

Batchworth Heath

Conservation Area Appraisal

January 2013



BATCHWORTH HEATH CONSERVATION AREA APPRAISAL

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BATCHWORTH HEATH CONSERVATION AREA APPRAISAL

1.0 Introduction and Executive Summary

- 1.1 Three Rivers 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”.
- 1.2 The Council is additionally required by the 1990 Act to keep Conservation Areas under review and to formulate and publish, from time to time, proposals for their preservation and enhancement. The National Planning Policy Framework (NPPF) expresses the need for local planning authorities to assess the significance of heritage assets and the contribution they make to their environment, to assess the special interest, character and appearance of Conservation Areas to assist in setting out planning policy and to inform development management.
- 1.3 Three Rivers District Council (the Council) designated Batchworth Heath as a Conservation Area in January 1994 because of its architectural and historic importance.
- 1.4 Batchworth Heath is an ancient Hertfordshire Heath measuring 7 hectares in size, around a large pond and where several Listed historic buildings are situated.
- 1.5 The aims of this appraisal are to:
 - Set out the special architectural and historic interest of the Conservation Area and to describe the special character and appearance that it is desirable to preserve or enhance
 - Examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded.
 - Identify areas subject to pressure for change that may adversely affect the character or appearance of the Conservation Area as a result of permitted development.
 - Identify any areas where the removal of permitted development rights, by implementing an Article 4 Direction to retain special character features, would safeguard the essential character and appearance of the area.

Please note: The Conservation Area Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

2.0 History and Development

Location

- 2.1 The Conservation Area covers an area of 7 hectares with the Heath itself at the centre and clusters of buildings located around the outside. The Conservation Area can essentially be considered as 4 distinct areas, the buildings of which face directly onto the Heath itself, reinforcing the focal importance of the Heath.
- 2.2 The boundaries of the Conservation Area are essentially; Batchworth Heath Farm to the west, Park Close and Moor Park to the north and London Borough of Hillingdon to the east and White Hill to the south.
- 2.3 The Heath was once described as common land within the manor of Batchworth, which was said to have been given by King Offa in 780 to the Abbot and monks of St Albans. The Heath is an important area of Common Land which has been in existence for many centuries. It was referred to as Bacher Wrae by the Crawford Charters in 1007AD and is shown on the 'New Map of Hertfordshire' published in 1750.
- 2.4 The Heath is of considerable ecological interest and was consequently declared a Hertfordshire County Wildlife Site in February 1997. Although photographic evidence shows that the pond appears to have decreased in size today, it has been in existence for hundreds of years. The whole area of Moor Park, the former Moor Park Farm (now Batchworth Park Golf Club) and Batchworth heath itself as well as Batchworth Heath Farm, once formed parts of Cardinal Wolsey's hunting estate centred on the Manor of the Moor.
- 2.5 There are ancient roads crossing the Heath. In the late 17th and early 18th Century, a Turnpike Road was built across the Heath. E V Parrott refers to this in his article "A Survey of the Industrial Archaeology of Rickmansworth" in "The Rickmansworth Historian", No 26, Autumn 1973, pages 5-8. Parrott writes that the road was built (Turnpike Roads were often older roads rebuilt) by the Pinner Turnpike Trust and from Batchworth Heath followed the course of the A404, down Batchworth Hill, then through Rickmansworth Church Street to the High Street, and then to Maple Cross via the A412 Uxbridge Road route.
- 2.6 In the 18th Century the main route from Pinner to Watford was maintained by the Pinner Turnpike Trust with a toll bar just south of the Heath in Middlesex. Records indicate that the Heath is an ancient stopping place on the road from London. Travellers have rested at Ye Olde Greene Manne for 400 years, itself a Grade II Listed Public House originating from the 16th Century with several additions (see listing).
- 2.7 To the east, at the border of the Conservation Area with London Borough of Hillingdon lies a Coal & Wine Duty Marker, erected by the Corporation of London in 1861 (see listing). This made it clear that anyone crossing from Hertfordshire into Middlesex carrying coal or bottles of wine had to pay a levy to the Lord Mayor, Aldermen and Common Councillors of the City of London in accordance with the provisions of the London Coal and Wine Duties Continuance Act of 1861.
- 2.8 At the southern side of the Heath a public footpath marks the boundary, this path being one of the ancient tracks marking the thousand year old boundary between the counties of Hertfordshire and Middlesex. This path remains a right of way today.
- 2.9 During the 17th and 18th Centuries, several cottages were built around the Heath. In the late 18th Century the imposing three bay Batchworth Heath House was built overlooking the western side of the Heath (see listing). In 1765, Robert Adam designed the grand Portland stone Roman Doric entrance gate to provide an impressive entrance to the carriage drive leading to the great Moor Park Mansion. This entrance was built by the Marquis of Westminster, the first Lord Ebury's father.

