

CONSERVATION AREA CHARACTER STATEMENT FOR CHILDWICKBURY



January 2018



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. Childwickbury conservation area was first designated as a conservation area on 27th July 1977. It was extended on 14th October 1992.

1.2 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"). However, the 1994 Local Plan is soon to be replaced.

1.3 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 Childwickbury conservation area is situated on the A1081 two miles north of St Albans and three miles south of Harpenden. The conservation area, with the exception of the small area around Ayres End Lane, is situated to the west of the Harpenden Road (A1081) which connects the two towns. The conservation area is also within two parish/ward boundaries; St Michaels (most of the conservation area) and Wheathampstead (Ayres End Lane).

2.2 The whole of Childwickbury Conservation Area is washed over by the Metropolitan Green Belt and is therefore subject to Policy 1 of the District Local Plan. This states that only very specific types of development will be acceptable, and that it 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.

2.3 Article 4 Directions are designated by the Council in areas where the character of an area would be threatened by the exercising of 'permitted development' rights (works that can be carried out without planning. The withdrawn rights are outlined in more detail on the Council's website.

3.0 Origins and Development of the Settlement

3.1 Childwick is situated on a gently undulating area of chalky high ground, immediately east of the Ver Valley. The earliest suspected settlement of the area was in late prehistoric times. The existence of a late prehistoric farmstead is suspected 750m

west of Childwickbury Manor where part of an embanked enclosure is visible on air photographs. This was succeeded by a Romano-British villa which is clearly visible on air photographs and which seems to be remarkably well-preserved, although no visible monuments remain relating to this or other periods within the conservation area. A trackway leading to the south-west presumably connected the villa to Watling Street, a key Roman road within the District.

3.2 The area must have been extensively wooded until the Roman period, when much of it was cleared, and may well have continued in cultivation in the early Saxon period. The Court Rolls for the manor of Childwickbury between 1678 and 1728 suggest that there were numerous small fields on the estate, between about 5-8 acres. This is in contrast to the area immediately west of Shafford, where there appear to be traces of open fields, divided into strips as late as 1799.

3.3 In the late tenth century, the area formed part of the manor given to the abbot and monks of St. Albans Abbey by Alwin Niger and his wife, Ailfleda¹ at the instigation of King Ethelred II. Supposedly the estate was lost from the Abbey during the post conquest period but was subsequently recovered during the rule of Paul de Caen (1077-93)². During this period the manor supplied milk to the children being educated at the Abbey, hence its name; 'cild' refers to young monks of the Abbey and 'wic' means a dairy farm; the 'bury' was a late post-medieval addition, added to elevate the standing of the estate³.

3.4 Childwick itself was probably never more than a small hamlet; in 1334 it is described as the 'Hamlet de Childwick', but is not mentioned in Domesday. It is probable that in the medieval period the settlement simply consisted of a number of small, scattered groups of buildings rather than a nucleated settlement. In the late 14th century there was a deer park at Childwickbury. Goodman's map of St Albans (1799) shows it as covering about 55 acres around Childwickbury House.



Painting of Childwick Green, showing the Old Forge in the background⁴

¹ Article: 'Some notes on the Origin and early topography of Childwickbury', Anthony Frewin, published by St Mary's Church, Childwick Green, 1996.

² Feedman, St Albans a history

³ Frewin Ibid

⁴ Image from St Albans museum

3.5 The manor of Childwickbury remained almost continuously (apart from when Geoffrey de Childwyk owned the manor in the 13th century⁵) in the Abbey's possession until the Dissolution. It then passed through various hands, including William Cavendish in 1540-1550, Thomas Rowce of Ayot St Lawrence until circa 1666 and then Joshua Lomax who probably built the nucleus of the present manor house during late 17th century. Further development occurred with the building of St Mary's Church, the school room and the addition of wings to the main manor⁶ when the estate was sold in 1854 to Henry Toulmin, a mayor of St Albans⁷.

3.6 In 1883 the estate was sold to Sir John Blundell Maple (1845-1903), son of the founder of the famous furniture store. Maple is responsible for the present form of the late 19th century estate village of Childwick Green, including the enlargement of the school and the church. He also doubled the estate's acreage to 1749 acres⁸, partly through the purchase of Shafford Mill (now a separate conservation area and no longer part of the estate) where estate cottages in the same style can still be seen. Maple also developed the stud to the north; at the time Childwickbury Stud was the largest stud farm in the country, with over 150 racehorses. It was referred to in Sporting Sketches at the time 'among the many beautiful homes of the thoroughbred which render England the envy of the sport-loving foreigner, there are few which excel in importance and none which exceed in scope, Sir J.Blundell Maple's famous stud at Childwick'⁹. The estate was conveniently located close to the horse racing track on Harpenden Common, in use until 1914: it is said that Maple enjoyed racing his coach and horses from St. Albans station to Childwick Park gates in just 20 minutes. Maple was also a local philanthropist and donated the sister's hospital on Normandy Road in 1893 and Clarence Park in 1894¹⁰. He also served as an MP for St Pancras and later Dulwich.



Sir John Blundell Maple and his wife¹¹

⁵ http://www.stalbanshistory.org/contributor_id__20.aspx

⁶ <http://www.toulmin.family.btinternet.co.uk/childwickbury.htm>

⁷ Freeman Ibid

⁸ Peter http://www.stalbanshistory.org/contributor_id__20.aspx

⁹ Sporting sketches date unknown, circa 1920

¹⁰ St Albans a history

¹¹ Image from St Albans Museum

4.0 Architectural Character and Historic Quality of Buildings

4.1 The conservation area can be divided into five areas which contain buildings. Some areas are linked to one another by the buildings or the historic uses, as described below. The landscaping in the whole area, which is described in more detail below, and the rural character which is evident throughout very much unites these areas.

Ayres End Lane

4.2 This area is physically separate from the other areas by virtue of its location to the east of the Harpenden Road. Whilst the north of Ayres End Lane is within the Harpenden Conservation Area and contains some listed buildings (for more information see the Harpenden Conservation Area Character Statement), the southern side of the road is included within the Childwickbury Conservation Area. The entrance to the lane, in line with the general characteristic of the conservation area, becomes immediately rural, despite the access being from the very busy Harpenden road.



