitan Green Belt and agricultural land bounds part of the site.

3.0 DESIGNATIONS

- 3.1 CONSERVATION AREA - Napsbury Conservation Area was designated by the Council on 4 January 1996.
- 3.2 HISTORIC PARK AND GARDEN - Napsbury Park was nationally designated by Historic England (then English Heritage) as a Grade II Registered Historic Park and Garden on 26 August 1998. This designation indicates that the park is of national importance and its landscape value is a 'material consideration' in the planning

process, meaning that the Local Planning Authority must consider the impact of any proposed development on the special character of the landscape.

- 3.3 The Conservation Area is also covered by a blanket Tree Preservation Order (TPO), with various broadleaved and coniferous trees within the area. The area of coverage is shown below:



- 3.4 **STATUTORY LIST** – Statutory Listed buildings are buildings included on a list of “Buildings of Special Architectural or Historic Interest” compiled by central government. The Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering any application for listed building consent or planning permission which affects a listed building or its setting, “to have special regard to the desirability of preserving the building or its setting”. Applications will be assessed against District Plan historic buildings policies and government advice. There are no listed buildings in the Napsbury Conservation Area.
- 3.5 The Council did apply, in 1989, for the original hospital buildings to be statutorily Listed. The reasons for the then Department of the Environment’s (DoE) decision not to list the buildings were as follows:
- i) In the light of current standards of listing it was judged to be of insufficient architectural or historic interest to qualify for inclusion in the statutory list
 - ii) Architecturally it was not considered particularly innovative
 - iii) The buildings were not exceptional enough to warrant listing
 - iv) It was not one of the best examples of early 20th Century asylums

- 3.6 Despite the DoE's decision, the Victorian Society did describe the architecture as a good example of the late Victorian free style, which especially in the form it takes at Napsbury, has a short lifespan and is therefore unusual.
- 3.7 LOCAL LISTING - Locally listed buildings are buildings which the Council feels make a positive contribution to the character and appearance of the Conservation Area. The majority of the historic hospital buildings on the site are locally listed and are shown at Appendix 1. When the Conservation Area was confirmed, the buildings were locally listed.
- 3.8 Historic England offer guidance on what qualities unlisted buildings may possess for them to make a positive contribution to the special architectural or historic interest of a Conservation Area, and these have been borne in mind when drawing up the local list.
- 3.9 METROPOLITAN GREEN BELT / LANDSCAPE CONTEXT – The whole of the Conservation Area is covered by the Metropolitan Green Belt, which is subject to Policy 1 of the District Local Plan. Relevant policies state that only very specific types of development will be acceptable, and that any development should integrate with the existing landscape. Siting, design and external appearance are particularly important and additional landscaping will normally be required. Significant harm to the ecological value of the countryside must be avoided.
- 3.10 The site is also located within the Vale of St Albans Landscape Area, of which Napsbury Hospital water tower is a distinctive feature. One of the key characteristics of the Vale of St Albans is parkland landscapes and Napsbury is a notable example of this.
- 3.11 Napsbury Park is also part of the Watling Chase Community Forest. (see Bibliography)

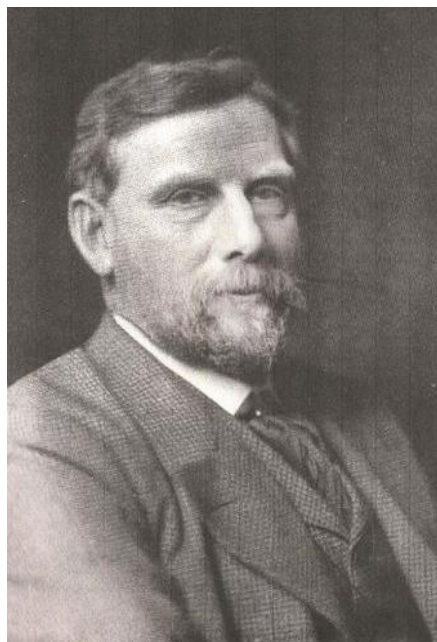
4.0 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 4.1 The Park has evidence of habitation dating back to prehistoric and Roman times and is also mentioned in the Domesday Book. During the 14th Century there was a house on the site called Tylehouse where clay was dug for making tiles and bricks. This house was later owned by Nicholas Bacon, father of Francis Bacon, 1st Viscount of St Albans.
- 4.2 In 1898 Napsbury Manor Farm (412 acres of farmland) was purchased for the construction of 'an additional lunatic asylum for the County of Middlesex' to supplement the County Council's Springfield Asylum in Wandsworth.
- 4.3 In 1900, the architect Rowland Plumb designed an innovative complex of buildings in a country mansion-style, set in a country estate-style parkland and informal gardens. Napsbury Park was opened on 3 June 1905 as Middlesex County Asylum. Plumb also designed the Royal London Hospital in Whitechapel in 1907.
- 4.4 The prominent landscape designer and garden writer William Goldring (1854-1919) designed the informal landscape (see section 7.0 below). The existing main road running from east to west across the site, Goldring Way, is named after him.
- 4.5 The area's function as a mental health hospital between 1905 and 1998 is the formative influence on the character and appearance of Napsbury Park.



Architect Rowland Plumbe 1838 – 1919

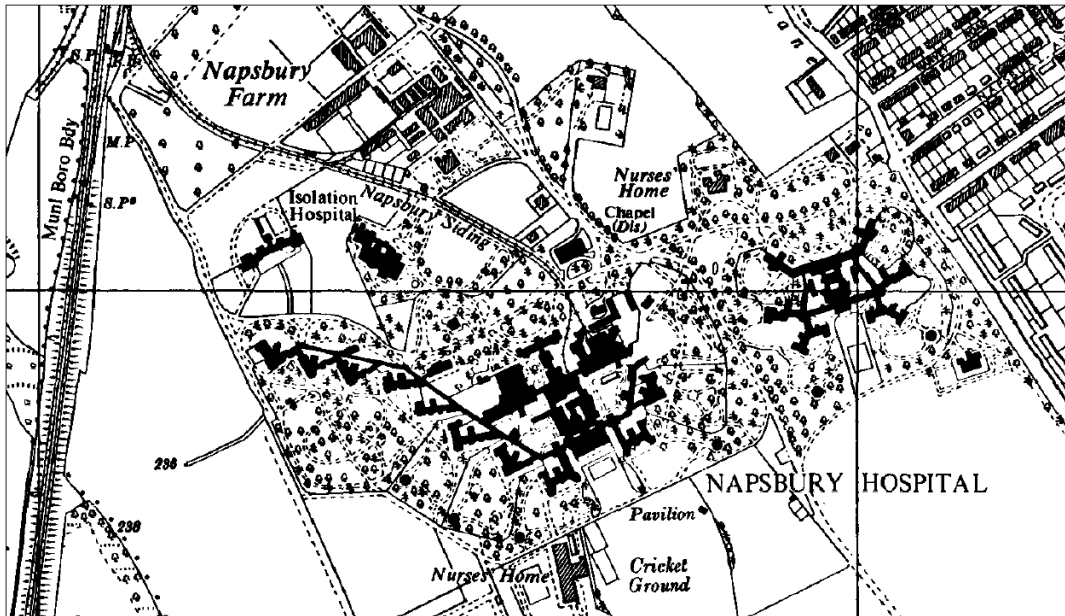
Rowland Plumbe occupied an important position in the Victorian architectural establishment; he was President of the Architectural Association from 1871-2. He also gained a reputation as an architect at the forefront of social and public building initiatives.



Landscape Architect William Goldring 1854 -1919

William Goldring was a prominent landscape designer, naturalist and writer. Napsbury Hospital is thought to be Goldring's only complete, surviving hospital landscape design and is one of only two known examples of public landscapes designed by him.

- 4.6 In 1908 Plumbe designed an extension to accommodate a further 600 patients. In the late 1920s a nurses home was also added to the site. The image below shows the built form of the site in the late 1920s.



This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. OS License No: 100018953 St Albans District Council 2010



Napsbury in the late 1920s

- 4.7 Napsbury Hospital was designed during a period in which mental illness was starting to be better understood and there was a move towards more humane treatment of the mentally ill. Following the 1845 County Asylums Act, mentally ill patients were moved out of the workhouses to purpose-built hospitals. Most of the new asylums, were built outside towns and cities on rural sites, although not so distant that relatives could not visit. With this deliberate separation and in relative seclusion, they formed self-contained and self-sufficient communities where patients lived and worked; men working on the land, women in the laundries. The farm buildings of Napsbury Manor Farm were retained and augmented, and farming continued as occupational therapy. Great care was also taken over creating a healthy environment.
- 4.8 Plumbe drew inspiration from a new type of asylum plan that was innovative in England, the 'colony system'. This system was based on a visit to various Scottish asylums which had been developed from a continental colony system. This design included detached villa-style wards for private and pauper patients scattered in the grounds and created a less institutionalised living environment. In the late 19th and early 20th Century, building designs became more complex as mental illness became better understood and patients were classified to a greater extent. Conolly house is named after John Conolly, an English psychiatrist who introduced the principle of non-restraint into the treatment of the mentally ill.
- 4.9 Plumbe's design for the Main Asylum placed the administrative and communal facilities centrally. These large ornate buildings employed a mix of architectural styles, best described as neo-Jacobean with Arts & Crafts embellishments. Features include gabled roofs, decorated chimneys, spires, turrets, cupolas and a clock tower.

On each side, the wards were housed in separate 2-storey buildings (joined by corridors) arranged 'en echelon', the men's wards to one side, the women's to the other. This arrangement allowed uninterrupted southern views and maximised the amount of sunlight and ventilation to the wards. Light and fresh air were considered to be the key to the cure of patients. Attractive surroundings for patients had also become an integral part of the philosophy of asylum design by the later 19th Century, the beneficial effects of which became well documented.

- 4.10 The complex also included a separate admissions and observation hospital and an isolation hospital, a detached church, an imposing water tower, and housing for staff. The rural setting of asylums such as Napsbury meant that on-site staff accommodation was necessary. It was not uncommon for more senior staff to be given spacious, villa-like detached accommodation away from the main hospital buildings. Detached nurses' quarters were constructed at Napsbury. Further accommodation for both patients and staff was added as the need arose. A new station was created at Napsbury on the Midland Railway, with a siding that reached deep into the site, in order to provide ease of visitor access and supply for the hospital, which originally accommodated 1200 patients plus staff living on site.



The West Hall – Recreation and Dining

- 4.11 'Commissioners in Lunacy', a public body established by the 1845 Lunacy Act, also called for detached chapels, as built at Napsbury, so that they were much like any other church. The chapel was located near to one of the Nurses' Homes to the north east of the site.



