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# 1. Introduction

- 1.1 The Civic Amenities Act 1967 first 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. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the current legislation that provides for the designation of conservation areas. Section 72 of this act sets out the general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.
- 1.2 Government policy is now contained in The National Planning Policy Framework (NPPF) 2021 and the National Planning Policy Guidance (NPPG).
- 1.3 Conservation should not be thought of solely as a process of preservation and an impediment to change but rather as the process of managing change.
- 1.4 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 City and District Local Plan Review (DLPR) - adopted November 1994 - sets out the general principles which will be observed when dealing with applications for new development and redevelopment.
- 1.5 The aims of this Conservation Area 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.

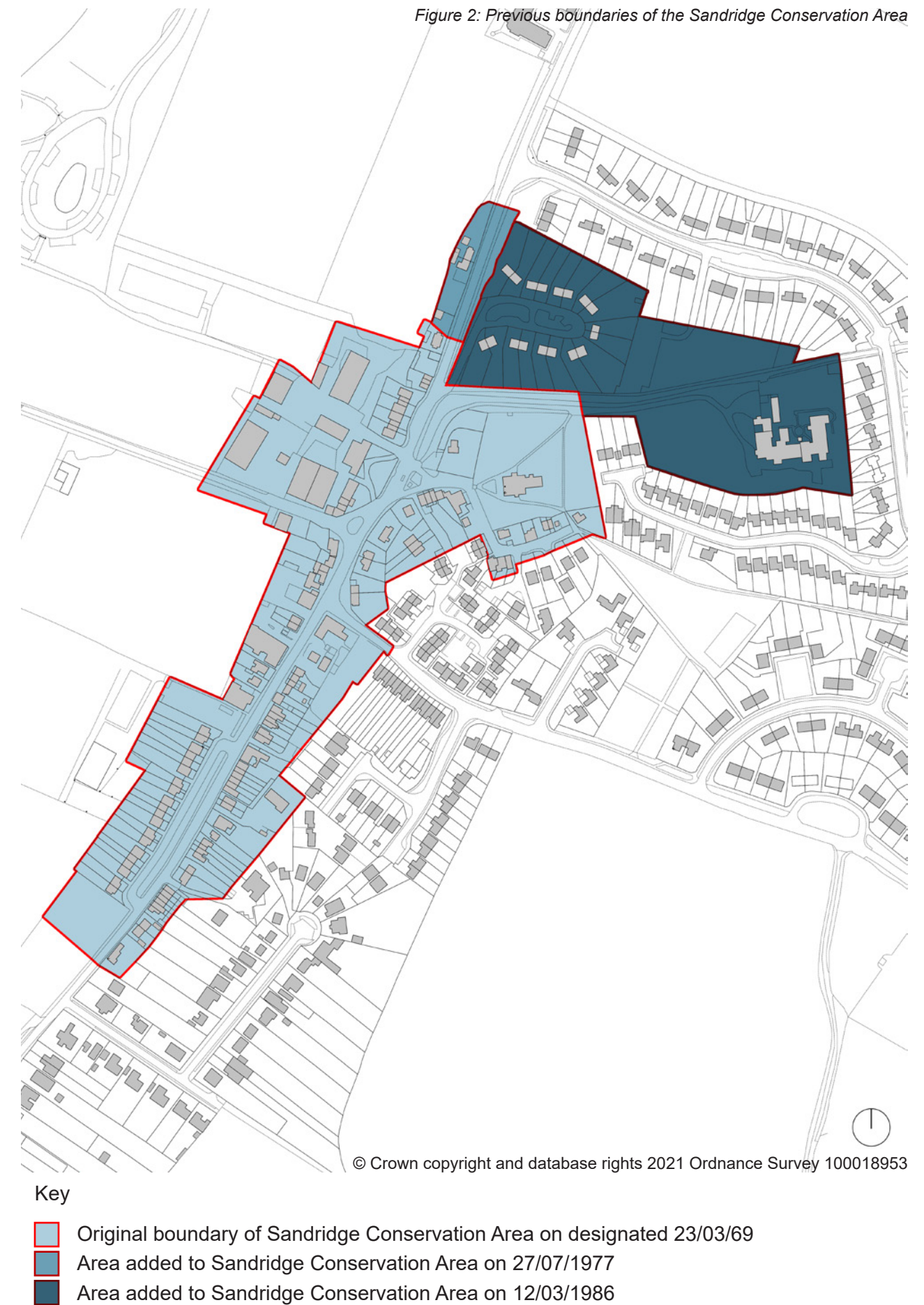




## 2. Designations and the NPPF

- 2.1 The Sandridge Conservation Area was originally designated on 23th March 1969 with the boundary being drawn around the High Street and the historic core of the village, the presumed extent of the Saxon and Medieval village, see figure 2. The boundary was extended on 27 July 1977 to include a small section of the high street to the north. The boundary was more significantly extended on the 12 March 1986 to include the Spencer Place and the former vicarage.
- 2.2 'Listed buildings' are buildings included on a list of "Buildings of Special Architectural or Historic Interest" compiled by central Government. They are classed as 'designated heritage assets'. Listed buildings within the Conservation Area are given in the Appendices at the end of this document. All parts of the buildings are normally protected under the main listing, this may include outbuildings within the curtilage of the listed building, dependant on certain criteria. Listed buildings should not be confused with 'locally listed buildings', which are designated by the local planning authority (St Albans City and District Council), in consultation with the public, and local amenity societies.
- 2.3 The Council considers those buildings which make a positive contribution to the character or appearance of the Conservation Area should be 'locally listed'. The NPPF classes locally listed buildings as one type of 'non-designated heritage assets'. Whilst it encourages local authorities to draw up local lists, the Paragraph 203 of the NPPF allows for any building the Council considers a 'non-designated heritage asset' to have its significance taken into account in planning decisions, whether or not it is on a local list. At local level, Saved Policy 87 of the DLPR (1994) is relevant. Saved Policy 87 provides protection for buildings the Council considers 'worthy of local listing' at any time, whether or not a formal list has been drawn up.
- 2.4 Advice on assessing a building's 'significance' is laid out in paragraph 195 of the NPPF; Historic England's document 'Conservation Principles' (based on an asset's evidential, historical, aesthetic or communal value); and most recently in Historic England's 'Local Heritage Listing – Advice Note 7' published May 2016. This document emphasises the need for public consultation of the local list. It also states that *"the absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified"*.
- 2.5 Within the St Albans District, 'local lists' have been mainly drawn up in conjunction with Conservation Area Character Statements, which are reviewed from time to time.