Rural character of Ayres End Lane



*Numbers 1 and 2 Ayres End Lane
(within the Harpenden Conservation Area)*

4.3 The buildings within the conservation area are Paddock View and Poultry Farm. Paddock View is a locally listed typical estate cottage, with interesting roof tile pattern (like the houses on Beesonend Lane). It also has a range of locally listed outbuildings in an L-shape form, with a corner clock tower; again these are similar in style to other buildings within the conservation area, for example in the stud. Poultry Farm is also locally listed and is made up of two ranges of single storey outbuilding type structures, again similar to those in the stud and Paddock View; they are now used as a cattery. Numbers 1-4 Ayres End Lane (statutorily listed), although actually within neighbouring Harpenden Conservation Area, form an attractive group with Paddock View, its stables and the adjacent Poultry Farm.



Paddock View, main house left & outbuilding right



Clock tower at Paddock View



Poultry Farm

4.4 The double fronted Foxwood Lodge (previously White House) on the Harpenden Road is a significant standalone building which fronts what was known as Jockey Field, home of the former racetrack. Although it is included in this section as it lies east of the Harpenden Road, its situation opposite and its historic association with the Stud also link it to that part of the conservation area.



Foxwood Lodge (White House)

Beesonend Lane

4.5 Beesonend Lane is, like Ayres End Lane, a road located off the Harpenden Road. However, in its initial approach from the main road it feels more like a suburban area compared to Ayres End Lane. This is borne out as the road leads to a modern estate to the north of the conservation area. At the point where the access to the modern development forks off to the north, the road becomes a country lane, more in keeping with the rest of the Childwickbury conservation area.

4.6 The modern development somewhat impacts on the start of the lane where the side and rear elevations of a few of the houses can be seen. However, from this point the side elevations of the group of locally listed semi-detached estate cottages, numbers 1-6 can also be seen and this view, along with the views across the open land to the south, serves to make the lane more in keeping with the rest of the conservation area.

4.7 Numbers 1-6 Beesonend Cottages are a fine set of three semi-detached locally listed houses. They are constructed of Luton Grey brick with a dark brick course and red clay drip mould detail above the windows. Timber cladding is used on some gables and stone coloured render with attractive half timbering is also in evidence, including on the large gables which face the lane. The roofs are covered in clay tiles which have an attractive detail of fish scale darker tiles patterned in lines across the roof. The houses have been designed so that their semi detached nature is not immediately apparent; the corner single storey porches are a nice detail which reinforces this impression as the two entrances are not immediately apparent. In scale they are rather larger than cottages but are in keeping with other estate buildings, there have however been some extensions on these buildings. Like the other estate cottages they are set behind lawns enclosed by white fencing.



Beesonend Cottages

4.8 Beyond the cottages the lane becomes more enclosed and wooded, but the white mile posts along the road link it to the white fencing of the rest of the estate. To the south of the road the locally listed long range of outbuildings, known as the

Beesonend new boxes, which belong to the Childwick Bury Stud (see below) becomes apparent. Their poor state at the time of writing and the way the vegetation has overgrown them means that they are not initially visible. To the south, also not visible from the road, is Pavilion Lodge (statutorily listed) possibly historically used as stable boy accommodation for the nearby new boxes or as a small tack room. It is a separate single storey structure with a haystack roof and fine detailing. There are two similar buildings close to the Stud House; the Pavilion feed and tack room (see below), which are also statutorily listed. This outbuilding, along with the cottages (see 4.8) marks the northern extremity of the Stud Farm boundary.



Pavilion Lodge

4.9 The lane opens up to reveal a flint wall and a length of weatherboarded and brick barns with clay tiled roofs and brick and slate stables, which are located along the North Western boundary of the Conservation Area. These structures are attached to Beesonend House, formerly Beesonend Farm, which is statutorily listed. The main structure of Beesonend House is timber framed with a clay tiled roof and thought to date from the earlier part of the 17th Century. A separate threshing barn and connected brick granary is located to the south of the house. All the historic outbuildings are considered listed and therefore not locally listed.



Beesonend Farm Yard

Childwick Bury Stud

4.10 This area is linked to Beesonend Lane as the land which adjoins Beesonend Lane also belongs to the Stud (see above).

4.11 The access to the Stud via the Harpenden Road is marked by the listed decorative wrought iron gates with stone piers and a pair of single storey listed lodges either side of the gates. The Lodges are constructed of brick with stone dressings and a clay tile roof with dominant chimneys, but as the roofs are set low the lodges themselves appear diminutive. Along with the fine gate they form an attractive group.



Gates to Childwick Bury Stud

4.12 The main stud area is situated around a courtyard. This is bordered on two sides by the single storey weatherboarded and clay tiled roof listed horse boxes. These, in common with the rest of the estate, display a particular colour scheme and provide a pleasant backdrop to the green and treed courtyard area.



Stud courtyard, with listed boxes in background

4.13 The entrance to this area is marked by the listed single storey Trophy Room, which forms part of the courtyard plan to the east, although it is a physically separate building from the boxes. This building, like the other buildings in this area and on the rest of the estate, has prominent gables. Denoting its less utilitarian function and higher status it uses red brick instead of timber weatherboarding. Inside it displays the horseshoes from horses from the Stud which have won races in the past. Behind the building, hidden from the main views, are the Stallion boxes with a covering yard between the two buildings.



Front of Trophy Room facing courtyard (left) Display of horseshoes inside (right)



Covering yard with Stallion boxes

4.14 Within this area is the stone monument to Doris dating from 1917, which is listed in its own right. There are further (unlisted) monuments, including some recent ones, in this area.



Monument to Doris

4.15 More physically removed from the courtyard, but nonetheless integral to its history is the listed Childwick Hall (or Stud House). It is situated on the south western corner of the courtyard. It was built circa 1840 and has a stuccoed front, covered in ivy, facing the courtyard, which retains its form and fine windows. The rear elevation is more spectacular, with its red brick with gothic stone dressings around the windows, and this elevation forms an interesting focal point from various parts of the conservation area. The building has a clay tiled hipped roof. From the front elevation this is set back behind a parapet whilst the rear elevation this is broken up at eaves level with gabled and Dutch gabled bay elements. In the curtilage of Childwick Hall is a cottage building, which given its date pre 1948 is considered to be curtilage listed.