Former Chapel, from Genealogy in Hertfordshire

- 4.12 A central administrative and service block was constructed along with a tall water tower that stood close to the main asylum. The administration block was built with a stone porte-cochère on the centre of the main façade below the brick clock tower. This was flanked to the east by the former male accommodation pavilions, linked by a long corridor, and to the west by the former female accommodation pavilions, linked in similar fashion. In 1908 Plumbe extended the female accommodation to the west by adding three further pavilions linked to the original pavilions by an extension of the corridor.



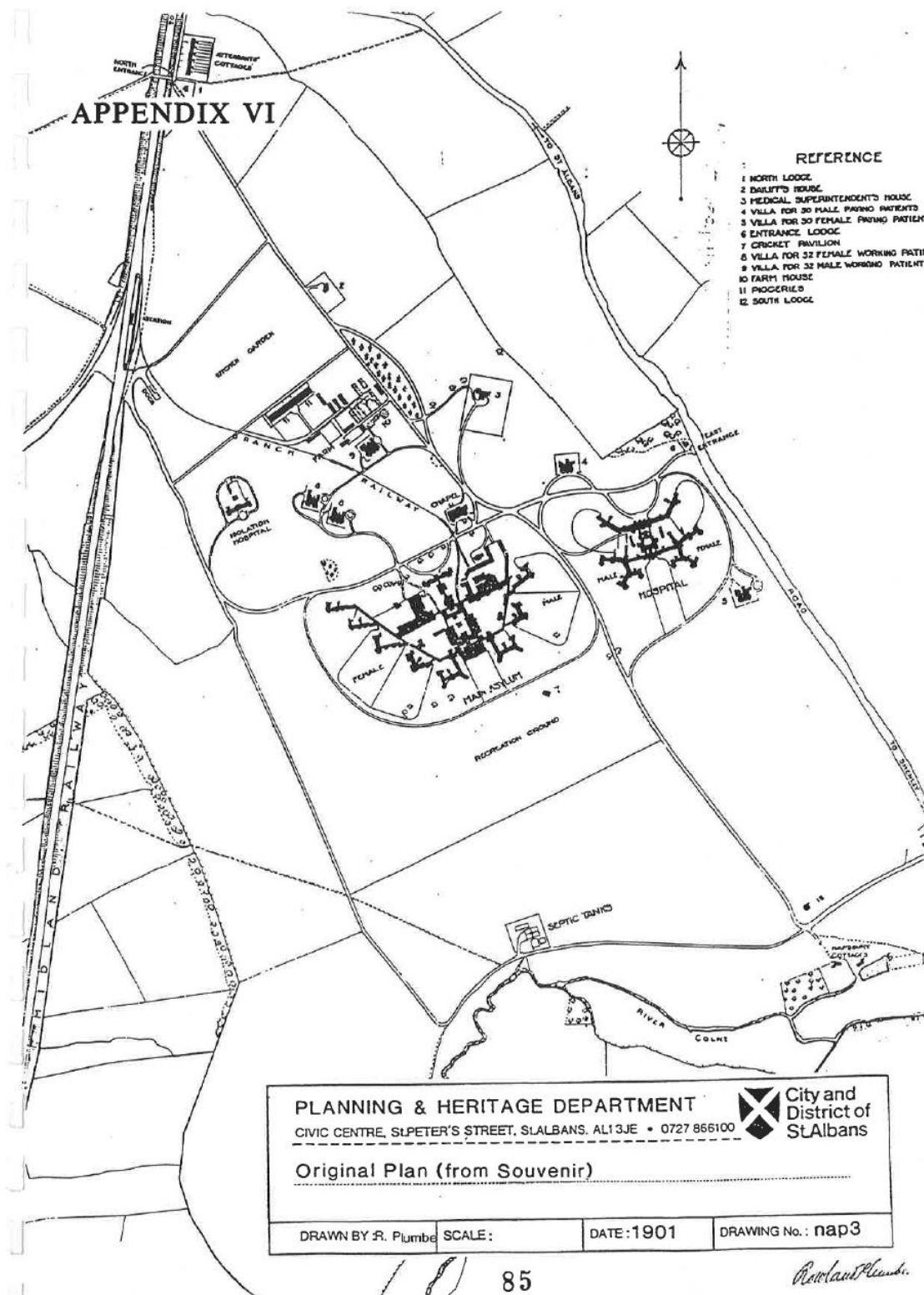
West Hospital - Main Administration Block

- 4.13 A further innovation was the provision of a separate, substantial, admissions hospital designed for the reception of new patients and the accommodation of short-stay patients. It stood to the east of the main asylum, but was partially demolished in the 1990s. The two-storey former admissions hospital was laid out on an H-plan and stood in its own grounds. The former isolation hospital stood to the north-west of the north front of the main asylum.



East Hospital – Admissions

- 4.14 The original buildings are identified in the image below, which is a snapshot of the site in 1901, before the 1908 and 1920's additions. The main entrance, East Lodge, had tall wooden gate piers with timber carriage gates surmounted by lanterns, with a pedestrian gate to the side and ornamental fencing. A similar style lodge, called North Lodge, stood at the end of a row of attendants' cottages, at the north entrance off Shenley Lane.
- 4.15 The site as it was originally conceived comprised the East and West Hospitals and a third area, which accommodated extensive gardens, industrial therapy, and farm factory buildings.
- 4.16 The hospital's own railway line, where Siding Way now stands brought visitors and supplies. This siding gave rail access for service purposes from the main line to the west. It was closed and dismantled in 1959.
- 4.17 The site included a working farm, which provided an occupation for some of the patients and supplies for the hospital. This was located on the site of the previous farm and incorporated 18th and 19th Century farm buildings. Plumbe supplemented these with other agricultural buildings, including, on the south side of the yard, a red-brick and rendered thatched dairy in a Picturesque style. The kitchen garden was located to the north of the main asylum and contained glasshouses and an orchard.



Original Plan of Napsbury in 1901 (below)

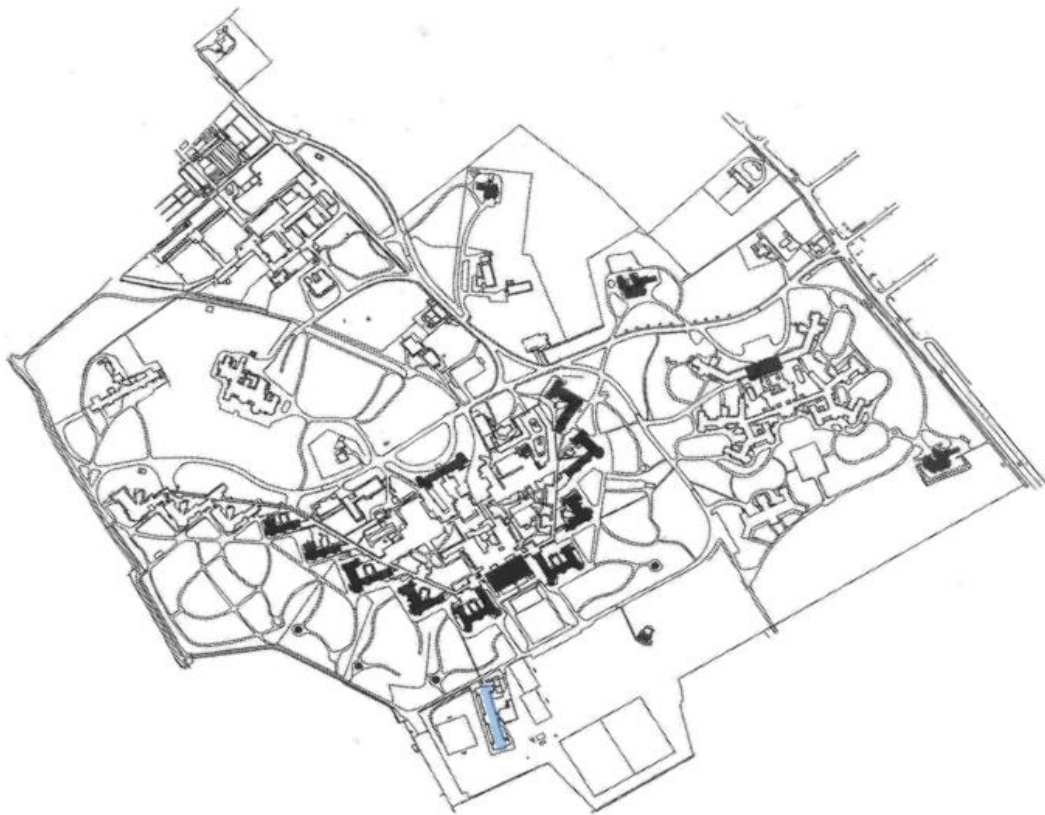
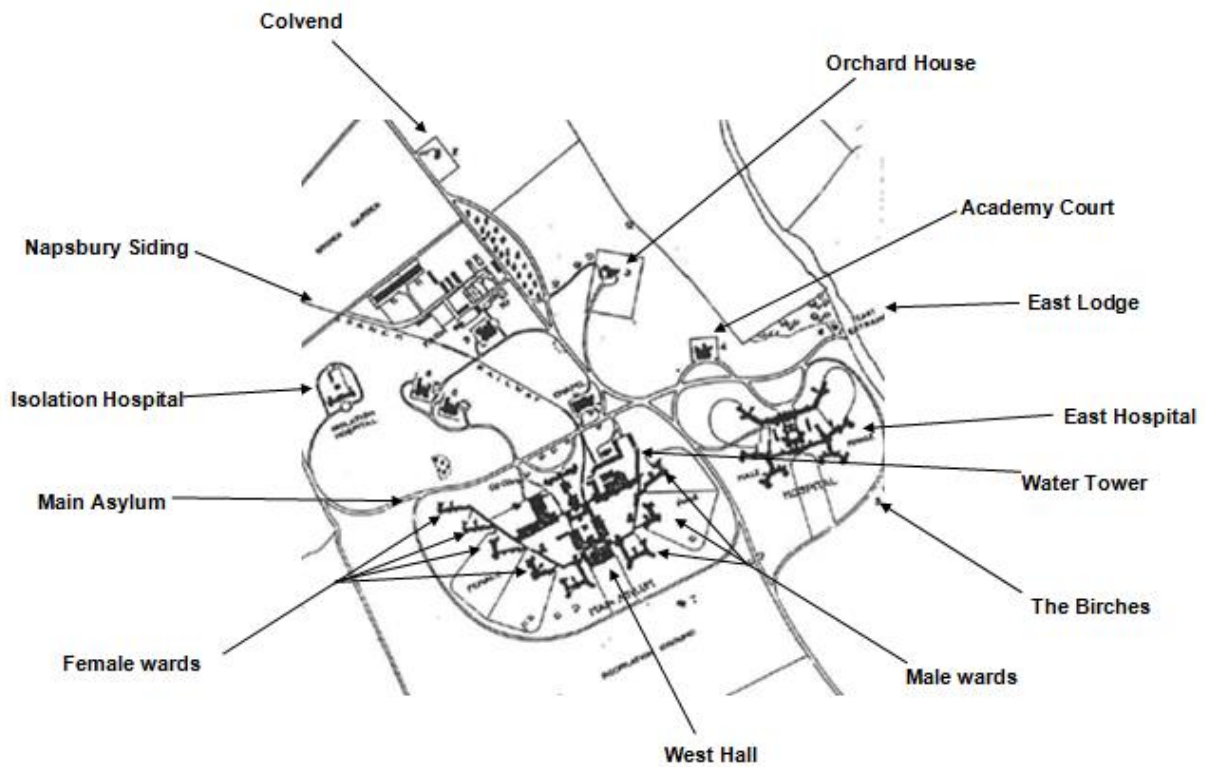
Plumbe's 1901 Layout Plan showing the East, West and Isolation Hospitals, the layout of the echelon ward blocks, the airing courts to the south of each ward., and the detached villas in the grounds. Note also Napsbury Farm and Napsbury Station Halt and the Branch line which comes directly to the front of the West Hospital.