- 2.10 During the 19th and 20th Century, more houses were added to the edges of the Heath. The Prince of Wales Public House dates from the 19th Century and has a fine flint façade. During the 19th Century, modern houses have been built on the eastern and southern sides of the Heath so that it is now flanked by buildings of very different ages and architectural styles. Batchworth Heath is a fascinating place with an ancient pond, rich wildlife, and a wealth of historic buildings and local history connected to it.
- 2.11 The Conservation Area contains several Listed Buildings. The Grade II Listed Batchworth Heath House is originally a fine red brick, three bay house built in the late 18th Century which has subsequently had additions and alterations. This property is arguably most famous for housing Sir Robert and Lady Mourier. Sir Robert was a great British ambassador and was laid to rest in the Northwood churchyard in 1893. In 1997, permission was granted for the conversion of the single property into 4 dwellings.
- 2.12 18th Century maps show Batchworth Heath as an area of rough grazing and the pond can clearly be identified on maps produced since this time. 1850 Estate maps show the Heath as well-established grassland and an 1870 Ordnance Survey map shows the area as open grassland. The Common Land was registered in 1967 and the present size of the Heath is much smaller than in the 18th Century. The consultation exercise highlighted local concern for the loss of the ancient heath and that trees had become established on the heath. The Countryside Management Service has since confirmed that the current management plan (2008-2013) seeks a reduction in tree cover on the heath. The four aims of the plan are to;
1. Maintain and if possible increase the area of open heathland
 2. Continue to stop the encroachment of scrub and secondary woodland
 3. Prevent further planting of non – native tree and scrub species
 4. Maintain the pond and monitor water levels.
- 2.13 In the 19th Century the Heath was pasture adjacent to an important road junction with the Greene Manne public house, a smith's shop, ponds and a well. The area was then a traveller's halt, where horses would have been watered and put out to graze, together with other local livestock. Such grazing had a major influence on the ecology of the site by maintaining the open grasslands. Its subsequent decline has had severe implications for the site's ecology. The smithy was still present in 1870, by which time the Prince of Wales public house had been built.
- 2.14 There are records of sporting activity on the Heath, notably a cricket team. Records identify a team known as Batchworth Heath playing at Ruislip on 24 August 1885. As W.A.G. Kemp documents in *The Story of Northwood and Northwood Hills, Middlesex*, it is with;
- “Some certainty that whether the team was called Batchworth Heath, Northwood & Batchworth Heath, Northwood United, Northwood Wanderers or simply Northwood, there was a team which played in Moor Park, then on Batchworth heath and in Northwood Park and finally on the present field”
- 2.15 During the war a flying bomb exploded on the Heath. The destruction caused by bomb damage in the vicinity is documented by Pinner Hill Residents Association in *A Brief History of Pinner Hill*, where it is noted that a pub and shop were destroyed on Batchworth Heath. At the top of Batchworth Lane hill, where there is now a row of modern homes behind a high conifer hedge, there was a row of dishevelled old cottages, probably several hundred years old. The residents in the cottages had to use jugs and buckets to get their water from the old pump which was situated across the road on the grass opposite the cottages on the corner of the heath. In post-war years a pump remained on the Heath.