- 2.6 The existing locally listed buildings are given in the Appendices, along with those added through this Appraisal. It should be noted that any building or structure can be locally listed, e.g. a wall, post box, gate or railing. However, a structure physically attached to; or, within the curtilage, ancillary to, and dated pre 1 July 1948, of a statutory listed building is already protected by virtue of that listing, and would not normally be locally listed in its own right. Exceptions to this may be, for example outbuildings, where 'double' designation may occur. The statutory listing will always override a local listing in this instance.
- 2.7 Sandridge is defined as a Green Belt Settlement, because it is set wholly within the Green Belt. As such any new development must meet national planning guidelines designed to protect the Green Belt.

Figure 2: Previous boundaries of the Sandridge Conservation Area





### 3. Location and setting

- 3.1 Sandridge is a settlement located approximately 2 miles to the north east of St Albans city centre. The village itself lies in a shallow depression or dry valley and the surrounding land rises gently away on all sides. The settlement is primarily arranged along the High Street - the B651. Although House Lane is another notable road in the existing settlement pattern, this did not see much development until the C20.
- 3.2 Sandridge is a historic settlement which built up around St Leonard's Church and the High Street, the historic road north-east out of St Albans. The location of open space within the conservation area is centred around the Church and the churchyard. This is identified in the open space map opposite. This map illustrates the historic build-up of the village, as the open space is part of the historic public and agricultural space in the centre of the village.
- 3.3 The wider setting of the conservation area is dominated by farmland. Short views in-between the conservation area and its agricultural setting are intermittent along the High Street and Church End. However the setting of Sandridge contributes considerably to the conservation areas significance.
- 3.4 Though there is post-war housing this has been limited to the east of the conservation area boundary, and does not dominate the setting of the conservation area. From the west, the generally one building deep pattern of development allows views to the surrounding countryside and the footpaths create links to the surrounding agricultural land. The impression of the conservation area is of historic core of a small village located within a rural setting.
- 3.5 The views of the village from the surrounding area, particularly views Woodcock Hill, Sandridgebury Road and the rights of way which lead into and out of the village, allow a good appreciation of the rural setting of Sandridge, particularly in the winter months when tree cover is limited. These longer views, the intermittent views in the High Street combined with the working farm at the centre of the village help maintain Sandridge's rural character. This allows a greater appreciation of the village's agricultural history which has in turn influenced its built form.
- 3.6 The map analysis considered open space inside the conservation area boundary and where it formed its immediate context. The purposes of the conservation area character statement, open space is not defined as publically accessible land, but as land which is open and contributes to the character and appearance of the Conservation Area. Open Space includes common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). Publicly accessible woodland is included within this definition. Private gardens and private car parks are excluded.