- 4.18 During the First World War, Napsbury became the County of Middlesex War Hospital, which tended for soldiers wounded at the Front. It provided accommodation for 1600 soldiers including a specialist mental hospital for 250 men, which opened in September 1915 and closed in August 1919. After the war, the hospital was returned to its original purpose. Although Napsbury suffered some bomb damage in the Blitz, it was in continuous use as a hospital until its official closure in 1998 as a result of the move away from institutional care culminating in the 1990 Care in the Community Act (although at least one building was still in use for psychiatric patients until 2002).
- 4.19 The artist Louis Wain (1860-1939) was a patient of Napsbury Hospital from 1930. He was a popular artist from 1880s-1914, but the First World War destroyed demand for his work and following this he suffered a series of misfortunes which led to him becoming a Napsbury resident.



'A Teaparty at Napsbury' (1930s). Watercolour painting by Louis Wain produced whilst he was a resident at Napsbury Hospital, from St Albans Museum

- 4.20 Of the buildings that stood in the site in 1901, a number of the original asylum buildings still stand in the grounds today. These are listed below and shown in the associated images:
- The Bailiff's Lodge (Colvend)
 - Male paying patients' villa (1-9 Academy Court)
 - Female paying patients' villa (1-9 The Birches)
 - Front administration block of the Observation (East) Hospital (12-19 Pavilion House)
 - Nurses home
 - Main Asylum (West)
 - Front administration block (1-8 Beningfield Drive)
 - Males wards (1-11 Logan Court, 1-12 Acorn Court)
 - Female wards (1-6 Rush Leys Court, 1-6 Little Croft Court, 1-10 Great Leys Court, 1-11 The Brownings, 1-12 Wilde Court)
 - Recreation and Dining Hall (1-37 West Hall)
 - Water Tower



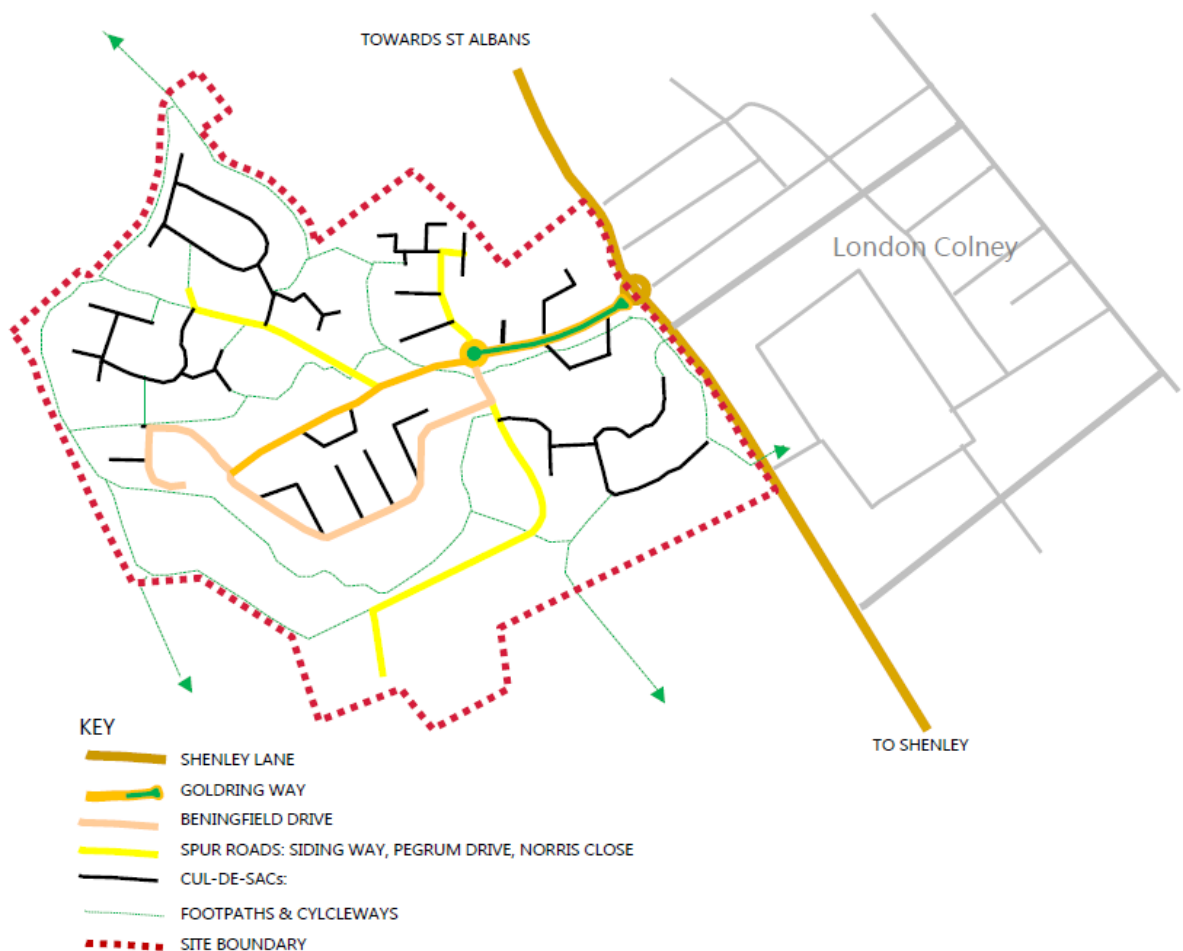
Above: Napsbury at the end of the C20.

The buildings marked in black are the original, locally listed buildings that were retained buildings that were retained and converted to residential use. Subsequently, the nurses home, marked in blue was also retained and converted.

- 4.21 Following the official closure of the hospital in 1998, it was sold and redeveloped for housing by Crest Nicholson. The development of 550 homes was carried out in a number of phases and the phasing process is set out below. There are numerous detailed planning permissions implementing the overall permission. Key buildings were retained and converted to residential use. The new housing was designed to reflect the architectural style and character of the former hospital and its parkland setting.
- 4.22 The redevelopment was granted permission on appeal by the Secretary of State, overturning the Council's decision to refuse planning permission. The decision was made in the context of guidance in Government Circular 12/91 (carried into the former Planning Policy Guidance 2 (PPG2) - January 1995, where Annex C made specific reference to the issue of redundant hospital sites in the Green Belt). The intention of this national policy guidance was to protect the open Green Belt context of the redeveloped hospital sites. As a result, even though extensive redevelopment took place the whole site was retained in the Green Belt in the District Local Plan Review 1994.
- 4.23 Due to the Green Belt context for the redevelopment and the resultant special conservation area character of the new housing, a decision was made to withdraw some domestic Permitted Development rights. The permitted development rights at Napsbury were removed by planning conditions placed on the original permission for the redevelopment of the hospital site. Details are at Appendix 2. The aim was to provide the Council with greater control over future extensions, additions and alterations to the new dwellings in order to maintain the openness of the Green Belt and the special character of the new housing in its parkland setting.
- 4.24 Phases 1 and 3 were granted by the following Planning Permissions:
- **5/1997/0403**
 - **5/1997/0404**
 - **5/1997/0405CA**
 - **5/1997/0406CA**
- 4.25 The development constructed during Phases 2 and 4 was granted by the following Planning Permission:
- **5/2002/1256**
- 4.26 The development constructed during Phases 5 and 6 was granted by the following Planning Permission:
- **5/2003/1023**

there can be a perceived feeling of poor connection between various parts of the development.

- 5.7 Via the road network, there is poor connectivity between various parts of the development. However there is an extensive network of footpaths and cycle paths throughout the site which compensates to some extent. The route network map (below), enables a direct comparison to be made with the street pattern of London Colney, on the eastern side of Shenley Lane, (highly-legible, highly-permeable, perimeter block development, which is much more consistent with typical urban grain). The lack of connectivity and through routes makes for a quiet and tranquil environment and, when coupled with the extensive landscaping, makes for a high quality environment and, consequently, a popular residential area. Overall, the design reflects the character of Napsbury as it was first conceived; a quiet, secluded location within the open countryside, with clear separation between distinct areas. Originally, these areas related to the different functions and needs of the hospital, now they relate to different parts of the residential development.