Childwick Hall, rear elevation

4.16 To the north of the courtyard are the listed Tack room and Feed Room, which are a pair of small single storey pavilion style brick buildings, similar in style to the Pavilion Lodge room on Beesonend Lane. These form a gateway from the south to the long and short street of horse boxes which are locally listed. These are similar to the listed boxes as described above and also use the estate colour scheme. From the northern end of these boxes there are open views across to the locally listed Beesonend New Boxes and statutorily listed Pavilion Lodge (see 4.9). The listed Beesonend farm buildings can also be seen to the west.



Left: eastern side of the long street of boxes. Right: view from the northern end of the long and short street of boxes, showing Beesonend Farm Buildings (to the left), long range of Beesonend New Boxes with central gable (far right) and Pavilion Lodge in between.

4.17 Within this area are a range of modern barns and outbuildings. These are well screened from the most sensitive areas, for example the main courtyard.

4.18 Mannings Cottage, though now privately owned, was historically part of the stud. It is locally listed. It was extended in the 1970's to the north, although it is in keeping it slightly unbalances what would have been a typical estate cottage in terms of form. It has a clay tile roof with three roof level gables which accommodate the second storey.



Mannings Cottage.

4.19 The listed Hedges Farm is situated to the east of Mannings Cottage and is still part of the stud. It is a multi-phased building: with two principle parts; a two storey more vernacular cottage style brick building and a grander three storey hipped roofed element, which has unfortunately been partly painted. There are some interesting pre 1948 outbuildings within the farm's boundary which are therefore curtilage listed.



Hedges Farm

Childwick Green

4.20 Childwick Green is the principal part of the conservation area, and was historically the hub of the hamlet, as denoted today by the church, the old school, and historically the forge and pub which are now in residential use.

4.21 The area is accessed off the Harpenden Road, through the elaborate listed gate piers belonging to the listed Childwick Lodge. The distinctive Jacobean style Lodge which dates from the early 1900's, is situated just beyond the piers and has a distinctive stair turret with a conical roof. It is constructed of chequered stonework using red brick with cream terracotta dressings and natural slate roof. The listed gate piers are in the same style and materials.



Childwick Lodge and Gate piers.

4.22 The rural character of the area is immediately apparent as the road winds along with views to fields and the Green Wood to the south. It is devoid of buildings until the listed Viccars House (also called Childwick Green house), an imposing two-storey mid-late 17th century dwelling, altered in the late 19th century which is set behind a formal hedge. It uses red brick with stone dressings and has a clay tile roof and two storey gabled bays, with a diamond pattern in dark brick on the brick gables.



Views to Green Wood (left) and Viccars House (right)

4.23 The green, marked by the white painted timber posts and chains, is dominated by the estate cottages, which are all set far back from the road behind well kept lawns. They date from circa 1890 and are attractive vernacular two storey cottages, with red brick with terracotta detail, with all original white painted joinery remaining. It is probable that many of the estate cottages were designed by Col. Robert Edis FRIBA.

4.24 The statutorily listed cottages includes numbers 6-9 which date from circa 1890 and are similar to the locally listed numbers 1-4 (see below) in terms of design, although they are devoid of quoins and use a darker red brick. Numbers 12-15 date from 1890¹³, although they replaced some buildings previously on the site. They have a particularly fine quality of detail to the brickwork and the gables are highlighted with the use of white painted joinery. The long range which forms part of number 15 to the north-west is not immediately apparent from the green, but is shown on the 1900's maps as the One Bell P.H; it was later used as the Childwick Bury Club.



6- 9 Childwick Green



12-15 Childwick Green



Rear of number 15



Brick detail of number 15

¹³ List description

4.25 The other cottages are locally listed. These include number 10 and 11, a half brick and half mock Tudor timbered semi detached cottage and number 5, also half brick and half mock timbered, but with stone coloured render and timbers. All date from circa 1910, although number 10 and 11 replaced an earlier structure. Also locally listed are numbers 1-4, a brick and clay tile building, which dates from circa 1910 and like numbers 6-9 and Beesonend Cottages appear to be one large house, though the symmetrical side porches and central porches as well as the predominance of chimneys, hints at its division into four dwellings. Number 5 is similar in style to number 1-4, but is one larger block. Numbers 1-4 and 5 have roof detailing like Beesonend Cottages of darker fish scale tiles.



Numbers 1-4 Childwick Green



Numbers 10 and 11 Childwick Green

4.26 The Forge opposite numbers 1-4 is also locally listed and is a brick single storey range terminated at both ends by a hipped square block, it first appears on the 1900's map as the Smithy. There are a small set of modern garages adjacent and other outbuildings (unlisted) which are more out of character with the green, but which lead to the rural views beyond.



Rural Views at edge of the Green



The Forge

4.27 The listed St Mary's Church was begun in 1867 and was designed by Sir Gilbert Scott. Due to its small scale and the large tree in front, its use is not immediately apparent from the green, until at close range its flèche, timber porch and the Blundell Maple vault can be seen. It is a single aisled church and inside, there is a marble font in memory of the two daughters of Sir Blundell Maple who died in infancy. Historic maps show that before the construction of the Church there was an Infant School in this location. By 1898 'School Lane' which runs between the church and numbers 6-9 Childwick Green, was laid out by Sir John Blundell Maple¹⁴. As part of the Church construction a school was located to the rear in a cruciform plan building, which survives today; this was in use as a school until 1925 and re-opened during WWII for evacuees. Today the whole building is used as the church and the rear element displays fine details such as the circular windows and decorative timbers around the gables.



White fencing showing St Mary's Church in the background and Maple vault (right)



Left: church detail Right: Maple font

¹⁴ Frewin, *ibid*

4.28 In front of the church is the well and lamppost, which are both listed in their own right and which add to the village feel of the green.