Urban Landscape Assessment of the Conservation Area

- 2.16 The area contains an interesting mix of different buildings, both listed and unlisted. Buildings have been constructed on the Heath periodically, with the green Heath acting as both a cohesive element and an important backdrop. Old is intermingled with new. Brick and tile are the prominent buildings materials for both the old and the modern dwellings. There are attractive views into and out of the area, with rural farmland to south and west and Moor Park Mansion to the north.
- 2.17 The Grade II listed Batchworth Heath House is a sizeable red brick house, built in the late 18th Century, with three bays, a double depth plan and two storeys with an attic.
- 2.18 Batchworth Heath Cottages are a pair of 17th Century dwellings, also listed. Originally a four-bay house with a central stack and entrance to the left, it was divided into two parts (Batchworth and Ebury Cottages) however now exists again as a sole dwelling.
- 2.19 Ye Olde Greene Manne public house is on the north side of the Heath. This Listed Building has late 16th or early 17th Century origins.
- 2.20 At the northeast end of the Heath is the Entrance Gate and associated Lodges to Moor Park Mansion, which was built in 1763-1765 and extended in the nineteenth century. This imposing listed structure was built with Portland stone and rendered brick with slate roofs.

3.0 Character and Appearance

3.1 Although some of the original roads and buildings remain, the nature of the settlement has changed completely.

3.2 Although the Conservation Area is relatively small, 4 distinct character areas can be identified, and each discussed below.

3.3 West Area

3.4 The western sub-area comprises residential dwellings, of which 4 units are Grade II Listed. These properties are prominent and views are readily gained from the Heath, reinforcing the focal importance of the green space, most notably, Batchworth Heath House. Batchworth Heath House, originally a fine red brick, three bay house built in the late 18th Century, has a fairly extensive planning history comprising various alterations, additions and changes of use. In 1977 an application was permitted to change the building into a restaurant/hotel and further applications were approved in 1997 for the conversion into 4 dwellings.

3.5 1 and 2 Chestnut Cottages were created as a result of the subdivision of Batchworth Heath House into 4 separate dwellings (97/0685/FUL). Batchworth Heath House itself was reverted back to residential accommodation and an independent flat was created at first floor level, and therefore the flat is still afforded protection for its Grade II Listed status as part of Batchworth Heath House. The other dwelling is located to the South East of Batchworth Heath House adjacent to the driveway entrance and is the former garage, known as Heath Cottage.



Batchworth Heath House



Heath Cottage

3.6 1 and 2 Chestnut Cottages are not visible from the general streetscene of the Batchworth Heath Conservation Area. These two properties are additions to the rear of Batchworth Heath House and, although they lie within the Conservation Area, they are not afforded Grade II Listed status. The use of 1 and 2 Chestnut Cottages has changed over time, in accordance with changes at Batchworth Heath House.



Chestnut Cottages

- 3.7 To the south of these properties is The Gatehouse which has undergone extensions and alterations, including the erection of a garage. The Gate House is set back from the front building line of the application dwelling by a considerable distance, which is noticeable given the relative uniformity of the front building lines of the neighbouring properties.
- 3.8 Westmere is a modern 4 bedroom detached dwelling of a red brick exterior with attached garage, for which planning permission was granted in 1983.



Westmere

- 3.9 The adjoining Ebury & Batchworth Cottages are Grade II Listed and have been gradually altered and extended since their original construction. These two properties once formed what were originally called 'Batchworth Heath Cottages'. Batchworth Cottage (a 17th Century building) is a substantial three storey dwelling that has undergone several alterations and additions dating from the eighteenth to the twentieth centuries.
- 3.10 It is situated in an area standing directly on Batchworth Heath and is nationally listed as a Grade II building.
- 3.11 Ebury Cottage is depicted on historical Ordnance Survey maps as a Post Office.



Batchworth (left) and Ebury Cottages

3.12 South Area

3.13 The southern section of the Conservation Area comprises 6 residential dwellings and the Prince of Wales Public House, none of which are nationally or locally listed.



White Hill, Worth & Bacher Cottages
looking east



Front elevation of Bacher (l) and Worth
(r) Cottages with a unique character of
the Conservation Area

3.14 Bacher and Worth Cottages are a charming pair of properties of interesting architectural style. The principal elevation of these properties are unusual, containing arrow slits. The architectural merit of these properties is considered of such value they have been approved for inclusion on the List of Locally Listed Buildings. Further details are contained in Appendix 4.