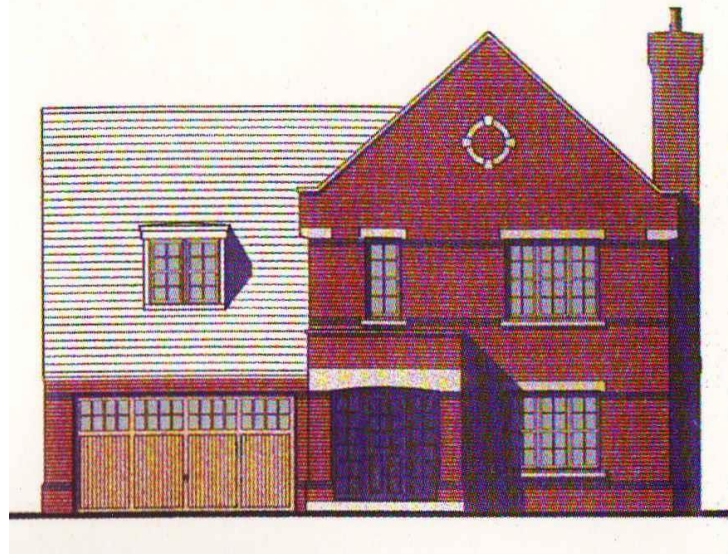
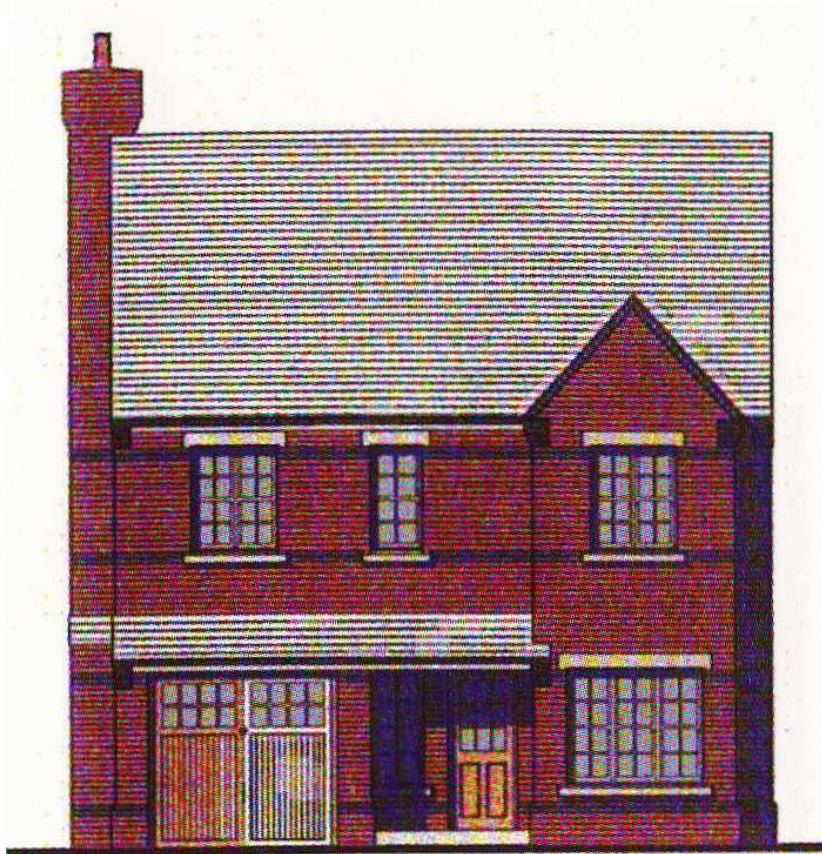


Building Materials, Style and Detailing

- 5.8 A large part of the character of Napsbury lies in its consistent use of a limited palette of materials. These materials are evident in the historic buildings and have been carried through in the modern buildings. They consist of a red coloured brick, with darker brick details, stone dressings, white painted timber windows and light grey slate roofing.

- 5.9 Likewise, the design details evident on the historic buildings have been replicated in the design of the new buildings on the site. Large windows are evident and the historic buildings often contain bay windows and dormer windows. Gables, including Dutch gables are a common feature on the larger blocks and some feature patterns in dark brick. Banding, in stone for the more high status historic structures and in darker brick for others, is commonly used to break up the large facades of some of the blocks. Stone dressings often expressed as window lintels on the new buildings and window surrounds on the historic buildings are also evident.
- 5.10 Regardless of the form the housing takes, the architectural style has a high level of continuity and is greatly influenced by Victorian style. As noted above, the same materials are used throughout. Elevations are articulated and decorated. Articulations are created by forward facing gables which are a strong feature. In the terraces of townhouses, the gables give a strong rhythm to the facades. Decorations contrast with the red brickwork - contrasting string courses in blue brick, diaper patterning or a stone, feature within the gable. Stone is also used as coping for the gables and as gable springers. Traditional timber fenestration is vertically proportioned, with Georgian glazing bars set into stone dressed openings. Roofs are steeply pitched (40°) of natural slate, sometimes with raised stone coping to party walls which rise above the roof slope. Dormers are set low on the roof or break the eaves line. Traditional timber doors and garage doors are used.
- 5.11 The example elevation drawings below illustrate this.



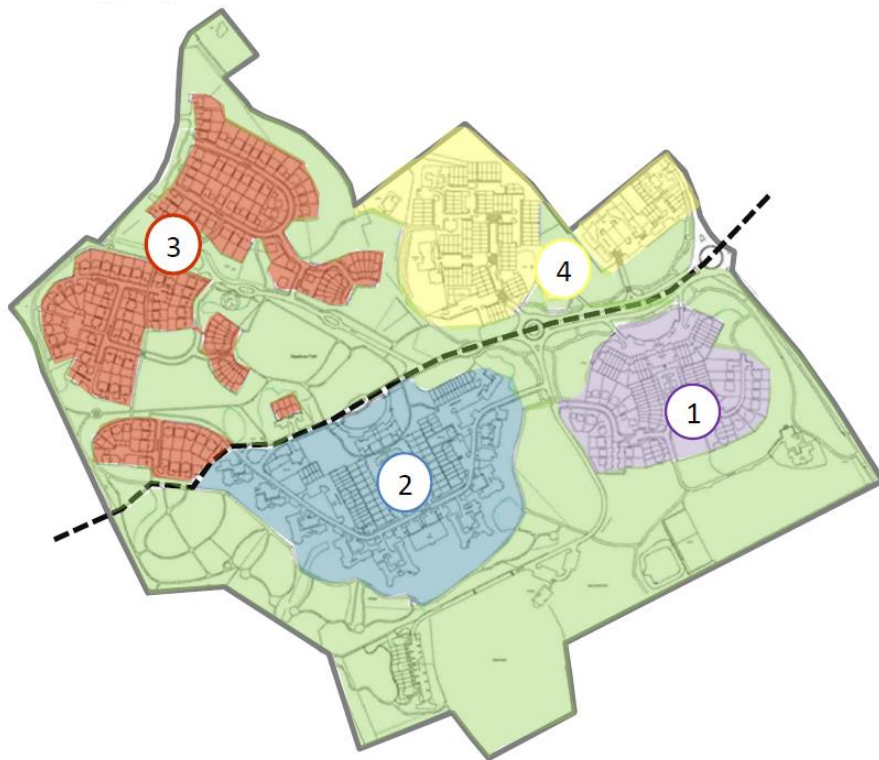


Character Areas

- 5.12 All the features mentioned above mean that the general character of Napsbury Park is very homogenous and that there is a high level of architectural coherence throughout the area. Napsbury Hospital was developed under the direction of a single architect, so it is not surprising that the original buildings share a similar architectural character. The new development was designed to reflect the Victorian character of the original buildings, so the continuity of the architectural style was retained. Despite this more or less unified architectural style, there are distinct areas of separate character.

- 5.13 The historic core of the site lies to the south of Goldring Way, where both the East hospital and West hospital were located. In these two areas, the new residential development was integrated into the framework set by the retained historic buildings. The opportunity was taken to create formal layouts, with the historic buildings as the central focus. To the north of Goldring Way, very few of the original outlying buildings remain. Here, the development was laid out with two core principles; to redevelop those parts of the site that had been previously developed, and to integrate the new housing into the landscape.
- 5.14 In terms of character, Napsbury Park can now be thought of as four distinct character areas:
- Area 1 The site of the **East Hospital**, now Boyes Crescent and Azalea Close and the Birches
 - Area 2 The site of the **West Hospital** (the Main Asylum building) at the centre of the site, now Beningfield Drive and The Courts
 - Area 3 The **northwest corner** of the site – the detached family housing including the end of Beningfield Drive, Rosemary Drive, Wisteria Drive Farm Crescent, Lovett Road, Tamarisk Crescent and Strawberry Crescent
 - Area 4 The **northeast corner** of the site, including the high-density development of Norris Close

The areas are mapped below:



Area 1 East Hospital



KEY CHARACTERISTICS

- Formal Layout - Locally Listed Building at Central Axis
- Terraces of Tall Townhouses
- Faceted Crescent and Landscaped
- Square Informal Detached Housing on the Periphery
- East & West edges buffered by Woodland Planting
- Quiet, Secluded, Gated and Disconnected



Front Elevation – the Crescent Below: Rear Elevation – the square



The central administrative building of the East Hospital, with modern townhouse development flanking either side.



Aerial view of Area 1

- 15.15 This character area is situated just inside the entrance to Napsbury Park, to the south of Goldring Way, the wide, landscaped boulevard which leads from Shenley Lane. This area is constructed on the site of the East Hospital (the Admissions and Observation Hospital), although the central administrative building is the only remaining section of the original East Hospital. The new development was designed around this retained building. The Observation (East) Hospital was located close to Shenley Lane and was predominantly single and two storey wards in red brick with blue diaper patterns to the gables and a high slate roof. It was also characterised by its stone dressings to the window and door surrounds, in Jacobean style. The image below depicts the entrance hall to the main administration block of the East Hospital.



East Hospital entry

The East Hospital closed in 1994, after which the Health Authority expressed interest in converting the front administrative building. In recognition of their semi-derelict condition of the remaining parts of this complex, Conservation Area Consent was granted in April 1996 for the demolition of the following buildings of the East Hospital:

- Central Block
- East Hall
- Beech Ward
- Blackthorn Ward
- Arbutus Ward
- Azalea Ward

- 15.16 The character area is entirely unconnected from the other parts of Napsbury Park. The mature woodland to the east and west reduces the connectivity with the surrounding development. The front part, Boyes Crescent is a gated development set behind the wide landscaped verges of Goldring Way. The rear part, Azalea Close, is a cul-de-sac accessed from Pegrum Drive. This access is gated and entry restricted to residents.
- 15.17 The East Hospital administrative building is now converted to residential use, and has been incorporated into a very formal housing layout, which faces onto Goldring Way. The retained building sits on the central axis of the new development; terraced townhouses now flank either side of the locally listed core. To the front, the added 'wings' are canted, providing some enclosure of the front parking area. This crescent reinstated the built footprint of the original hospital buildings, which had become too derelict to refurbish.
- 15.18 To the rear, there is a landscaped urban square, created by the addition of two ranges of terraced townhouses. The square is enclosed on three sides, the southern edge being open, giving onto a green landscaped area, and opening views to the south to the countryside beyond the parkland.
- 15.19 The 2½ and 3 storey townhouses are subservient in scale to the central building and, from both the front and the rear, the original core remains the focal point, the special character of which has been retained due to the sympathetic additions.

- 15.20 The architectural style and detailing of the town houses maintains the 'Napsbury' architectural style. The coherent architectural approach reinforces the highly structured layout resulting in a well-defined character and built form.
- 15.21 To the east and west of the urban square, the formal layout breaks down and a more informal layout emerges. The houses on the periphery of this character area are more suburban in character but in the 'Napsbury' style. These are large detached houses in good-sized plots. The houses are set back behind small landscaped front gardens. Front boundaries are hedged or fenced with iron park railings. Side boundaries are hedged.
- 15.22 On the southern edge of this character area, close to Shenley Lane, the "The Birches" is a large detached 3 storey building, which sits alone on the southern boundary. Originally built as a 'colony' villa, the high quality of this building reflects the fact that it was built to accommodate paying patients, who could be slightly removed from the main asylum.
- 15.23 The central square is formally landscaped and there is generous informal landscaping throughout this character area. Mature trees have been retained and augmented with new planting of grassland, large shrubs and mature trees. These enclose the development to the east and west.
- 15.24 The southern boundary of this character area is much more open, and there are extensive views out towards the Shenley Ridge. Equally, there are glimpses of the development in views from the south. The houses are reasonably reticent as a result of their scale in this extensive panorama, but views of the larger institutional buildings are more significant. The Birches is particularly prominent in views from Shenley Lane and the recreation spaces to the south, because of its scale and proximity to the road.