Lamppost and Well

4.29 Forge Cottage has late 17th century origins. It is a listed timber framed building with red brick infill and clay tile roof; on the ground floor there is 18th century chequered brick and a plank door. It is the only remaining visibly older property within this area, and although heavily extended to the south east in the 20th century and with a 19th century rear extension, because of the visible timber framing a sense of its original scale and its age is still apparent. The warm brick and clay tiled roof add to its charm and link it to the materials used on the nearby later buildings.



Forge Cottage, Childwick Green

4.30 The nearby listed Park Lodge is in an Italianate style. It was altered and stuccoed in the mid 19th century and extended in the 20th century. It forms a prominent feature sideways on to the southern end of the green and forms the entrance to the Childwickbury Manor area of the conservation area, with the gate piers being locally listed, although they could also be considered curtilage listed.



Park Lodge



Park Lodge from Childwick Green

Childwick Bury Manor

4.31 This area is where the settlement of Childwickbury originated from: it is accessed via Childwick Green.

4.32 Although the main house dominates the area historically, today it is somewhat tucked away from the manor area. Whilst the formal access to the house is through the listed wrought iron gates with gilded leaf ornament which date from c1895, the main access today to both the manor and the rest of the area is through the simple white painted estate gates and fence lined road. To the east is a wooded paddock, whilst views to the west are of open fields with the large old estate water tower (outside the conservation area) forming a terminus.



Access to Childwickbury Manor area with views of paddock

4.33 The main listed house, Childwickbury Manor, displays a mixture of architectural styles. The earliest visible part on the south east side dates from 1666, and was part of a large two up, two down farmhouse. A deep cellar within the house possibly has 15th

century origins and as it is away from the oldest part of the house perhaps shows that there was an earlier domestic dwelling on the site¹⁵. Alterations and additions have been made by consecutive owners including after 1883 for Sir John Blundell Maple. Consequently there are various visible phases, most evident between the main and rear elevations. The rear elevation dates from c1860, it is a brick building with a relatively blank façade, with a clock turret. In contrast the main elevation is neo-classical stucco on brick, with a Doric porch, pediment and balustraded eaves and was a result of the major phase of remodelling which took place after 1854 for H.H Toulman. Edward Kemp a prominent Victorian garden designer was employed to improve the layout of the pleasure gardens and the approaches to the house in 1856¹⁶, although much of this scheme seems to have been lost.



Detail of Porch (north east elevation) Rear elevation of house

4.34 To the rear of the house, facing the main manor area, are some old listed coach house buildings. Although physically attached to the main house via a small link and related through the use of matching materials, they have a distinct character because of the size and design of the openings, which relate very much to their original use.



Old coach houses

4.35 Also to the rear and within the enclosed area formed by the manor and the old coach house is the listed brick water tower. It is a late 17th century structure which was erected over a previous well. It has some fine details for example the stone door arch and the small quatrefoil windows.

¹⁵ Frewin, *ibid*

¹⁶ Hertfordshire Gardens Trust, Local List St Albans



Water tower door detail

Well still in existence inside

4.36 Continuing the historical importance of racing and horses to Childwickbury, the late 19th century listed stable court is the other dominant building within this part of the conservation area. It is a fine brick and flint panelled building with gabled windows breaking the roof line and a central clock tower. With a courtyard plan, the internal elevations are just as well detailed as the external facades, including a brick floor and decorative ventilation shafts along the internal roofs, which echo the clock tower.



Main façade of stable court



Internal face of stable court

4.37 The listed cow yard is of the same form as the stable court but on a smaller scale and dates from earlier in the century. It is less dominant in its positioning and more functional than decorative compared to the stables, partly in the lack of details but mainly in the materials of timber weatherboarding, rather than fine brick and flint work.



Cow Yard, Internal face (left) and Pond (right)

4.38 The stable court forms a backdrop to the pond, which is a dominant feature within the area. Around the pond are two single storey listed brick buildings, which in terms of historic function are linked to the cow shed and in terms of style and date are linked to the stable court. The first is the old dairy (now in residential use) with a timber balustrade, curved elevations and conical roof. The other was built and is still used as an office and also has a curved elevation, though as it is built into a corner against the walled garden it is less dominant.



Old Dairy detail (left) and office (right)

4.39 Less visible but none-the-less extremely important to the functioning of the estate, both today and historically, are the two cottages to the east of the cow shed. One is locally listed and set within a lawn and a treed setting, including Kilmart's Spring Wood located to the east. In terms of style it links with many of the estate cottages in Childwick Green. The other cottage is listed by virtue of its attachment to the listed walled garden. It dates from slightly later and is more unusual for the area with its flat roof hidden behind a parapet and has good detailing in terms of the brick drip mouldings above the windows. It is quite hidden and although it was and is a separate dwelling, it almost appears functional because its attachment to the wall links it to the other various single storey buildings associated with the walled garden.



Cottage in a treed setting (left) and Cottage attached to the walled garden (right)

4.40 The listed walled garden and listed green houses were historically important to the functioning of the estate and although the walled garden is now devoid of plants, the green houses are still in use. The green houses are a fine example of Victorian engineering and form the north western boundary of the walled garden, beyond which the water tower and the rear elevation of the main house lie. The south eastern boundary is formed by a water filled moat, which terminates views of the walled garden, though it was previously a terracotta garden wall¹⁷. There are numerous outbuildings attached to the wall, which are listed by virtue of their attachment.



Walled garden as viewed from south east, the moat in front is ornamental but also functional to provide water for the gardens.

¹⁷ Hertfordshire Gardens Trust, St Albans Local List



Greenhouses: internal view and view of greenhouses from courtyard of main house

4.41 The rose garden is set quite far away from the main house to the south east and is therefore a hidden gem within the conservation area and even from the manor area. It dates from the 1920's, later than the rest of this area, which may explain its location. It is circular in plan bordered by a thick hedge and well maintained with decorative sculpture and pathways breaking up the space.



Internal view of the rose garden.

5.0 Design, materials and street furniture

5.1 The buildings within the conservation area display a variety of materials. However, there is some consistency, particularly amongst the estate cottages, which have clay tiled roofs, Luton grey bricks, with terracotta or red brick detailing. The grander buildings are generally stuccoed, such as the manor house and its lodge. There is otherwise a dominance of brick and some very fine examples of brickwork, for example on the lodge and the lodge gate piers. On a more vernacular level on the green there is one example of genuine timber framing with the forge cottage, which has been echoed with mock timber framing on some of the estate cottages.