View from footpath towards Pound Farm



View from Footpath in Jersey Farm Woodland Park



View from Sandridgebury Lane

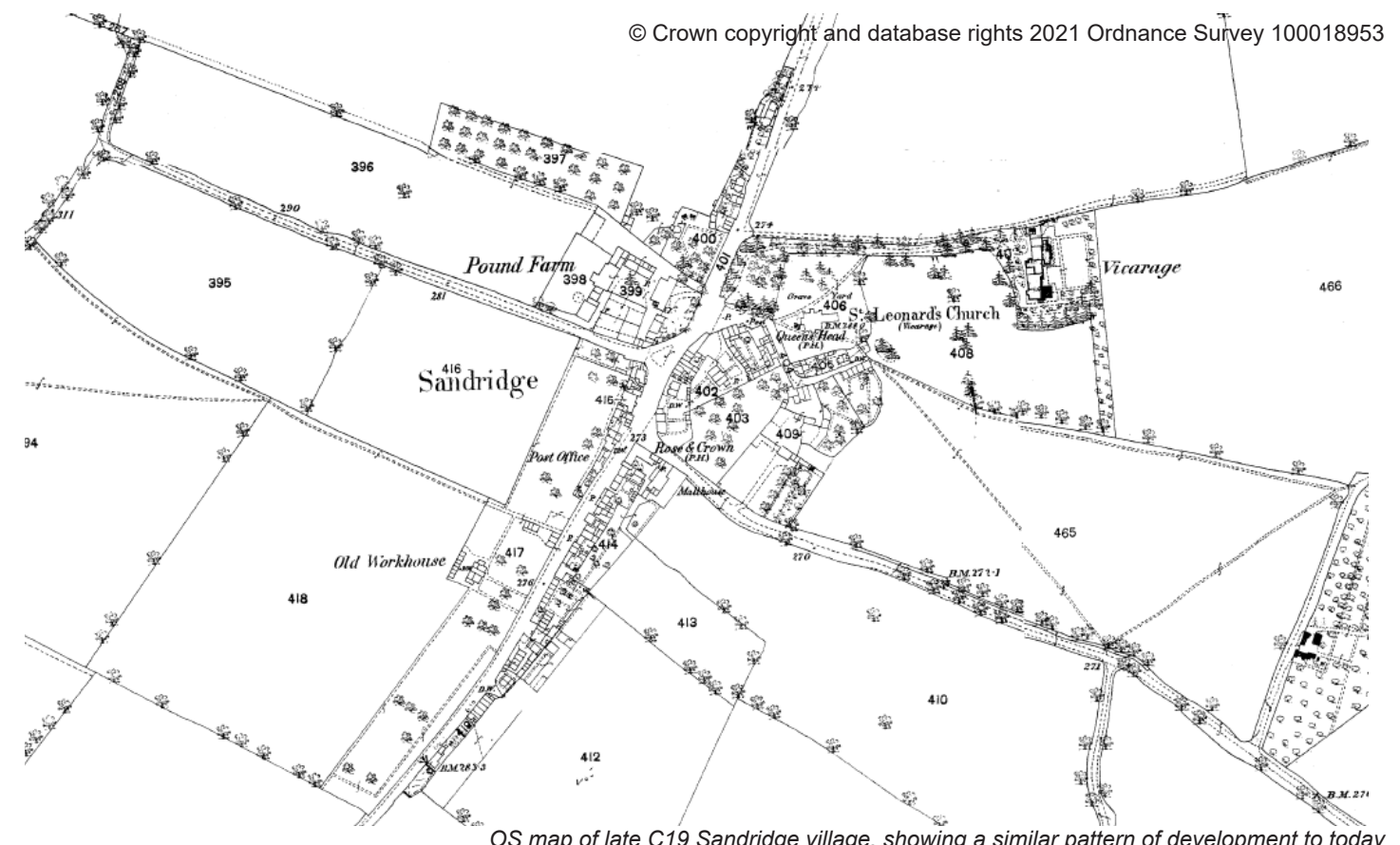


## 4. Origins and development of the settlement

- 4.1 The present day village of Sandridge dates back to at least Saxon times, although settlement here is much older and is mentioned in charters from the eighth century. A Roman Road between Verulamium and Welwyn passes close by and continues northwards, along the route of Coleman Green Lane crossing the River Lea at Water End. Nearby are other historic settlements including the Iron Age earthwork known as Beech Bottom and the main encampment or oppidum of the Catuvellanau was at Wheathampstead but subsequently moved to Verulamium. Despite being located in an area of considerable archaeological interest there are no significant visible monuments within the conservation area. However, the whole of the central area, believed to be the extent of the Saxon and Medieval village, is subject to a recording condition.
- 4.2 One of the early written references to Sandridge is in 796 AD when the manor of Sandridge was granted by Edfrid, son of Offa to the monks of St Albans. Sandridge Manor remained in the hands of successive abbots until the abbey's dissolution. The Domesday survey of Sandridge includes a mill at Sandridge, which is later mentioned in mortgage documents from the 14th Century. These documents also include a with a fishery which was presumed to have been located on the River Lea, though it had been demolished by the 19th century.
- 4.3 The origins of the existing settlement are predominantly agricultural, with records indicating that many of the inhabitants were labourers at the surrounding farms, including Pound Farm which is located in the centre of the village. The village grew around the church and the main road north from St Albans to Wheathampstead. St Leonard's Church is the earliest surviving building in the village with a record for the consecration of the 'capella de Sandrage' by Herbert Losinga, the Bishop of Norwich, 1094-1119 AD. Many of the buildings around the Church date to the 16th and 17th centuries.
- 4.4 The population of the parish of Sandridge grew rapidly between 1800 and 1900 and consequently the village saw a significant amount of development during this period. Most of the cottages in the High Street date from this period. The workhouse constructed around a century earlier had been converted into a collection of cottages after the reformation of the Poor Laws in 1834.
- 4.5 During the 20th century further expansion took place to the north and east, including several terraces of post war houses along the High Street and the former workhouse was demolished in the mid C20. The development of Langley Grove in the 1950's and Lyndon Mead in the 1960's saw a significant expansion of Sandridge to the west of the village core. This period also saw the closing of the Village School in 1968 which was subsequently demolished and replaced by a care home to the north of the village. Other late 20th Century and 21st Century development has been generally confined to smaller infilling schemes, such as the former old chemical works site on House Lane.
- 4.6 The first OS map of Sandridge from 1897, opposite, shows the settlement pattern of Sandridge's historic core is largely established in a linear form along the High Street, with an additional cluster around St Leonard's Church.