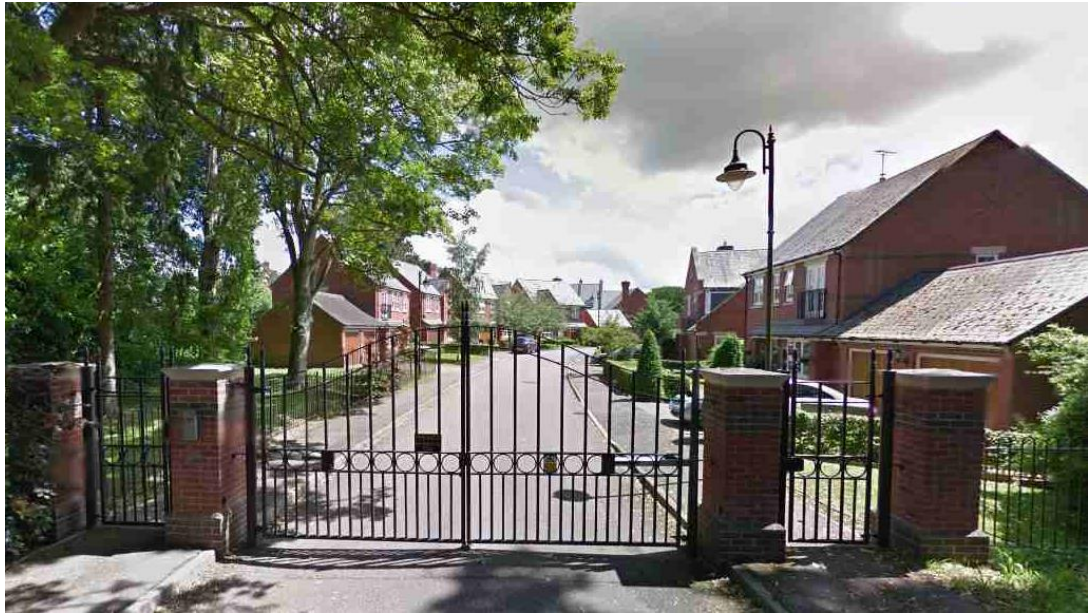
The urban square – the rhythmic facades of narrow-fronted townhouses



More spacious, detached housing on the periphery



The rear elevations of the urban square are visible and well-detailed



The gates from Pegurm Drive



The Birches setting



The Birches façade detail



More spacious, detached housing on the periphery

Area 2 West Hospital

KEY CHARACTERISTICS

- Large Institutional Buildings
- Formal Layout - Locally Listed Buildings on Central Axis
- Echelon layout of Wards retained
- Terraces of Tall Townhouses
- Landscaped Square
- Density of Built Form



General view of Area 2



General view of Area 2



Aerial view of Area 2

15.25 This character area is situated at the centre of Napsbury Park. It is serviced by Beningfield Drive, which forms a 'loop' to the south of Goldring Way. This is the historic centre of Napsbury Hospital. It was the focus of the former hospital activity,

and is correspondingly now the most densely built-up area. It is the most connected part of Napsbury Park, and the only area that is not cul-de-sac development, although Beningfield Drive is a loop rather than a true 'through route'.

- 15.26 Most of the original, impressively scaled, institutional buildings of the Main Asylum, or West Hospital, have been retained and converted for residential use. These include The West Hospital (central administration building), The West Hall (the communal recreation and dining space) and the huge Water Tower, an important landmark within both the development and the wider area. The imposing ward blocks have been converted to residential apartments. Terraces of new townhouses, are sited within the layout of institutional buildings. In the nearby south west corner of the Conservation area is one of the former nurses' accommodation quarters, also converted to residential use. This was added in the 1920s in an arts and crafts style.
- 15.27 The West Hospital (to the north) and the West Hall (to the south) sit on the central axis of a landscaped urban square, created by the addition of two ranges of terraced townhouses to the east and west. On the south side, the echelon of the ward blocks, flanking the West Hall, splay out to the east and west.
- 15.28 The land is open on the south of the West Hall offering impressive view across the rural land towards the Shenley Ridge. A mature tree screen screens and softens much of the southern edge of the development. The grassland to the rear of the ward blocks is where previously the airing courts for the wards were sited. These were enclosed exercise yards, one for each ward so that male and female patients could be separated, as well as those with different clinical conditions. The courts had an ornamental layout and the pleasant views were intended to calm and cheer the patient. The fences and walls which formed the boundaries of the courts can still be seen in places.
- 15.29 The new housing infill reflects the scale, character and design of the nearby former hospital buildings. The architectural style and detailing of the town houses maintains the Napsbury architectural style. The consistent use of facing materials has allowed the modern buildings to blend in with the historic surroundings. The coherent architectural approach reinforces the highly structured layout resulting in a well-defined character and built form.
- 15.30 The West Hospital building. The front Administration Block which now lies to the north of the landscaped square has a centrally placed, castellated Clock Tower with a cupola. The ornate frontage features a series of gabled bays with blue diaper patterns and narrow stone bands. The lawned frontage faces onto, but is set back from, Goldring Way. Although the forecourt is gated, some permeability is maintained because of the open nature of the iron railings which enclose the front boundary. To rear elevation forms the northern edge of the urban square.



West Hospital front elevation



West Hospital rear elevation



The clock tower at Beningfield Drive now flanked by residential development.



The West Hall facing square



The West Hall south facing elevation



The Water Tower surrounded by new development and the original ward buildings



The Water Tower and ward buildings



- 15.31 The West Hall. The imposing West Hall has eclectic references to Queen Anne Revivalist style. It is a large and imposing period building, standing directly opposite the West Hospital and clock tower, on the southern side of the new urban square. It has been converted to 37 residential units.
- 15.32 The Water Tower is an important local landmark, with a large pyramidal slate roof, topped with a small cupola and the former boiler house chimney to the rear. It is reminiscent of Burges' French-Gothic clock tower at Cardiff Castle. This iconic building is situated in the heart of the Conservation Area. It stands at 100ft and views of the tower are seen from far reaching points. A terrace and viewing platform still remains on the seventh floor of this building, offering 360° views across the site and beyond, including the Shenley Hospital water tower approximately 3 miles to the south. The Water Tower has been converted into a single residential unit.
- 15.33 The ward blocks. The layout and relationship between these buildings is significant, historically and architecturally. The corridors which once joined the buildings have now been removed, opening important gaps through which views of the open countryside can be glimpsed. These substantial two-storey buildings are plainer than the other hospital buildings, but still retain a level of decoration and detailing. The rhythm of the fenestration, large timber sash windows, is a particularly noticeable in elevations of this scale.

- 15.34 Landscape. The central square is formally landscaped and there is generous informal landscaping throughout this character area. Mature trees have been retained and augmented with new planting of grassland, large shrubs and mature trees. An established copse to the north of Goldring Way, closes the visual connection to the north, but views to the south are across open grassland.



A glimpse of an extensive rural view, between ward buildings



The wards blocks, diagonally placed towards Beningfield Drive, the echelon layout maximising daylight



The ward buildings are plainer, but still retain a good level of decoration



A typical ward elevation

Area 3 North West Corner (Housing)

KEY CHARACTERISTICS

- Large Detached Two-Storey Family Housing
- Low, Suburban Density
- Views onto Parkland and Open Countryside
- Poor Legibility
- Crescents of Townhouses





General views of housing



Aerial view of Area 3

- 15.35 This character area is situated towards the northwest corner of Napsbury Park. This is an area of completely new residential development, mostly detached two storey family housing, with good-sized gardens. The housing is arranged in three clusters with large areas of landscaped space between each cluster. The relatively low density gives a spacious feel to this character area.
- 15.36 To the west of the site, one cluster is at the end of, and accessed from, Beningfield Drive / Goldring Way. These houses were built on the site of three echelon wards; those at the westernmost end of the rung, later additions to the original plan. The two other clusters are accessed from Siding Way, a northwest spur road from Goldring

Way that follows the line of the train tracks of the Napsbury Siding. Napsbury Station stood approximately 700m northwest of the hospital north entrance with a siding crossing the ground. The Siding gave rail access for service purposes from the main line to the west, running south-east from the former Station. Rosemary Drive is built on the site of the isolation hospital, latterly known as Rosemary Ward, that was set in its own grounds in a rather remote location within the site. Wisteria Drive, Lovett Road and Farm Crescent are built on the site of Napsbury Manor Farm, and its extensive farm buildings. The isolation hospital and the farm were necessarily separated from the main hospital buildings and the redeveloped housing on these sites remains somewhat separated from the rest of the development. The farm had an associated thatched farm building and provided occupational therapy opportunities. Colvend to the north was the former baliff's house and remains. It stands in its own grounds approximately 500m from the main asylum site.

- 15.37 Because of the areas of green space between the housing clusters, there is poor connectivity in this character area. There are no roads between the housing clusters, and any connections are provided by the network of footpaths. This does lead to a lack of permeability and a somewhat disjointed feel.

- 15.38 Within each cluster the houses are arranged in a number of curving cul-de-sacs designed to ensure that many of the houses front onto green areas or face into the open countryside. The very open feel to this part of the development is accentuated by the expansive views of open countryside to the north and west. To ensure that these views are uninterrupted, many of the houses are served by rear parking courts. These factors add to the complexity of the road network and results in a road layout that is somewhat contrived and illegible. This is compounded by further complicated by a lack of way-faring landmarks, natural or built.

- 15.39 There is an external face to each cluster (the edge on the green space to recognise and maintain the parkland setting), but the internal arrangement has a more conventional residential character. The outer edge of the cluster is defined by the built frontage, some of the houses have a minimal setback from the green space, with only a footpath and a hedged privacy strip as separation. Others do have vehicular access to the frontage, over a shared block-paved surface. The houses within the clusters have more conventional setbacks, allowing room for on-plot frontage parking and hedged front gardens.

- 15.40 The houses are similar, large detached houses, although perhaps the dwellings that are better positioned on the outside edge are larger. All are built in the 'Napsbury' architectural style, with consistent detailing and all employ the same palette of materials.

- 15.41 Strawberry Crescent and Tamarisk Crescent are of a slightly different character, being terraces of 2½ storey townhouses, formally arranged in crescents which address the open space and are orientated towards the approach road, Siding Way. The rhythm of the elevations of these narrow-fronted townhouses, set within a crescent, creates a built form that is visually strong. Strawberry Crescent, is the more prominently located and is one of the very few landmarks within this part of the development.