Prince of Wales Public House

3.15 The Prince of Wales is a notable local building of brick and flint construction and half-hipped design. The attractive features of this Public House offer great value to the character and identity of the Conservation Area. The building, having stood here since the 19th Century, occupies a prominent location within the Conservation Area, adjacent to the Rickmansworth Road that exits the Conservation Area to the south towards the London Borough of Hillingdon. The western part of the building was destroyed by a flying bomb that also destroyed the nearby cottages that once stood there. A water pump was also present to the rear of these cottages, where nos. 15-18 are now sited. The Prince of Wales has also been approved for inclusion on the List of Locally Important Buildings, further details of which are contained in Appendix 4.

3.16 East Area

- 3.17 The eastern area comprises 4 dwellings, making a neutral contribution to the character of the Batchworth Heath Conservation Area. Nos. 16 & 17 are semi detached and are bounded to the south by the detached properties nos. 15 & 18. Any immediate views of these properties are obscured by the presence of mature trees, shown below to the left of the picture with the Prince of Wales PH to the right.

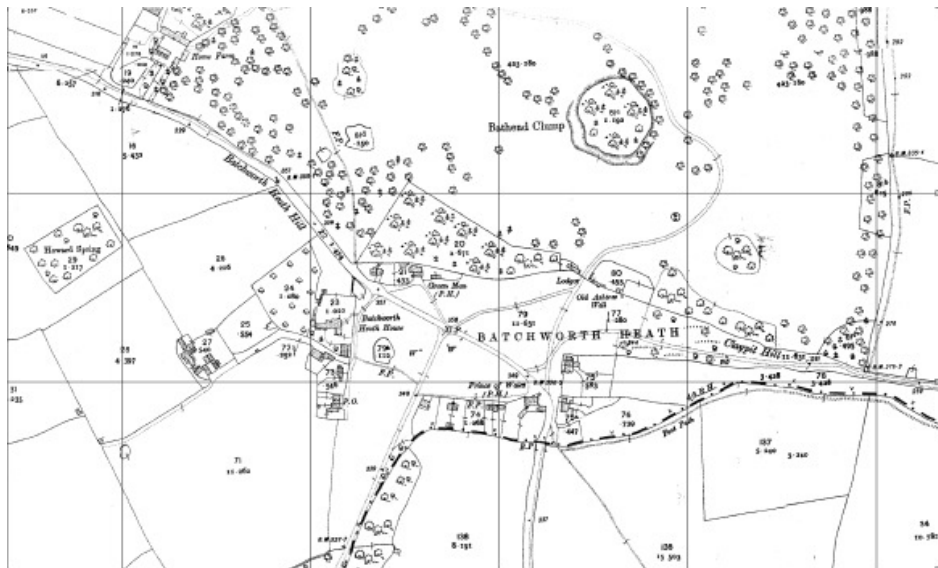


- 3.18 There are a number of detractors within the east area, notably the pylon, lampposts, telegraph poles, highway signage and leylandii conifers. The pylon, similar to the one located to the south of the Conservation Area, is a significant detractor within this rural setting.
- 3.19 Unlike the other buildings in this Conservation that face directly onto the Heath, these properties are secluded and out of general sight. The image below reinforces this characteristic, whereby one can only gain a light view of the front elevation of this property by standing immediately at the extent of the curtilage. An avenue is created by the driveway with the tall trees lining the flanks.



3.20 North Area

- 3.21 The northern subsection comprises Ye Olde Greene Manne PH and the entrance gate and lodges to Moor Park, of which all are Grade II Listed.
- 3.22 Ye Olde Greene Manne occupies a prominent location within the Conservation Area and is immediately visible upon entering the area from either direction. The site itself comprises a long, narrow, irregular stretch of land that fronts the associated car park and faces directly onto the Heath itself.
- 3.23 At one time a Blacksmith's was sited next to the Greene Manne, as indicated by a map from 1870 as shown below. The Smith was known as the Strong Man of Hertfordshire and is documented as having carried his pony through the Kewferry Turn Pike to avoid paying the toll.



- 3.24 Ye Olde Greene Manne is of late 16th or early 17th Century origins with later extensions coming in the early 18th Century, late 19th Century and 1930. Numerous extensions and alterations since 1989 have altered the original appearance of the building. The historic core of the building is bounded to east by the existing bar/servery area, thought to be of 18th Century construction, to the south by a 19th Century addition which now comprises the main entrance, and to the north and west by more recent extensions.
- 3.25 Alterations since 2000 have included minor extensions and internal works, in addition to the erection of a freestanding smoking shelter, the structure comprising timber and clay roof tiles of a pitched design. The scale, design and appearance of this shelter is sympathetic to the appearance and characteristics of the Listed Building. The most recent approved application proposed an extension to the 1930s addition shown below.