St Leonard's Church in 1907



OS map of late C19 Sandridge village, showing a similar pattern of development to today



## 5. Architectural Character

5.1 Many of the historic buildings in the village, including the 18th and 19th century cottages along the High Street, are built directly onto the narrow footpath, mostly with a minimal setback and small separation distances between buildings. What little setback there is contains front gardens, with hard front boundaries, such as low brick walls or railings. Many of the historic cottages remain and generally the new development has maintained the tight, linear relationship the buildings have to each other and the road. This relationship is widely repeated throughout the Conservation Area, with a few notable exceptions, and is an important characteristic of the Conservation Area's built form.

### South end of the High Street

5.2 To the south of the conservation area, the east side of the High Street retains many of the 18th and 19th century cottages which still maintain their historic form. Many of these cottages are locally listed. The cottages are generally small runs of terraces, set in varied but close proximity to the street, adding visual interest. The buildings within the conservation area are predominantly brickwork, with some now rendered. It is likely that many of the older buildings in the conservation area would have originally been thatched, however most are now roofed in clay plain tile roofs, though slate is a widely used secondary material. Though some have had unsympathetic window replacements in recent years, the scale and proportions of the historic buildings survive and have a positive impact on the conservation area's character and appearance.

5.3 The southern end of the conservation area is marked by 112 High Street, dating to the 18th century. 112 High Street was the former village police station which was closed in 1938, when it was converted to a dwelling. The external appearance of the building has been altered in the mid to late 20th century through the front extension and replacement windows.

5.4 The terraces of 110-100 and 88-94 High Street are locally listed. 110-100 are brick cottages with slate roofs, and date from the 18th to early 19th century. Piecemeal rendering and unsympathetic window replacements have resulted in the loss of consistency and original features, including the red brickwork in a Flemish bond which is characteristic of the area. Similarly 88-94 High Street has also been rendered, though as this has been undertaken as a whole, it maintains a cohesive appearance. The white render combined with the slate roof, and the sympathetic C20 replacement windows, has more successfully maintained the terraces character.

5.5 84 High Street has a symmetrical red brick front typical of the period and retains its historic sash windows. The building is a notable exception along this section of the High Street as, though historic, it is set significantly back from the road which allows an appreciation of its symmetry and proportions. The house formerly operated as the Woodmen Public House from the 19th century until the mid-20th century and was one of the six beer and public houses in the village during this period.

5.6 64-74 High Street is an attractive run of 18th century cottages. The Flemish bond red brickwork, segmented arches and detailed eaves gives the building a traditional, well detailed appearance. The plain clay tile roof and substantial chimney stacks are prominent features in the High Street. 44-50 High Street is similar to 64-74, later in date and less well detailed. The form of the terrace and its relationship to the street is characteristic of the conservation area.



*The south side of High Street, looking north*



*No. 84 High Street, formerly the Woodman Public House*



*Nos. 40-42 High Street, formerly the White Horse PH, the beer cellar hatches are still evident*



## 5.0 Architectural Character

- 5.7 40-42 High Street creates a narrow pinch point in the street scene. The two storey brick building was converted from two dwellings into a beer house in the mid-19th century called the White Horse. During the 20th century the beer house closed and was returned to two dwellings. The building has unfortunately lost its original timber sash windows and has been roughcast rendered. However, its former function is still legible as the grates to the front elevation reveal the former beer cellar hatches.
- 5.8 The narrow cottages, with their minimal setback on the east side of High Street are pleasantly contrasted by Hopkins Crescent and the tree lined verge which separates the two roads. Hopkins Crescent was built in the 1930s as one of the two Rural District Council Housing developments in Sandridge. The development is an important part of Sandridge's recent history as one of the first social housing schemes in the area which replaced the former workhouse. The purple brick houses with red brick dressings are arranged in symmetrical sets, alternating between pairs and terraces. Although there have been alterations to the front boundary treatments and windows, the consistency of the design of the street has been maintained.
- 5.9 The Village Hall lies at the northern end of Hopkins Crescent. The car park creates a gap in the building line, allowing views out over the recreation ground and farmland beyond. Despite its size, the late Victorian hall and associated out buildings are relatively diminutive in the street scene as the soft landscaping masks the side elevation. The red brick and timber framed hall has a typical, though attractive appearance which has only been slightly diminished by the 20th century flat roofed extensions to the front and side. The soft landscaping also helps screen the immediate impact of the car park from most viewpoints along the High Street.