The houses within the cluster, conventionally plotted streets the surface of which changes from tarmac to block paving towards the outer fringes, where roads blend into shared surfaces. Footpaths offer connectivity through the development (3 views below)





Houses on the outer fringes do not always have vehicular access to the front and are serviced by rear parking courts. Strawberry Crescent, a strong feature in the landscaped parkland (Three views below)





Area 4 North East Corner (Housing)



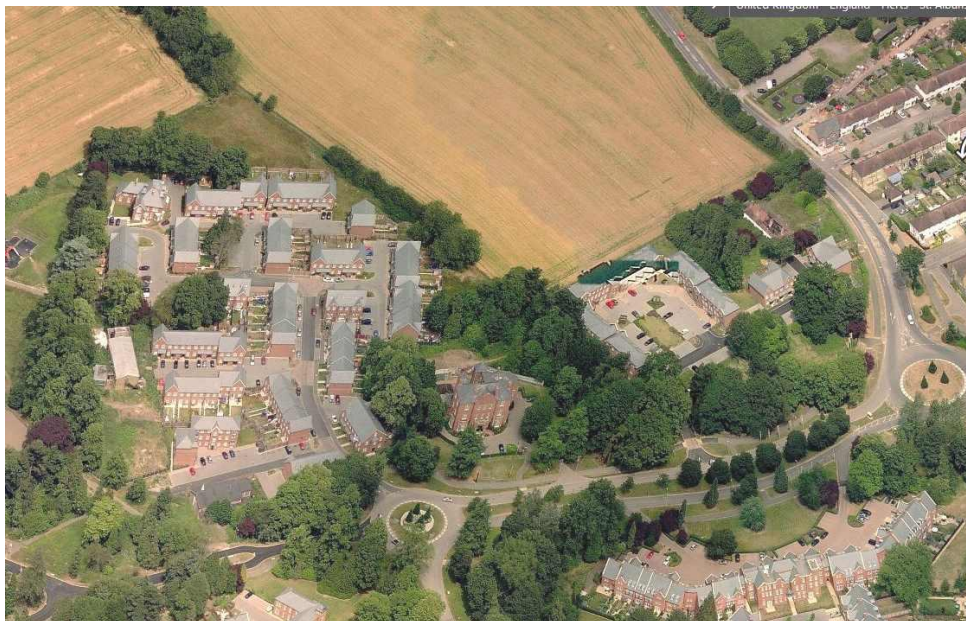
KEY CHARACTERISTICS

- Small Houses and Flats
- Compact development
- Low levels of private amenity space
- Sparse landscaping
- Orchard House & Academy Court





General views of housing



Aerial view of Area 4

- 5.42 This character area is situated towards the northeast corner of Napsbury Park, to the north of Goldring Way, adjacent to the entrance. Apart from two original outlying buildings which have been retained, this is an area of completely new residential development.
- 5.43 There are three parts to this area, all accessed separately from Goldring Way. Norris Close is the major element within this area – a compact, high density housing development, the houses are arranged in cul-de-sacs off a main spur road. Lime

Tree Close is a new development primarily of three-storey flats. Academy Court is one of the original buildings, converted into apartments.

- 5.44 Norris Close consists of predominantly terraced housing. The residential development here is compact, high density with relatively low levels of private amenity space. The landscaping within the development is fairly minimal. Most of the houses are set directly on the back of the pavement and a parking bay. This development is so tightly constrained that any small beds to the front of the houses are used for bin storage. As a result the landscaping appears hard and parked cars and bins tend to dominate the street frontage.
- 5.45 Orchard House, at the end of Norris Close is one of the retained original buildings. It was the Medical Superintendent's House which has now been converted into six apartments. It is a well-detailed, 2-storey, Arts and Crafts House. Orchard House was the former Superintendent's house which was built in 1905 in a similar style to the lodges and Colvend.
- 5.46 The area around Norris Close has been subject to more development pressure than any other part of Napsbury Park. Adjacent to, and accessed from Norris Close, Conolly House was a former nurses' home that operated as part of the wider Napsbury Park site. It was not an original building, having been built in the late 20th century. The site was not included within the overall redevelopment scheme and the building lay derelict for many years. Subsequently, the building was demolished and the site redeveloped as 14 flats. Also, at the front of Norris Close, adjacent to Goldring Way, the prominent site of Napsbury Church has been redeveloped as a block of flats with community facilities on the ground floor. Lime Tree Close is a flatted development of three, 3 storey ranges set around a landscaped parking area.
- 5.47 Academy Court is a large detached 3 storey building, which sits within its own gardens facing onto Goldring Way. It is a pair to "The Birches" in Character Area 1, also built as a 'colony' villa. As with "The Birches", the high quality of this building and its setting reflects the fact that it was built to accommodate paying patients, who could be slightly removed from the main asylum. It has been converted into 9 apartments and is locally listed.
- 5.48 A fairly uniform architectural style and design exists throughout this character area even though there is a variety of massing and form – small terraced houses and blocks of flats. Red brick, pitched slate roofs, timber windows with a 'sash appearance' all contribute to the unity. However, in this area, the houses do not demonstrate any of the detailing that exists in the other parts of Napsbury Park. This is modest housing built at compact densities to a specification.



Flats in Norris Close



Houses in Norris Close, Orchard House (original house) facing.



Terraced Housing in Norris Close, not all terraces have this sensible setback



The Flats in Lime Tree Close



A few terraced houses at the end of Lime Tree Close

6 LANDSCAPE SETTING AND VIEWS

- 6.1 The modern residential development has been constructed in such a way that, within the site, the parkland character and open views have been maintained. Across the site and particularly along the road network mature trees are in abundance which creates a sylvan setting.
- 6.2 Due to the relatively flat topography and absence of development towards the southern end of the site, extensive views of the open countryside can be gained.



Aerial view of Vale of St Albans and Napsbury Park



View from Shenley in the south towards Vale of St Albans



Napsbury in its wider setting looking north



Looking southwest (l) and southeast (r) away from Pegrum Drive



Looking west from Lovett Road beyond the Conservation Area

- 6.3 There are extensive views to the west of Lovett Road across the open countryside. This adds to the spacious feel of this part of the conservation area.

7.0 LANDSCAPE CHARACTERISTICS AND TREES

- 7.1 The landscape setting of Napsbury Hospital was designed and laid out as an integral part of the building of the Hospital. The design drew heavily on the Victorian landscape style and mainly comprised broad, sweeping lawns enclosed by curving belts of shrubbery with the whole composition contained within a comprehensive structure of tree-planting.
- 7.2 The prominent landscape designer and garden writer William Goldring (1854-1919) laid out the grounds in 1902-5. Napsbury is one of only two known examples of public landscapes which he designed. Napsbury is believed to be Goldring's only complete, surviving hospital landscape design.
- 7.3 Goldring's informal design incorporated existing trees to create a mature landscape setting for the new buildings. Mature trees still line the roads that sweep through the site which assist in retaining the site's parkland feel.



Looking west along Goldring Way

- 7.4 To the south of the two main Hospital buildings, as designed, the gardens consisted largely of a series of former airing courts for the patients' recreation.
- 7.5 These airing courts were designed taking into account recommendations from the Commissioners in Lunacy's Suggestions and Instructions (revised 1898). These principles were also augmented in H C Burdett's seminal text 'Hospitals and Asylums of the World' (1891):
- 'The courts should be laid out as gardens, and orchards, and lawns. The walks should be twelve or fifteen feet wide, and laid down to asphalt or concrete. All the courts should have sun-shades and kiosks'.*
- 7.6 Goldring thus included shelters, often rectangular or octagonal thatched wooden shelters, in the courts, and included lawn and serpentine paths and planted their margins mainly with deciduous trees, with groups of ornamental conifers sited nearer the buildings. Some of the courts were enclosed with decorative railings and gates.

- 7.7 Exercise was also considered an important part of the treatment of the patients and for this reason there were various sports pitches, enclosed by mature trees, including tennis courts and a cricket pitch which stood to the southern end of the site



*The thatched pavilion stood adjacent to the cricket ground, pictured during the war
(source unknown)*

- 7.8 Many of the buildings were set in their own grounds and enclosed by mature trees, including the former isolation hospital, the villas and Orchard house.
- 7.9 To the north of the two main asylum buildings the grounds were laid out in a more informal and open manner with paddocks, lawns and open parkland. Many of the drives, which were a system of looping subsidiary drives, were flanked by mature trees. This largely remains the case today and is evident as one passes through the Napsbury's road network.
- 7.10 The Hospital buildings, as built, were constructed with great emphasis placed on the creation of external spaces, augmented by the planting of mature trees. The Hospital buildings and planting were created to provide a sense of enclosure with the added benefits of shelter and privacy. The residential redevelopment of the site has been constructed in such a way that these prevailing characteristics have been preserved.
- 7.11 The trees and landscape quality of the Conservation Area remain extremely important to its character. Historically the site was chosen partly because of its landscape and position amongst farmland as this was felt to assist patients with their recovery. Today, despite surrounding development, most notably the construction of the M25 and other main roads, the area retains this quality. This is denoted by its inclusion in the Register of Historic Parks and Gardens as well as the Metropolitan Green Belt.

8.0 ESSENTIAL CHARACTERISTICS

- 8.1 The overall character of the Conservation Area derives from its history as a hospital site with large buildings in quite formal layouts, but set in extensive parkland.
- 8.2 The site's retained parkland with mature trees set in extensive areas laid to grass is now a crucial part of the character of the residential redevelopment of the site. The original grounds were designed and maintained to a high standard and there are many trees of fine quality which remain, covered by the blanket Tree Preservation Order.
- 8.3 Napsbury also benefits from significant views of the open countryside from within the site, most notably along its southern boundary. This contributes to the spacious and open feel to the site and reinforces the sense of space and openness.
- 8.4 The mature landscape setting of the site is an essential element of the overall character of the Conservation Area, creating a magnificent setting for both the original buildings and also the infill residential development. This setting was an integral part of the design, drawing heavily on the Victorian landscape style. It imposes a strong, unifying influence and creates enclosed spaces directly related to the Hospital buildings.
- 8.5 Despite the intensification of development on the site, it has survived virtually intact and now imposes a strong unifying influence on the site with certain areas displaying a particularly high landscape quality.
- 8.6 The relationship between the hospital buildings and the landscape is extremely close and harmonious throughout the site. This would have been evident as one passed along the main entrance where the route passed through a continuous succession of spaces of varying size, shape and character. The buildings are landscape-dominated throughout. This character has been maintained, notably so by the landscaped courtyard that lies between West Hall, the Clock Tower and flanking residential development.
- 8.7 The residential redevelopment has been constructed sympathetically and assists in retaining a Victorian-style feel to the site. The red brick detailing and steeply pitched, relatively undisturbed roofs of the more recent residential development does not detract from the character and appearance of the Conservation Area. As a whole this site retains its historic semi-rural character. This is an essential attribute of the Conservation Area that should be preserved and enhanced.