Ye Olde Greene Manne
Extension to 1930's Addition



Looking towards Ye Olde Greene Manne
from across the pond in the early 1900s

4.0 BUILDINGS

4.1 Grade II Listed Buildings

4.2 The Conservation Area exhibits an array of Grade II Listed Buildings that vary in size, scale, age, design and materials. These buildings have historical and architectural value and their contribution to the Conservation Area is of great importance.



Batchworth Heath House



Ebury & Batchworth Cottages



Entrance gates to Moor Park Mansion



Coal & Wine Duty Marker



Ye Olde Greene Manne

4.3 Negative Features

- 4.4 Features that have a negative impact on the character of the Conservation Area are the electricity pylons which run across the Conservation Area from southwest to northeast. Despite the presence of mature trees at the Heath, particularly in southern locations, views of this detraction are quite prominent from some locations, particularly in the south and east sub-areas. The A404, as an urban intrusion in an otherwise rural setting, is another major detractor from the Conservation Area.
- 4.5 Other notable detractions from the Conservation Area are the bank of overgrown leylandii conifers, sited in the east sub-area of the Conservation Area and separated from the Heath itself by Batchworth Lane and Rickmansworth Road.
- 4.6 The large, bare car parks of Ye Olde Greene Manne and Prince of Wales further detract from the grassland quality of the Conservation Area and are uncharacteristic to the natural charm of the Heath. The advert signage that is present further detracts from the character and quality of Batchworth Heath.

5.0 Considerations for Development

- 5.1 Development within the Batchworth Conservation Area is controlled by National and Local Planning Policy covering the Historic Environment, Conservation Areas and Green Belt. The Three Rivers Local Plan and Core Strategy currently set out the planning policies for the District and it is recommended that anyone wishing to carry out any alterations should refer to these documents which are available on the Council's web site at: <http://www.threerivers.gov.uk/Default.aspx/Web/PlanningPolicy>.
- 5.2 There are seven English Heritage Grade II Listed Buildings in this Conservation Area, which means that they are Heritage Assets of historic value to the nation and need to be preserved or enhanced. The Conservation Area is also a Heritage Asset.
- 5.3 Conservation Areas and Permitted Development
- 5.4 'Permitted Development' rights normally mean that some domestic alterations may be carried out without requiring planning permission. However, these rights are more restricted in Conservation Areas. For example, permission is required for satellite dishes, dormer windows and other alterations to a roof as well as external cladding and works to trees.
- 5.5 No work is automatically ruled out by Conservation Area designation. However, it does impose an additional requirement on residents to apply to the Council for consent and permission for certain works, and in some cases a specific Conservation Area Consent is needed.
- 5.6 Green Belt

The whole of the Conservation Area lies within the Green Belt and there are therefore strict controls over new dwellings, new buildings and extensions to existing structures. It is likely that Green Belt policies rather than Conservation Area policies will limit the size of extensions or new structures.

- 5.7 All applications for planning permission in a Conservation Area are considered from the conservation point of view and can be refused on conservation grounds alone. This also applies to development proposals in the vicinity of a Conservation Area. As with a planning application, an applicant has a right to appeal against a refusal or against any conditions attached to a permission or consent.
- 5.8 Where new development is proposed it is important that it is guided by sound principles of historic conservation and urban design, as well as sympathetic detailing in relation to its historic context. All forms of new development in the Conservation Area should:
- Preserve and reinforce the distinctive pattern of historical development including road patterns, open spaces, plot sizes and boundaries and boundary treatments
 - Maintain key views and vistas within, into and out of the Conservation Area
 - Reinforce the distinctive architectural character of the Conservation Area through an informed understanding of distinctive building forms and types, features and materials. The superficial echoing of historic features in new buildings should be avoided
 - Reinforce the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing building typical of the Conservation Area by way of its height , floor levels, size of windows and doors and overall massing
 - Reinforce existing building lines and orientation of existing development

5.9 Historic Buildings

- 5.10 There are 7 Nationally Listed Buildings within the Conservation Area (see Section 4) and any alterations to these buildings (external or internal) requires Consent from the Council.