5.2 An important characteristic throughout the estate is the consistent approach to features such as paint schemes, hard standing and boundary treatments; many of the late Victorian buildings on the estate including the brick cottages to the north west side of Childwick Green have a specific paint scheme; cream bargeboards, porches and cills, white windows and green doors, posts and rainwater goods. This is the original estate village colour scheme and should be adhered to. The Stud Lodges, Manning Cottage, 1-6 Beesonend Lane, 1-4 Ayres End Lane and even Paddock View stables and Poultry Farm continue this colour scheme. The listed and unlisted Stud outbuildings also utilise these colours and the overall result is a pleasing consistency throughout the former estate.

5.3 The frontage boundaries of most of the cottages in Childwick Green and 1-6 Beesonend Lane are white painted traditional metal estate fencing. Paddocks are generally separated by traditional black painted metal estate railings, whilst the paddock gates are painted white. These simple metal railings contrast with the elaborate formal entrance gates and piers, which mark the accesses off the public highway. The two 'greens' at Childwick Green are surrounded by white wooden posts and chains, which are also used at the corners and junctions of some of the internal drives. Gravel is the most commonly used material for driveways and paths. All of the buildings are set back from the road, either behind the greens or within their gardens. This allows appreciation of the architecture and retains a dominance of green space within the area in keeping with the rural setting and character of the conservation area.

5.4 The conservation area is devoid of conventional street furniture such as road signs. This is a great advantage to the character of the area, particularly in an isolated hamlet which has such a defined rural character and specific architecture as street signs and clutter would detract from the landscape views and fine architecture of the area. However there is often, particularly around the Green, a scattering of parked cars, despite designated parking spaces to the east of numbers 1-4 and the garages opposite; this has a negative effect on the special character of the area.

5.5 To preserve or enhance the conservation area's historic 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 built of good quality, normally traditional and natural, materials.

6.0 Statutory Listed Buildings

6.1 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.

6.2 Most of the listed buildings are clustered around three centres - the Manor itself, Childwick Green estate village, and the Stud. These are shown on the detailed maps and listed below. Outbuildings within the curtilage of listed buildings which date before 1948 are normally protected under the main listing and are not separately indicated on the plan. The listed buildings are a mixture of residential and functional buildings; they also include smaller structures such as the monument to Doris and the lamppost and well on the green.

7.0 Locally Listed buildings

7.1 The locally listed buildings within the Childwickbury Conservation Area are shown on the map and listed below. No statutorily listed buildings have been locally listed, nor have any of their outbuildings if they are obviously listed by virtue of being in their curtilage - it is considered that 'double' designation is not necessary. Local listing is a local, non-statutory designation, which highlights that these unlisted buildings, together with the listed buildings, are considered to make a positive contribution to the character and appearance of the conservation area.

8.0 Article 4 Areas

8.1 Article 4 Directions are designated by the Council in areas where the character of an area would be threatened by the exercising of 'permitted development' rights (works that can be carried out without planning permission. Details of the withdrawn permitted development rights are available on the Council's website.

9.0 Trees and Landscape Characteristics

9.1 Much of the open area around the stud and green is set to paddock. This use is important to the conservation area. The Council would not wish to see any significant change in this use, or visual intrusion into the landscape, for example from ancillary buildings as this rural and green characteristic is fundamental to the special character and unity of the area.



Typical view from within the conservation area, this looks southwards from the road which leads to Childwick Green from Childwick Lodge

9.2 Whilst there are no Tree Preservation Orders in this conservation area, trees have automatic protection due to the conservation area status, as permission must be obtained from this Council for the felling, lopping or topping of all but the smallest trees. Two large wooded areas remain around Childwick Bury Manor — Kilmart's Spring Wood and Green Wood, containing mainly deciduous trees. Mature deciduous and evergreen trees can also be found individually in paddocks and forming avenues along many of the estate roads. This is an attractive feature which the Council will seek to retain. Groups of trees such as the pines alongside the stables on Beesonend Lane, and the willows at the Stud Lodges on Harpenden Road are significant and should be retained. Some important specimen trees can be found in the conservation area, for example, the magnificent sequoia to the north west of the Manor.



Large sequoia tree in front of main manor

9.3 Also of significance is the tall, closely cropped evergreen hedging fronting Harpenden Road and the hedges bounding many of the internal stud drives. The Council would wish to see these retained, along with the smaller hedges fronting cottages at Beesonend Lane, Ayres End Lane and Childwick Green.

9.4 Other interesting features are the small orchard, walled garden and circular rose garden within the Manor grounds. Particularly prized by the general public is the display of rhododendrons on the drive from Childwick Lodge off Harpenden Road towards the green.



Rhododendrons on drive towards green

9.5 Only the piers and lodges to Childwick Green and the Stud are visible from the public highway. There are two bridleways running through and along the edge of the conservation area. From these, glimpses of Childwick Hall and Stud, Hedges Farm and Childwickbury Manor are available to the public. Otherwise, as internal drives are private, the area is hidden.



Typical views from within the conservation area.

10.0 Proposals for enhancement

10.1 Some of the Stud outbuildings would benefit from attention, particularly the building located on Beesonend Lane, which is completely overgrown with vegetation and in a bad state of repair.



Overgrown outbuildings, forming part of Childwick Bury Stud

11.0 Summary

11.1 It is the Council's policy to encourage the retention of those features that make the conservation area special; including historic buildings, trees, hedges, walls and fences. In addition the Council demands a high standard of design and materials for any new development in the conservation area; any new development or change of use should respect the grain, setting, scale, materials and use of existing development or land. Any alterations or extensions to these properties, listed or unlisted, should respect the existing form and pattern of building. Each historic building has its own characteristics and these should be respected when proposals for alterations are put forward. Extensions and new development should utilise traditional materials, detailing and construction techniques, so as to not detract from the high quality of local buildings. Some alterations to particular types of building may be considered unacceptable, for example dormer windows are not a characteristic of the estate cottages and are unlikely to be approved.