9. DESIGN GUIDANCE

- 9.1 New build development. Napsbury Park is located in the Green Belt where more restrictions on new development apply. It should be noted that when the residential redevelopment of Napsbury was negotiated, the quantum of development was carefully considered. The twin objectives were:
 - to ensure that the residential redevelopment would have no greater impact on the Green Belt than the undeveloped Hospital site and;

- to protect the important landscape of the parkland. The ‘building envelope’ was agreed and now that the development is fully built, the limits of development have been set.

9.2 Replacement buildings. Napsbury has a very distinct and homogenous character which is formed by its buildings within their landscaped setting. Planning permission is required for the demolition of any buildings within the Conservation area. There is a presumption against demolition. The original buildings that now form part of the residential development are locally listed because they are considered to enhance the character and appearance of the conservation area. There is a presumption against the demolition of locally listed buildings as this may harm the significance of the conservation area. Many of the new houses are viewed as part of a group. There are a number of architectural ‘set pieces’ which are designed around the original hospital buildings. There is a presumption against the demolition of any single house within a group, or the detached houses which may not be a part of any particular group, but contribute to the high quality, residential character of Napsbury.

9.3 House extensions. Within Napsbury Park, planning permission is often required for small house extensions as some national domestic permitted development rights have been withdrawn through conditions on the original planning permissions (see details below – Appendix 2). This is because, within the Green Belt and parkland setting there need to be limitations on the acceptable size of house extensions. Extensions should be of appropriate scale, form and proportion and should appear subservient to the house. An extension permanently alters the appearance and character of a property. All planning applications for extensions will be considered on their own merits but respect for overall architectural character and control of impact on neighbouring properties will be important considerations.

Each property is different and in some cases it may not be possible to extend at all. Rear ground floor extensions, of limited scale, may be acceptable. Where a house is part of a group and / or there are public views of the rear elevation of the building it may not be possible to extend. Side extensions, even single storey, may close up the gaps between properties in a way that would detract from the appearance of the street and the amenity of neighbouring residents. Any side extension should not harm the open character of the layout; close the carefully designed views between buildings; or result in restricted passages between houses. Front extensions are unlikely to be acceptable.

9.4 Materials. A large part of the character of Napsbury lies in its consistent use of a limited palette of materials. These materials are evident in the historic buildings and have been carried through in the modern buildings. Materials and detailing should seek to reinforce surrounding character. Conservation area policy in St Albans District requires materials to be traditional, natural with good long-term weathering characteristics. The Council will seek information as part of the planning application to ensure that materials and detailing are appropriate. The materials palette in Napsbury consists of red facing bricks, sometimes used with darker brick detailing and / or stone dressings and natural slate roofing. Windows are white painted timber, as are soffits, fascias and eaves details. String courses, decorative banding, and diaper patterning are decorative additions which enrich the facades of the historic buildings. Stone is used for the more high status historic structures; darker brick for others. This decorative use of materials has been replicated in the new housing. The Council welcomes this approach for any newly built elements, if it is appropriate.



Typical materials and details

- 9.5 Architectural Detailing. The design details evident on the historic buildings have also been replicated in the design of the new buildings on the site. The characteristic details described below should be incorporated into any new development to help reinforce local character. Front facing gables, including Dutch gables, are a common feature on the historic buildings; many of the new houses have front facing gables. Stone dressings are often used as gable springers or as coping details. Brick corbelling is often used as an eaves detail. Brick string courses and diaper patterns are common.

Windows are large. Most fenestration is vertically proportioned and windows are normally sash or sash appearance, set back into dressed openings, with a defined lintel and, normally, a stone sill. Bay windows are a common feature. In larger buildings, faceted bays, sometimes topped with castellation, turrets and cupolas are used to articulate the façade.

- 9.6 Loft conversions, dormer windows & roof-lights. The roof-scape of Napsbury makes a positive contribution to the appearance of the area. The pitched roofs are at a steeper pitch than is normal for slate and have a strong character as a result, particularly in the townhouse terraced development. In many houses, there is living accommodation within the roof space; flat-roofed dormers with leaded cheeks are common. If there is not accommodation in the roof, householders may wish to convert their roof spaces. Careful consideration should be given to whether dormers or roof-lights will be necessary to light the space and where these can be sited. Dormers in the front of the roof are generally not acceptable because they can significantly alter the appearance of the roof. In most cases, dormers should be restricted to rear elevations. Consideration will be given to maintaining the consistent appearance of a group of houses, or not detracting from the simplicity of the roof-scape. New dormers should not disrupt these aspects of the roof-scape.

New or replacement dormers should match original details exactly, and should be in proportion with the size of roof, without unbalancing or dominating the roof. Generally, they should not be set high on the roof. Small traditional roof-lights may be acceptable in discreet locations, generally one per roof slope, offering an alternative to a dormer on modest properties. Their use on front roof slopes, or where they are uncharacteristic, will not usually be acceptable. Where approved, roof-lights should be of 'conservation' style, flush with the roof-slope and slim-framed.



Dormer style

9.7 Windows. Window replacement is a particularly difficult issue and requires careful thought and attention to detail in Napsbury Park. Few alterations harm the character and appearance of property as much as insensitive changes to windows and doors, which in themselves may reduce the value of the property. Careful repair, if possible, should always be considered before replacement, especially where historic details or quality materials survive. Original windows and doors in period buildings are always attractive to buyers. The following comments apply to windows both for extensions and their replacement in existing buildings:

- Modern uPVC or aluminium windows are not a sympathetic replacement for traditional painted wooden windows;
- Match the existing materials;
- Do not change the overall size and shape of the window opening. In terraced frontages, or apartment blocks, changing a window opening will disrupt the rhythm of the group façade and will alter the design of a particular frontage;
- Traditional windows are normally set-back within the opening, do not install windows flush with the outer face of the wall;
- Choose a style, (and opening method) which matches the original window or the design of the historic buildings;
- If the existing windows are vertical sliding sashes, replace with vertical sliding sashes. Do not be tempted to replace vertical sliding sash windows with modern top or bottom hung sash windows.



Window quality

- 9.8 Garage doors. The garage doors in the residential development are traditional timber garage doors. Particularly where terraced houses have integral garages, replacements should match the original style.



Garage door quality

- 9.9 Garage conversions. The conversion of garages can lead to further on-street parking and pressure for off-street car parking. In terraced frontages, changing a garage door for a domestic window will alter the design of a particular frontage and will disrupt the rhythm of the group façade. Application for the conversion of garages will normally be refused.
- 9.10 The creation or enlargement of on-plot parking. Grassed and planted front gardens and boundary hedging help to give Napsbury its important landscaped character. Forming a hardstanding in the front garden will not normally be considered appropriate as it

would reduce the extent of soft landscaping which is a fundamental aspect of the character and appearance of Napsbury.

- 9.11 Fences & walls, plants & hedges. Hedges are the predominant boundary treatment; low fences and walls are used only where necessary. This helps retain the open landscaped character of Napsbury. Walls and boarded or solid panelled fences can visually disrupt a run of open gardens, and hedged boundaries are generally a softer approach. Hedges should always be retained on property boundaries. Planning permission is required for all means of enclosure. Boundaries to the front of properties should be defined with low fences, walls and hedging to maintain the character of the conservation area.



Boundary treatment

- 9.12 Landscaping & trees. Open spaces and landscaping contribute fundamentally to the special character of Napsbury Park. Many groups of houses were placed to retain existing trees of landscape significance. The retention of mature trees and hedges is vital to the street scene and all trees are protected by a Tree Preservation Order. The removal of mature trees will be permitted only where a clear case exists to justify such action. Dead, dying or dangerous trees are amongst such exceptions but consent will need to be obtained. Where a tree has to be removed, it will normally be necessary to plant an appropriate replacement.

10 PROPOSALS FOR ENHANCEMENT

- 10.1 The primary threat to Conservation Areas is often a gradual erosion of character due to the carrying out of small but unsympathetic changes, which cumulatively impact upon the special character of the area.
- 10.2 In the case of Napsbury, the removal of permitted development rights restrictions mentioned above are aimed at reducing this, by requiring permission for particular types of works in order to maintain the consistency in building forms, materials and design. That being said there are areas of the Conservation Area where household clutter and domestic accretions do impact negatively upon the character of the area.
- 10.3 In order to preserve and enhance the character of the Conservation Area, it is vital that the planning restrictions continue to be adhered to. Publishing this document and making residents aware of the permitted development withdrawals will support the future protection of the Conservation Area.

- 10.4 Whilst some smaller changes to the buildings in the Conservation Area will not require planning permission, encouragement should be given to the reduction and limitation of such elements in order to maintain a sense of unity, consistency, character and community. In order to retain the landscape quality of the area and the significance of the registered park and garden, continued maintenance of the planting is required, as well as an understanding of the original scheme to ensure that any development respects this.
- 10.5 It is not only development within the Conservation Area that can impact on its character. Careful consideration should be had for any proposed development outside the Conservation Area that could impact on its setting as historic parkland.

11 SUMMARY

- 11.1 It is the Council's policy to encourage the retention of those features which make the Conservation Area special; including historic buildings, their historic and architectural features and their setting of open spaces, trees, hedges and verges. Every effort should be made to maintain landscape features, including spaces between buildings, as well as trees and hedgerows to avoid infilling gaps and losing the sense of openness and semi-rural quality of the area. In addition the Council demands a high standard of design and materials for any new development in the Conservation Area.

Schedule of Locally Listed Buildings

1-6 Rush Leys Court, Beningfield Drive
1-6 Little Croft Court, Beningfield Drive
1-10 Great Leys Court, Beningfield Drive
1-11 The Brownings, Beningfield Drive
1-12 Wilde Court, Beningfield Drive (*previously known as Hawthorn & Hornbeam*)
1-37 West Hall, Beningfield Drive
1-12 Acorn Court, Beningfield Drive (*previously known as Forsythia & Fir*)
1-11 Logan Court, Beningfield Drive
1-8 The Clock House, Beningfield Drive
1-6 Orchard House, 53 Norris Way
1-9 Academy Court, Goldring Way
12-19 Boyes Crescent
1-9 The Birches, 47 Azalea Close

Bibliography

Books

Richardson, H. (ed.) (1998) *English Hospitals 1660-1948: A survey of their architecture and design*, Swindon: RCHME.

St Albans City and District Council (4/1997) *Napsbury Hospital Planning Brief*, London Colney, St Albans, St Albans: SADC.

Web resources

St Albans City and District Landscape Character Assessment
https://www.stalbans.gov.uk/Images/SP_SLP_ENV005HertfordshireLandscapeCharacterAreaStatementsStAlbansDistrict_tcm15-54905.pdf
(accessed 09/02/15).

Watling Chase Community Forest
https://www.stalbans.gov.uk/Images/SP_SPG---Watling-Chase_tcm15-60869.pdf (accessed 09/02/15).