### Village Core

- 5.10 The village core contains the small number of commercial buildings within the conservation area and is centred around St Leonard's Church and the junction between House Lane and the High Street. The village core is more open, with the building lines defined by a series of road junctions punctuated by small areas of greenery. This pattern of development has altered little in the past few centuries, which is seen in the Tithe Map in a very similar form to today.
- 5.11 The existing car garage provides a gap in the close-knit building line. This gap and the change in use demarks the transition from the south of the conservation area to the centre of the village.
- 5.12 The road junction between the High Street and House Lane is the first of three contrastingly open road junctions, and is the only one not softened by greenery. This junction is the commercial core of the village, bordered by two of the remaining three public houses and the village store and café.
- 5.13 These buildings are predominantly Grade II listed, attractive vernacular buildings, dating to the C16-17 and include Darby Stores, the Rose and Crown PH, and 20-22 High Street. These buildings are important contributors to the character and appearance of the conservation area. Though these timber framed buildings have now mostly been re-clad in brick or rendered and weather boarded, they have retained their vernacular features including C19 casement windows, and substantial chimney stacks.



*Darby's Stores is unique in the village with its exposed timber framing. This combined with the openness created by the siting of 20-22 High Street at 45° degrees to the junction make this run of listed buildings a focal point*



*The Rose and Crown dates to at least the C16. Both the PH and 20-22 High Street are timber framed, with later brick façades*



## 5.0 Architectural Character

- 5.14 The exceptions are the Green Man PH, 16-18 High Street, and 23 High Street which are both in polite architectural styles. The Green Man is a C19 Public House which retains its original windows and decorative terracotta tiles, which are a locally distinctive feature from this period. 23 High Street is more typically late C18-19 with 8 over 8 sashes and ovolo moulded labels over two of the ground floor windows. Opposite, 16-18 High Street is formed of flint and decorative yellow stock brick dressings. The materials and Victorian styling are unusual and this makes the building a conspicuous and attractive feature on the streetscene.
- 5.15 Pound Farm which is located in the centre of the village is a working farm and contributes much to the rural character of the village. The farmhouse and range of barns are set back from the High Street in line with their higher status and both originally date to the late C15 to early C16. Despite their size, the intervening trees and tall hedgerow prevent the buildings from becoming prominent into the streetscene.
- 5.16 To the west Sandridgebury Lane leads off to Sandridgebury which can be glimpsed up on the hill. To the north the view is framed by an attractive high brick wall with the agricultural buildings visible above, including C19 brick barns. These views out towards the countryside allow the agricultural history and context of the village to be appreciated, despite the close-knit built form along the High Street.
- 5.17 Opposite Pound Farm is a small green which leads to St Leonards church and Church End. The view up to the church is framed by 4-6 Church End which, though formerly timber framed, now has an attractive series of C19 gables and chequered brickwork, and the Queens Head PH. The Queens Head dates to the C17, which has a similar date to the adjacent cottages, but has retained its vernacular form and is now weatherboarded. As seen in the photo contained on page 6, this view has changed little in over 100 years.



*Pound Farm is a grade II listed C15-C16 timber framed farmhouse, adjacent to a separately grade II listed barn, and several other C19 agricultural buildings*



*The Green Man PH has distinctive C19 features*



*16-18 High Street is unusual with its flintwork and yellow brick dressings*



*4-6 Church End is grade II listed, the rear range is thought to date to the C16-17*



## 5.0 Architectural Character

- 5.18 Set behind 4-6 Church End lies a small lane leading to 1-3 Church End. Despite being a run of cottages, the building is well hidden in the conservation area, with the rear elevation only visible from the High Street in glimpses. The lane has a secluded picturesque quality with the informal layout and materials contrasting with the High Street.
- 5.19 The view from the High Street is terminated by the St Leonard's Church. St Leonards Church is one of the main feature buildings within the conservation area. The Grade II\* listed Church originally dates to the C11-12 with a late C14 Chancel. The church, in poor condition, was 'restored' in 1886-7 when the tower and west end were rebuilt. The spire can be seen rising above other buildings and surrounding trees in glimpsed views throughout the village and is an important lone feature in the skyline of the village. The church itself is built of knapped flint with some rubble, Roman brick and stone dressings. Though other buildings in the area use knapped flint, it is generally a secondary material in the conservation area used predominantly for boundary walls with a few exceptions.
- 5.20 The Church is set within a well landscaped graveyard with several prominent trees bounded by a low historic brick wall and the Grade II listed Lych Gate. The lych gate, though only dating to 1920, is important to the village's social history as it was dedicated as a war memorial in 1921 and added to after WW2.
- 5.21 The graveyard is accessible from all sides, with Church End wrapping around the south and east sides, and the low brick wall to the south allowing the church to be appreciated from many angles. The character of Church End is very different to any of the other roads in the conservation area and has an informal rural character with hard surfaces, and no pavements or kerbs, except where unsympathetic mid-late C20 development has occurred.
- 5.22 Though in this part of Church End there is a significant amount of mid to late C20 development which is generally unsympathetic in nature, the more historic buildings are still important contributors to the character of the area. 9-11 Church End is the most prominent due to its location and large vernacular form featuring a steep clay tiled roof and substantial chimney stack. 19-22 Church End form an attractive group of C18-19 buildings, with St Leonard's Church forming a backdrop to the diminutive houses.
- 5.23 Lyndon Eventide Home is the former vicarage to St Leonard's Church. It is an imposing C19 house which maintains many of its Victorian features. The main building is surrounded by contemporaneous associated outbuildings which also contain fine detailing and these are set in mature, landscaped grounds. The nature of the buildings historic use, means that it is set in a secluded position.