STATUTORY LISTED BUILDINGS – All Grade II

BEESONEND LANE

- Beesonend Farm
- Pavilion Lodge

CHILDWICK GREEN

- Numbers 6-9 (consecutive)
- Numbers 12-15 (consecutive)
- Church of St Mary
- Forge Cottage
- Wellhead on the green
- Lamp standard on the green
- Childwick Green House (Viccars House)
- Park Lodge (gate piers are locally listed but could be considered curtilage listed)

CHILDWICK BURY MANOR

- Childwick Bury Manor including former stable ranges
- Piers and entrance gates to Manor
- Water Storage tower
- Walled garden to SE of Childwick Bury Manor (including attached structures)
- Stable court (listed as Coach House and Stable Court)
- Cow Yard (listed as Farm Buildings adjoining and to NE of walled garden)
- Dairy 30 m NW of stable court
- Estate office

CHILDWICK BURY STUD

- Childwick Hall (including separate cottage as curtilage listed)
- Monument to Doris
- Pavilion Tack Room
- Pavilion Feed Room
- Ranges of Horse Boxes in Main Yard
- Stallion Boxes, Trophy Room and Covering Yard
- Hedges Farm (including outbuildings)

HARPENDEN ROAD

- Childwick Lodge
- Gates, railings and piers to Childwick Lodge
- Milestone opposite Beesonend Lane
- Entrance Lodges and gates to Stud

LOCALLY LISTED BUILDINGS

AYRES END LANE

- Paddock View and associated stables
- Poultry Farm

BEESONEND LANE

- Stable range (Beesonend New boxes), 60m east of Beesonend Farm
- Numbers 1-6 (consecutive)

CHILDWICK GREEN, HARPENDEN ROAD

- The Forge
- Numbers 1-4 (consecutive)
- Number 5
- Number 10 and 11
- Gate piers adjacent to Park Lodge, Childwick Green (may be curtilage listed)

CHILDWICK BURY MANOR

- Cottage 180m south east of Childwick Bury Manor (may be curtilage listed)

CHILDWICK BURY STUD

- Mannings Cottage
- Two stable ranges (known as long and short street) approximately 150m north west of Childwick Hall (may be curtilage listed)
- Outbuilding 100m to north of Childwick Hall (may be curtilage listed)

HARPENDEN ROAD

- Foxwood Lodge (White House)

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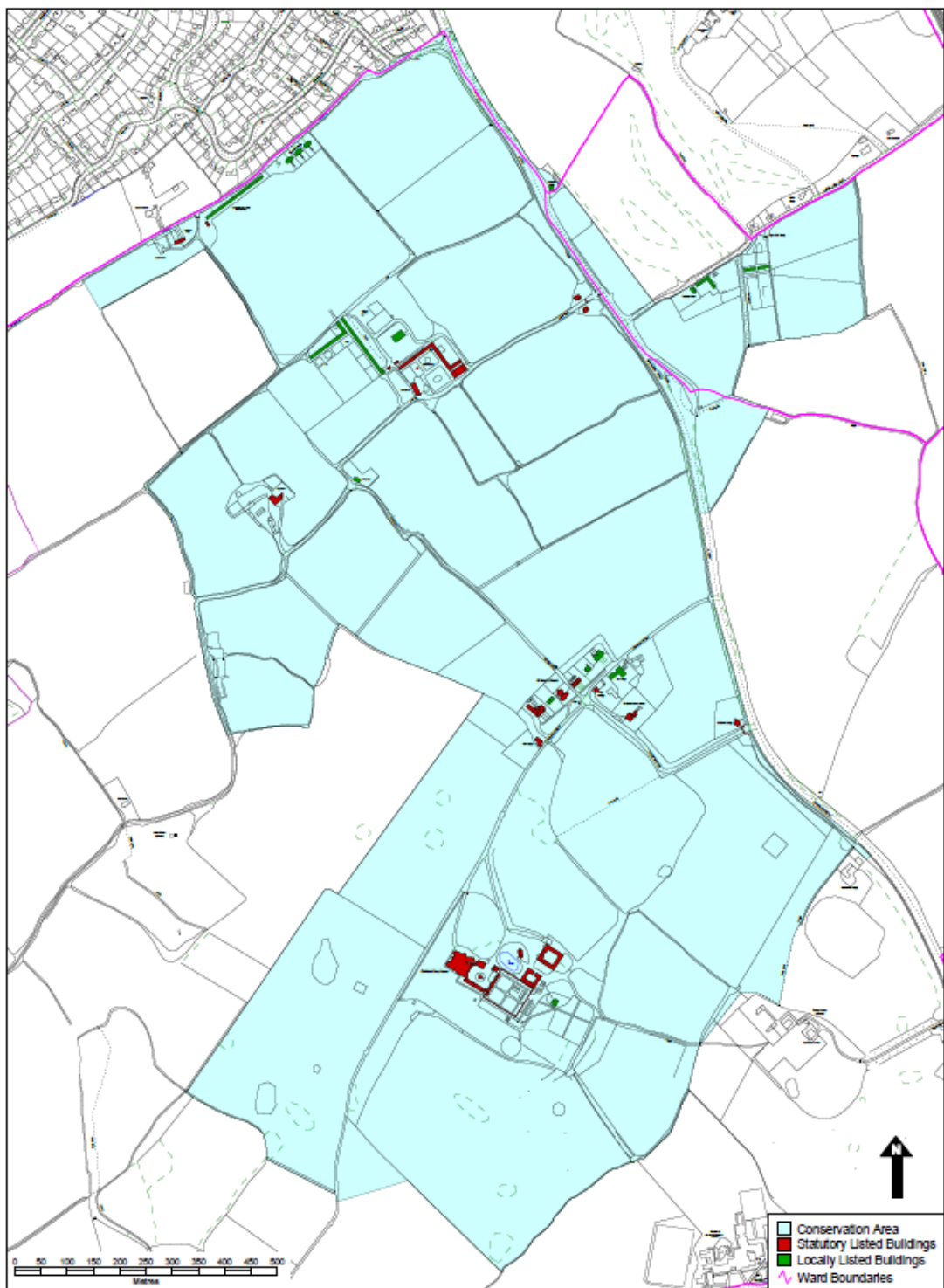
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The author would like to thank Childwickbury Stud and Manor for allowing access.