Anon 'Lost Hospitals of London – Napsbury Hospital'
<http://ezitis.myzen.co.uk/napsbury.html> (accessed 09/02/15).

Anon 'The military hospitals at home'
http://www.1914-1918.net/hospitals_uk.htm (accessed 09/02/15).

Bob Houlston (nd) 'Napsbury – St Albans UK: Memories of a psychiatric hospital'
http://www.stalbansoutofsightoutofmind.org.uk/page_id_23_path_0p2p23p.aspx
(accessed 16/02/15).

Britain from Above 1919-1953 'Search results: Napsbury'
<http://www.britainfromabove.org.uk/asearch?search=napsbury> (accessed 24/02/15).

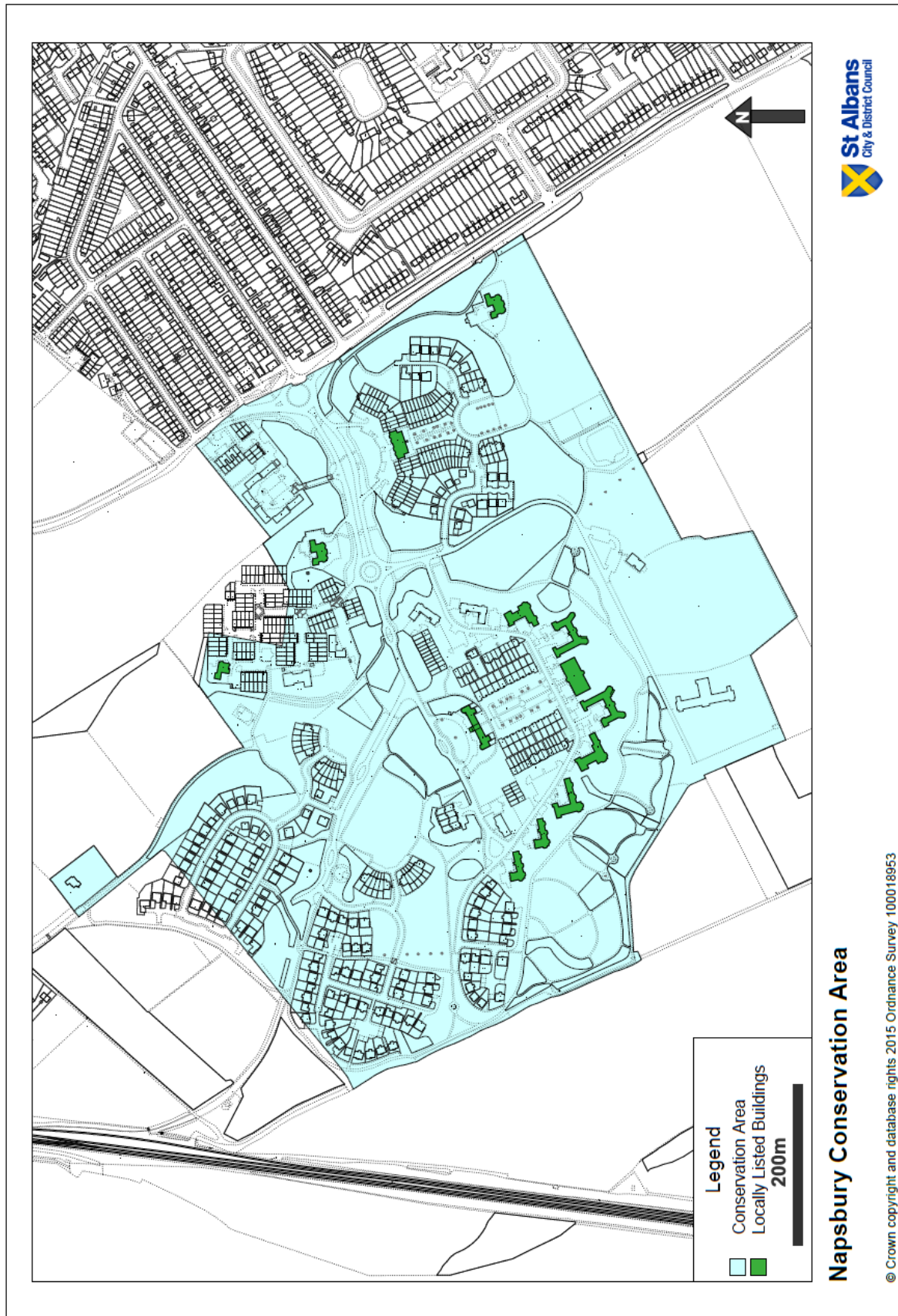
Historic England 'List Entry: Napsbury Hospital',
<http://list.historicengland.org.uk/resultsingle.aspx?uid=1001400> (accessed 04/04/15).

Jan Marsh 'Health and medicine in the 19th Century'
<http://www.vam.ac.uk/content/articles/h/health-and-medicine-in-the-19th-century/> (accessed 25/02/15).

Status of the document

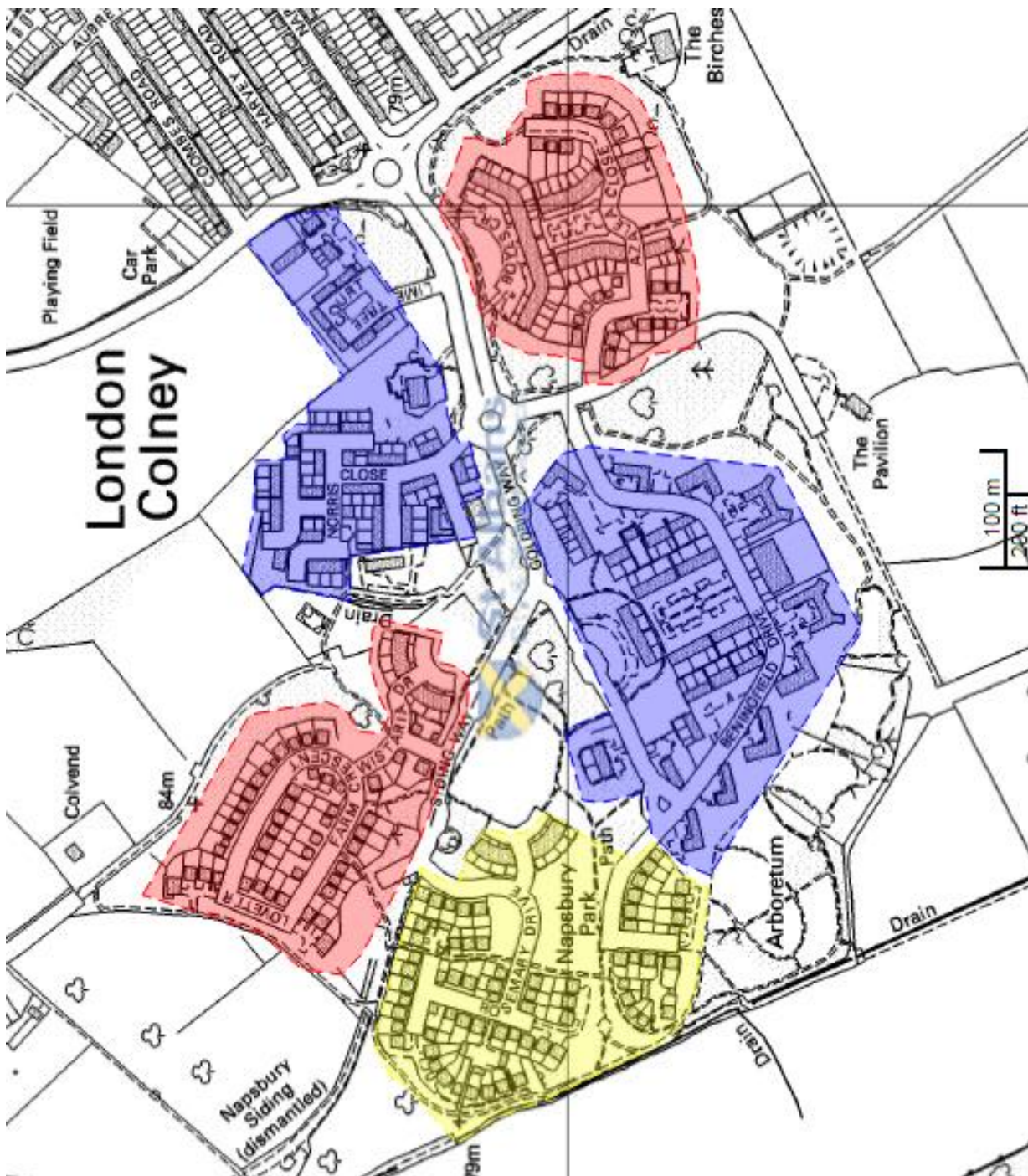
This document should be read together with saved Policy 85 and 87 of the St Albans City and District Local Plan Review 1994. It has been produced as part of DPR Project 9: Policy Statements – Conservation Areas and includes locally listed buildings.

Public consultation on this document took place between the 25th September 2018 and 31st October 2018. Consultation responses were considered and, where appropriate, incorporated into the final Napsbury Conservation Area Character Statement which was adopted on 18th February 2019



Appendix 2 – Removal of Permitted Development rights

The illustrative map below summarises the relevant Planning Permissions for the different parts of the site. The permitted development rights at Napsbury were removed by planning conditions placed on the original permission for the redevelopment of the hospital site.



A) Red areas

Some Permitted Development rights have been withdrawn for the following areas:

- Azalea Close
- Boyes Crescent
- Farm Crescent
- Lovett Road
- Strawberry Crescent
- Wistaria Drive

Properties in the above locations will require Planning Permission for the following types of development:

- Flank windows i.e. windows on side elevations
- Any enlargements to the property
- Any outbuildings or enclosures
- Garage conversions

B) Blue areas

Some Permitted Development rights have been withdrawn for the following areas:

- 20-82 Beningfield Drive and associated residential courts
- 1-4 Spinney Row, Goldring Way
- Lime Tree Court
- Academy Court
- Norris Close

Properties in the above locations will require Planning Permission for the following types of development:

- Any enlargements to the property
- Any additions or alterations to the roof including roof-lights
- Any outbuildings or enclosures
- Garage conversions

C) Yellows area

Some Permitted Development rights have been withdrawn for the following areas:

- 1-19 Beningfield Drive
- Rosemary Drive

Properties in the above locations will require Planning Permission for the following types of development:

- Any enlargements to the property
- Any additions or alterations to the roof including roof-lights
- Any outbuildings or enclosures
- Garage conversions

For more information about these services please contact the Council at:

**The District Council Offices
St Peter's Street
St Albans
Herts AL1 3JE**

Telephone: 01727 866100

Web site: www.stalbans.gov.uk

If you require this information in another format e.g. in large print, Braille, audio or in a language other than English, please contact the Policy and Design Team on 01727 866100 or e-mail planning@stalbans.gov.uk