### North end of the High Street

- 5.24 To the north of the Church, the buildings along the High Street continue in a sparser less solid building line, though the high hedging beyond the low brick and flint walls prevents most views out towards the surrounding area.
- 5.25 5-17 High Street form an attractive group which extends from the village centre to the northern edge of the village, though the pattern of development is more irregular than the south end of the High Street. 11-17 High Street conforms to the prevailing pattern of development within the conservation area as a run of C18-19



*St Leonards Church is set in a verdant churchyard. The earlier ranges to the west can be appreciated in its open setting*



*9-11 Church End is grade II listed and has C17 features, including the large red brick chimney stack of joined square shafts*



## 5.0 Architectural Character

rendered cottages set tight to the narrow pavement. However, this is contrasted by the adjacent buildings in this group.

5.26 7-9 High Street is uniquely set perpendicular to the High Street, set low against the street and is conspicuous by its positioning. During the C19 the building was used as a 'hatch' beer house, which served beer through the small window visible on the High Street. 5 High Street dates to the C18 has a softer presence than many of the houses along the High Street, set back behind a low boundary wall soft landscaping and a covered gate. This transition from the tightly packed built form to a more verdant streetscene visually graduates towards the northern end of the village.

5.27 1-3 mark the northern end of the High Street and the entrance to Sandridge from the north. These cottages are set away from the rest of the buildings in the conservation area. These cottages are set close to the road and have a low brick boundary wall like many of the other buildings on the High Street. However their one and a half storey form and the backdrop of agricultural fields act as a transition between the village and its rural context

### Spencer Place

5.28 Set back from the High Street is Spencer Place. Spencer Place was developed from land which was formerly part of Pound Farm. The land was purchased by St Albans Rural District Council in 1920 from the Earl Spencer for the development of social housing. Constructed in 1921, this was the Council's first housing scheme in Sandridge and consisted of 18 houses formed of nine pairs. The housing was based on three designs, which could be loosely described as village vernacular, and arranged around two small greens and set slightly separated from the main village. Unfortunately, the consistency of the three distinct designs has been eroded through ad-hock development such as the construction of porches, front extensions and the installation of unsympathetic windows. Further deterioration of the uniformity of the buildings and encroachment onto the front landscaped areas should be avoided.



5 and 7-9 High Street are both grade II listed. 5 High Street is reticent in the streetscene in comparison to 7-9's abrupt relationship to the street

## 6. Landscape Characteristics

6.1 Sandridge is situated at the bottom of a shallow dry valley, and the rural landscape can be seen from various points in the village, rising upwards. To the north of the village lies Heartwood forest, a planned forest, with the site covering 347 hectares and is the largest continuous new native forest in England.

6.2 Despite its rural setting, many of the characteristics of the Sandridge Conservation Area are not defined by trees or soft landscaping. The south and centre of the village has generally restricted, designed areas of greenery with some trees lining the High Street to the west and very small front gardens. The north side of the village has markedly more greenery as the buildings are set further apart. This transition is notable, and this forms an important part of the character and appearance of the conservation area.

6.3 The church is set in a verdant churchyard with a significant belt of trees lining the entrance from Church End to the west, and along the footpath to the north, which forms part of the Hertfordshire Way. Several mature trees are set around the church and Lyndon Eventide Home. Though there is only one TPO in the conservation area, all trees within a conservation area above a certain size have automatic protection, whether or not they are covered by a TPO.



The tree belt around the churchyard and the Hertfordshire way separate and soften the north east side of the high street.