STATUS OF THE DOCUMENT

This document should be read together with saved Policy 85 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.

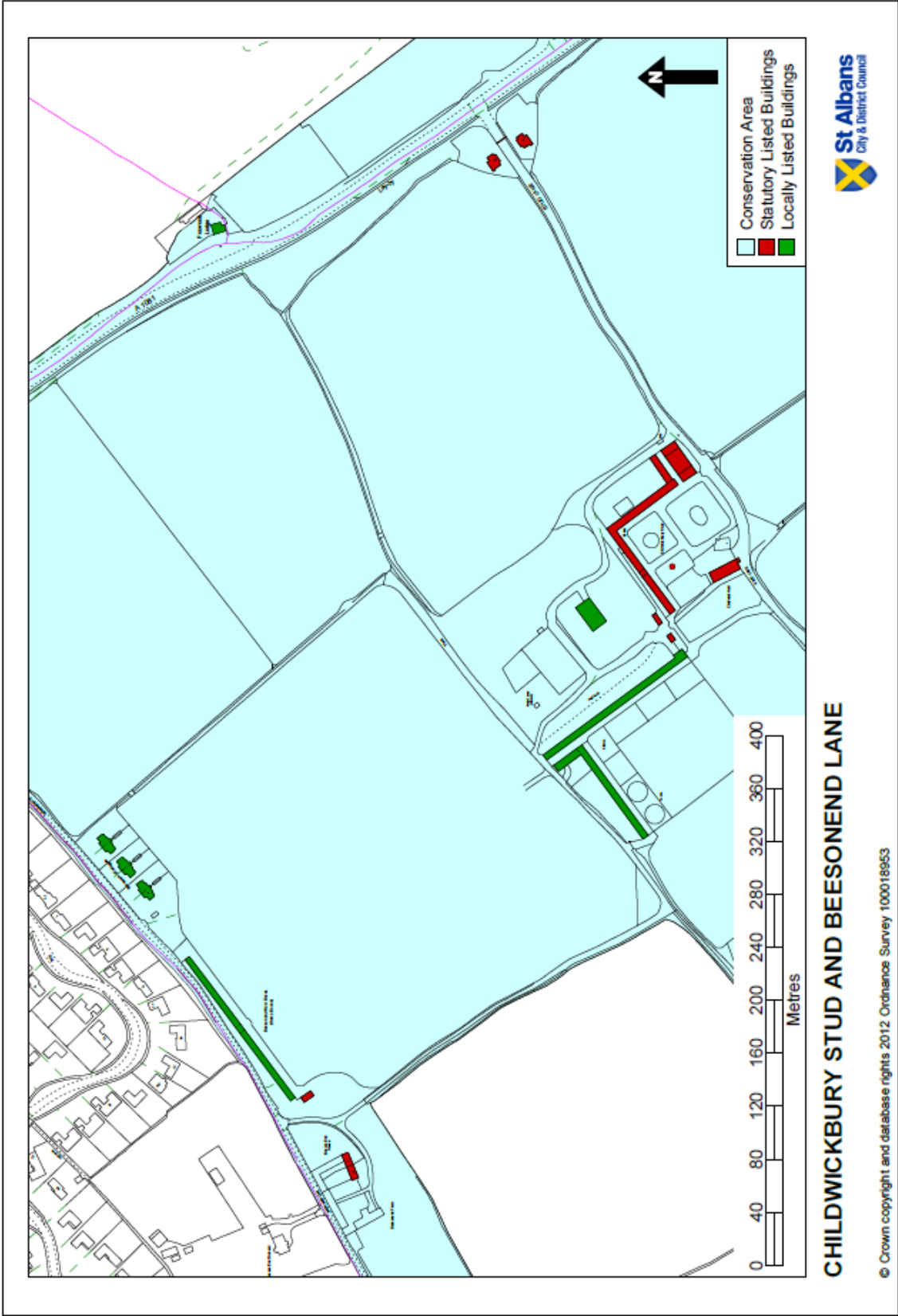
The Planning and Conservation Portfolio Holder considered the draft Childwickbury Conservation Area Character Statement dated June 2016 and resolved that the document should go to local consultation, consultation took place between the 15th August-30th September 2016. Consultation responses were considered and, where appropriate, incorporated into the final Childwickbury Conservation Area Character Statement which was adopted on 24th January 2018.