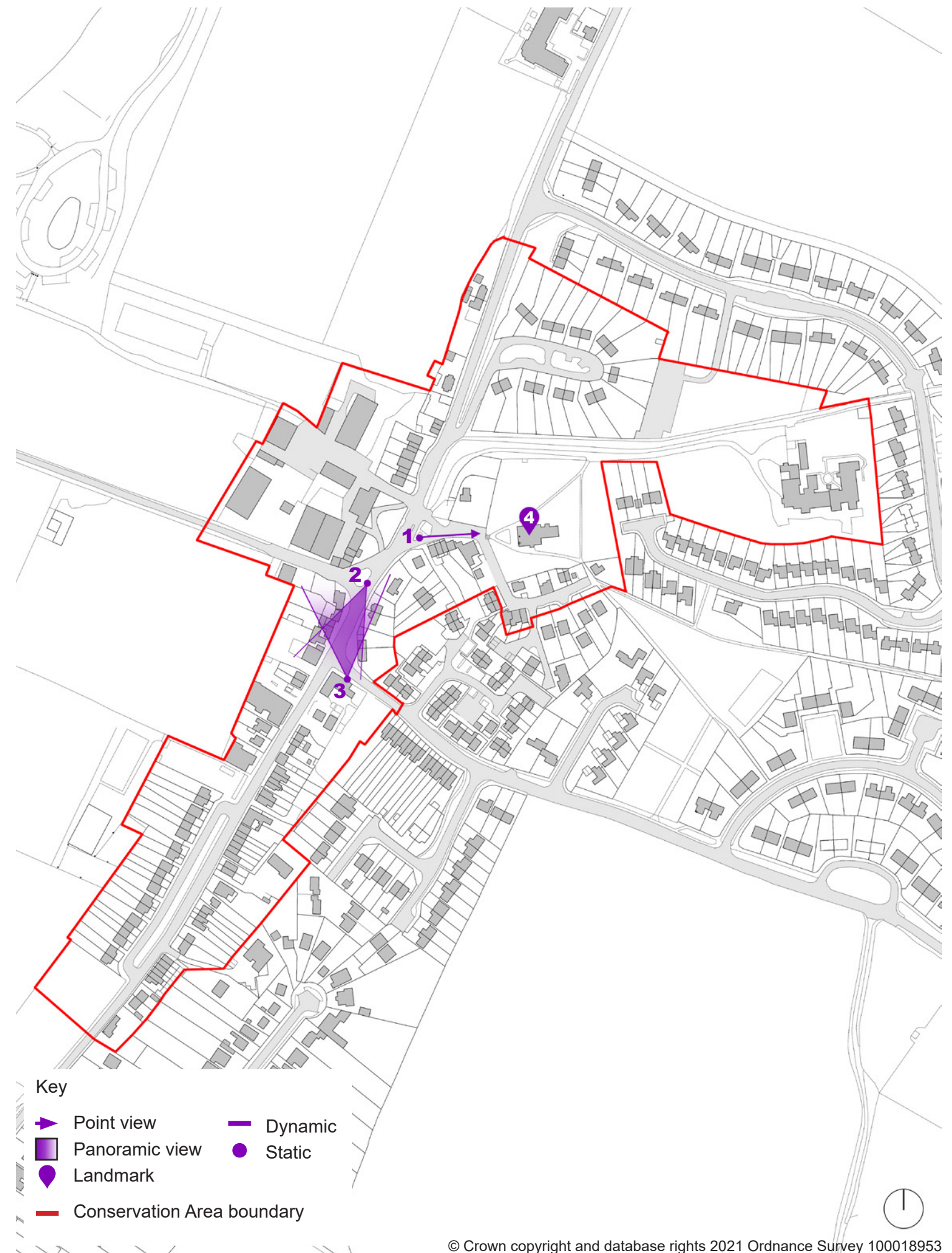


## 7. Significant Views

- 7.1 Sandridge is characterised by its close set urban form along the High Street and church, surrounded by a rural landscape. The significant views, discussed in detail below, illustrate aspects of the character and appearance of Sandridge which are considered to be of special architectural and historic interest.
- 7.2 Views can be static or dynamic, and of certain specific features or of wider landscapes. Due to the tightly set built form, the views are narrow, or of specific landmarks. The map to the right is annotated to describe the type of view and its location.

### View 1: St Leonards Church & Church End

St Leonards Church is a landmark building in the conservation area. This view is of the former village centre, with St Leonards Church framed by 4-6 Church End and the Queens Head PH. As can be seen when comparing this view to the historic photograph on page 6 the view has changed very little and demonstrates the historic build-up of the village around the church.



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## 7. Significant Views



**View 2: South end of High Street**

This view down towards the south end of the high Street shows the close set built form of the village. The buildings are set immediately on the pavement, or with very little set back. This gives the village a linear appearance, with limited green space. The uniformity in the pattern of development, and similar, traditional materials of brickwork and render give a consistency in appearance.



**View 3: Centre of High Street**

The centre of the village is characterised by a cluster of listed buildings, of which on Darbys Stores retained its exposed timber framing. The siting of 20-22 High Street at 45° degrees to the junction creates a sense of openness and allows greater appreciation of the listed buildings opposite. The view opens out onto Pound Farm beyond, with the intervening hedgerow and trees.

### Landmark: St Leonard's Church

Due to its location, the church spire is a lone feature in the skyline and

can be seen in many views throughout the village and in many of the roads and footpaths in the surrounding area. Though the spire is not overly high, the visibility of the spire makes it a landmark feature appropriate for the scale of a village church.

The views to the right are indicative of the range of distances and view, within the village, and the wider area, which feature the spire.