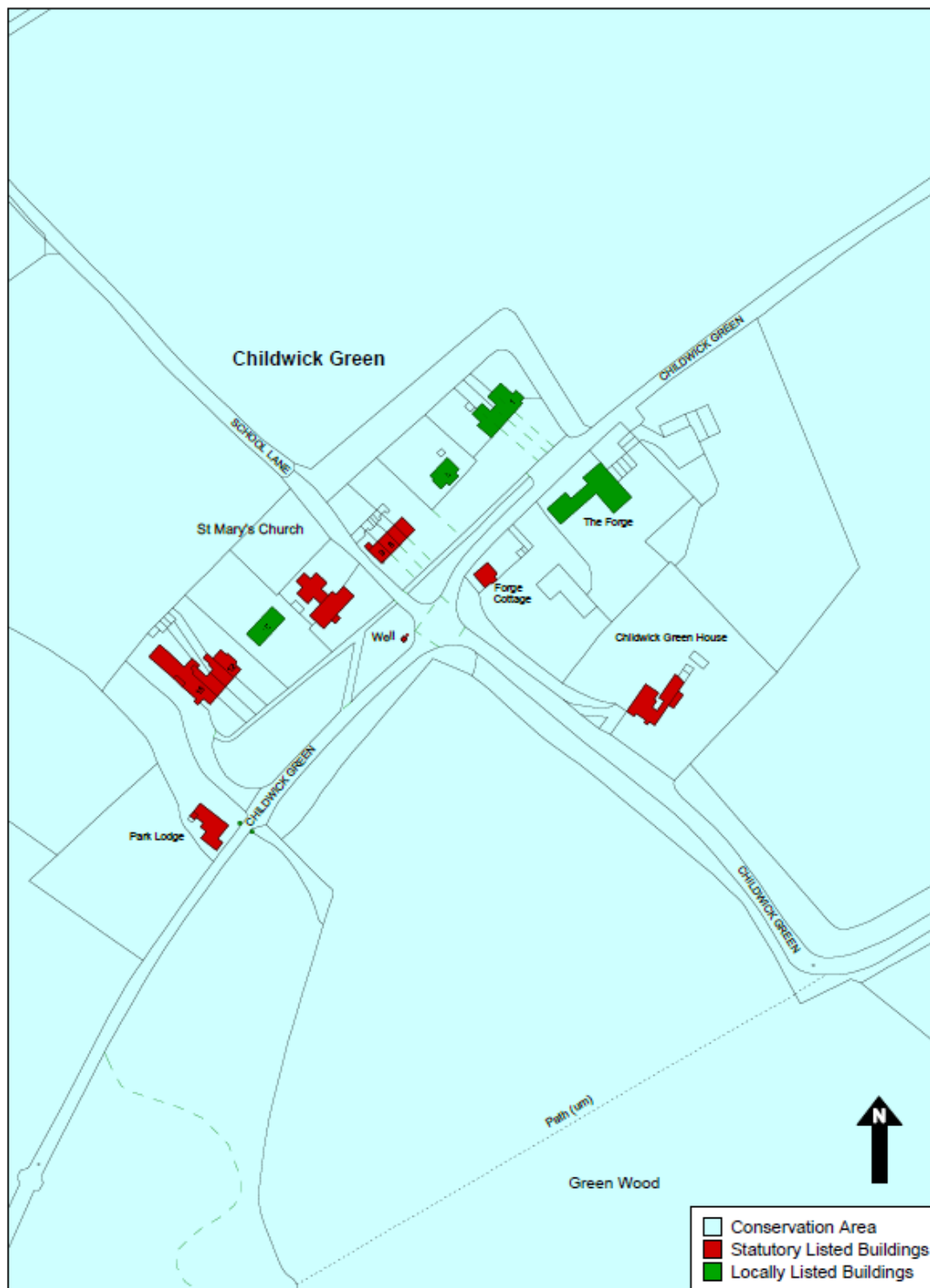


CHILDWICKBURY CONSERVATION AREA



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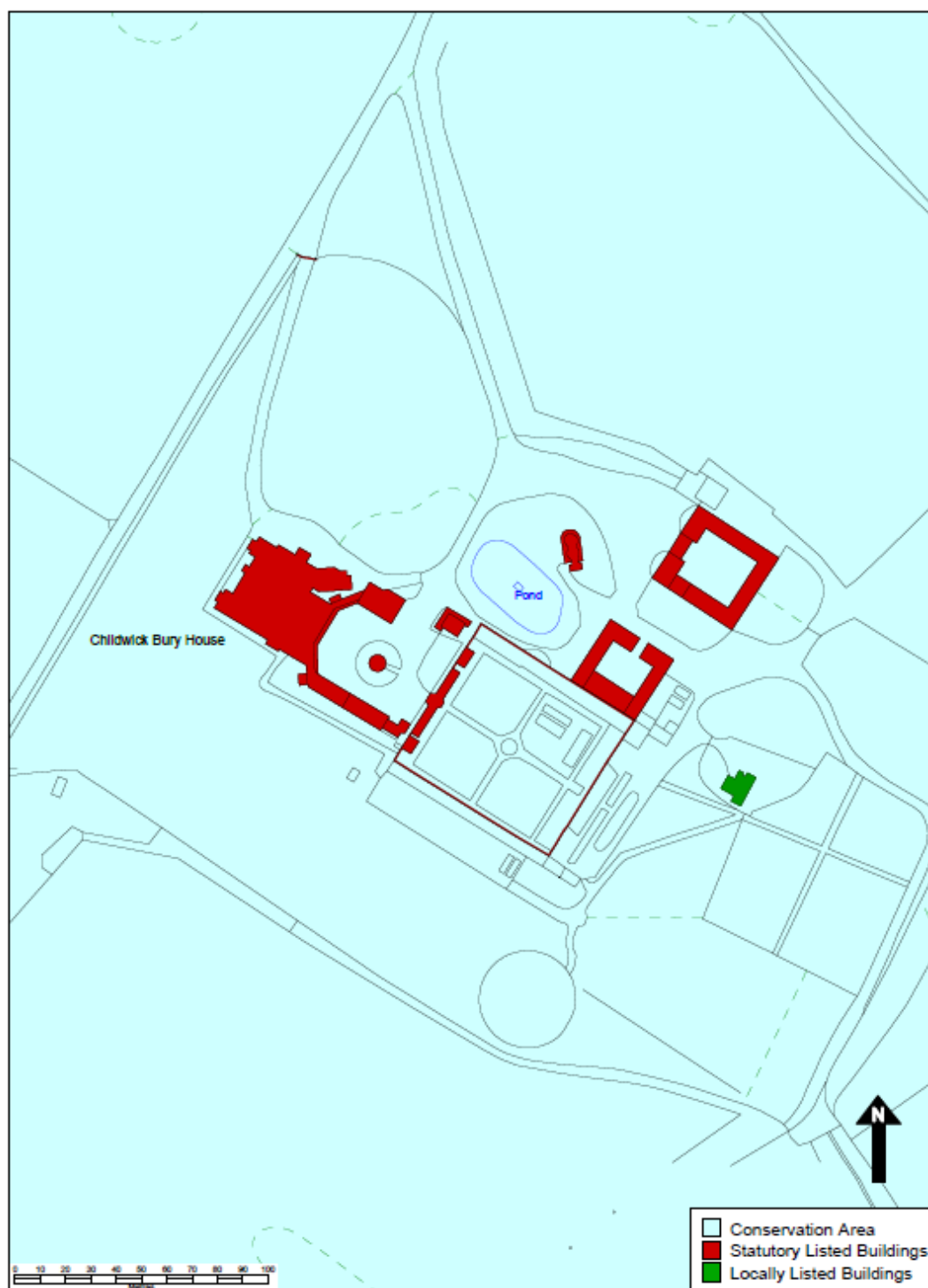




CHILDWICK GREEN



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CHILDWICKBURY MANOR



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