## 8. Enhancement goals and guidance

- 8.1 To preserve or enhance the conservation area's character and appearance, it is important that any development is of a high standard of design, sympathetic to its surroundings and the conservation area as a whole. It should not detract from the setting of nearby existing buildings, its form should have regard to the surroundings and the existing balance of buildings and landscape, and should be of good quality, normally traditional and natural materials.
- 8.2 The form of development in Sandridge is largely consistent. On the High Street the buildings are set close to the pavement, with little to no setback. There are few gaps in the built form which, where they exist, are generally small. The consistency of the pattern of development, particularly along the High Street is a key characteristic of the conservation area.
- 8.3 New development in the conservation area should reflect the close relationship between the buildings and the street and should avoid the larger setbacks and wider building distances seen in some of the unsympathetic C20 development.
- 8.4 The height of new development needs to respond to the prevailing building height of 2 storeys, and should not break the skyline, to help preserve the longer range views of the spire of St Leonard's Church.
- 8.5 Sandridge has some variety of materials, though the predominant material is brickwork, typically in a Flemish bond. Care needs to be taken when pointing brickwork as different pointing styles and colours can significantly change the appearance of brickwork and how the building's fabric functions
- 8.6 Render, both natural and painted is a secondary material in the conservation area and may be acceptable for new development. The rendering of historic brickwork should be avoided. Roofs are sloped and generally either finished in slate or plain clay tiles. Many of the listed buildings have double cambered plain clay tiles giving them an undulating appearance.
- 8.7 Though the village is in a rural location, weatherboarding is primarily preserved for the agricultural buildings at Pound Farm, and ancillary outbuildings and should be avoided for principle elevations.
- 8.8 The traditional windows within the conservation area are timber, with a painted finish, normally white. There is a mixture of sashes and casement windows, but most have traditional proportions. However many of the locally listed buildings and non-listed buildings in the conservation area have had unsympathetic window replacements.
- 8.9 This has deteriorated the consistency of the character of the conservation area and has eroded the character provided by traditional features and materials. uPVC windows and doors lack the details of traditional joinery, have a more reflective finish and are generally not as long lasting as traditional timber windows. The different opening methods have also significantly altered the appearance of these features and have caused harm to the character and appearance of the area.
- 8.10 Top hung casements or tilt and turn windows, and uVPC doors and windows should be avoided to help prevent further erosion of the character and appearance of the conservation area and will not be acceptable for listed buildings and new development. The restoration of historic features, such as timber windows in their original opening methods, would be welcomed.
- 8.11 Other traditional features, such as chimney stacks and thin eaves details which are prevalent in the conservation areas should also be retained.
- 8.12 Boundary treatments are generally low level, below 1m, and are solid, formed of brick and flint. Development should follow these characteristic boundary treatments and should avoid fencing and hedgerows for building frontages to retain the urban form of the streetscene.

## 9. Summary

- 9.1 It is the Council's aim to encourage retention of those features which make the Conservation Area special, not just historic buildings and their architectural features, but their settings and boundary features. This includes historic walls, fencing, and hedges. Every effort should be made to maintain important characteristics of the conservation area.



*The south side of the High Street displays the key characteristics of the conservation area, including the close relationship of the buildings between each other and the street and the typical materials and building form.*



# 10. Appendices

## 10.1 Statutory Listed Buildings

The list descriptions can be found on [www.historicengland.org.uk](http://www.historicengland.org.uk) or through the St Albans District Mapping Service.

Names and spellings are as per the list descriptions:

### Grade II\*

- Church of St. Leonard

### Grade II

- Lych Gate (and wing walls) to St. Leonard's Church, Church End
- 1, 2 and 3, Church End
- 4, 5, and 6, Church End
- Queen's Head P.H, Church End
- 9, 10, and 11, Church End
- 5 High Street
- 7-9 High Street
- Pound Farmhouse, High Street
- Barn to south of Pound Farmhouse, High Street
- 20-22 High Street
- Darby's Stores and 25 High Street
- Rose and Crown P.H, High Street

## 10.2 Locally Listed Buildings

The following buildings are included on the local list and are non-designated heritage assets:

- 19, 20, 21, 22, Church End
- 1, 3, 11, 15, 17, 23, High Street
- The Green Man, P.H., High Street
- Village Hall, High Street
- 2, Lyndon Eventide Home, High Street
- Beech Leaf Cottage, High Street
- 2a, 4, 16, 18, 34, 36, 40, 42, 54, 56, 58, 60, 62, 64, 66, 70, 72, 74, 84, 88, 90, 92, 94, 100, 102, 104, 106, 108, 110, 112 High Street
- 1-20 (cont.) Hopkins Crescent
- 1-18 (cont.) Spencer Place

## 10.3 Select Bibliography

Auckland R.G. (1986) History of Sandridge

Barry Hillman-Crouch Design and Recording Services (2019) 7-9 High Street Building Recording and Analysis

Page. W (1907) 'A History of the County of Hertford: Volume 2'. Victoria County History. London

Rose. J R (1999) Historic Sandridge Revisited

The National Archives (1841) 'Census Records,' National Archive Reference: HO 107



## **STATUS OF THIS DOCUMENT**

This Conservation Area Character Statement went out for public consultation between 18 January 2021 to 01 March 2021. Consultation responses were be considered and, where appropriate, incorporated into the final document. The final document was approved on 27/06/2023.

This document should be read together with saved Policy of 85, 86 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.

### **For more information please contact the Council at:**

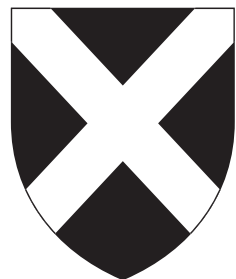
Planning Policy  
St Albans City and District Council  
St Peter's Street  
St Albans  
AL1 3JE

**Telephone:** 01727 866100

**Email:** [Planning.Policy@stalbans.gov.uk](mailto:Planning.Policy@stalbans.gov.uk)

**Website:** <http://www.stalbans.gov.uk>

If you require this information in another format e.g. in large print, Braille, audio or in another language other than English, please contact the Equalities Officer on 01727 814602 or email [equalities@stalbans.gov.uk](mailto:equalities@stalbans.gov.uk)



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**City & District Council**