5.11 Trees

- 5.12 The Conservation Area does not contain any trees that are afforded protection under Tree Preservation Orders (TPOs), however the Conservation Area designation provides protection to any trees sited within it. Permission is also needed to lop, top or fell any of the remaining substantial trees (defined as having a trunk diameter of 75mm or more at 1.5m above ground level) in the Conservation Area. The Council must be informed, in writing, of any proposals to lop, top or fell trees. No such work can be undertaken until at least six weeks notice has been given to the Council which provides an opportunity for the making of a TPO should it be considered appropriate. If a tree is dead, dying or dangerous emergency works may be carried out but as the onus is on the landowner to prove that the work was necessary, the owner is advised to consult the Council in advance in such cases.

6.0 Review of the Conservation Area

- 6.1 As part of this appraisal the existing boundaries of the Conservation Area have been examined to consider the potential for other areas to be included and, if appropriate, excluded. The boundaries of the Conservation Area have been carefully considered and it is not proposed to make alterations to withdraw any existing properties. In addition, no further properties have been identified that would make a positive contribution to the Batchworth Heath Conservation Area that would justify extending the boundaries of the Area.
- 6.2 The appraisal identifies the Prince of Wales, Bacher and Worth Cottages as potential inclusions to the List of Locally Important Buildings for their historic and architectural interest.
- 6.3 The City of London Coal Duty marker is a Grade II Listed structure and a reminder of the historic influence of the City of London area and the extent of its power over the wider London area and the border with Hertfordshire.

7.0 Management Strategy

- 7.1 The Council is required to draw up and publish proposals for addressing and implementing recommendations for action contained in the Appraisal. In line with the guidance on the Management of Conservation Areas published by English Heritage in conjunction with the Planning Advisory Service, it is considered that the development of the Management Strategy should be based on the character appraisal that is provided by this document. As such it is not proposed that any detailed work should be undertaken on this Strategy until there has been a full consultation undertaken on the Conservation Area Appraisal and a finalised document has been approved by the Executive Committee.

8.0 Batchworth Heath Management Plan 2008-2013

- 8.1 The Hertfordshire County Council Countryside Management Service produced a Management Plan for Batchworth Heath in 2008. Batchworth Heath has a number of designations that are considered as part of the Management Plan; common land CL019 and Wildlife site 89/001 Grade A*. It is important both locally and in a county context for its unimproved acid grassland, unfortunately the heath is dissected by the A404 London Road and several other minor roads.
- 8.2 The Heath is situated on glacial sands and gravels which overlay the London Clay; this has created both acid and neutral soils. The ancient grassland has developed and been maintained by the result of hundreds of years of grazing which until recently (60-70 years ago) had kept the nutrient status down and suppressed the encroachment of scrub species such as Bramble (*Rubus fruticosus agg.*). The encroachment which had occurred in the years without grazing has now been suppressed by a cut and collect regime carried out since 1998. Further descriptive details of the natural characteristics can be obtained from the current management plan.
- 8.3 The principal nature conservation importance of the site is the area of open acid grass, a habitat type which has been greatly reduced throughout the county. The heath also forms part of a wildlife corridor which links Bishops Wood, White Hill Wood, Batchworth Heath, Moor Park Golf Course and Croxley Common Moor.

9.0 Rural Landscape Context

9.1 The District context

9.2 The principal nature conservation importance of the site is the area of open grassland and mixed indigenous woodland, a habitat type which has been greatly reduced throughout the country. The Heath also forms part of a wildlife corridor which links Bishops Wood, White Hill Wood, Batchworth Heath, Moor Park and Croxley Common Moor.

9.3 Site history

9.4 Hundreds of years of grazing have kept the nutrient status low, which would have kept the heath in a more open habitat type. Scrub and secondary woodland have developed through the process of natural succession and some species have shaded out the indicators of acid grass/heath, although some still survive. The current cutting regime has restrained the scrub allowing some areas of open heath to remain.



9.5 Batchworth Heath is one of the few local remnants of a once widespread landscape type. Some 98% of acid heath/grass has been lost to agriculture and neglect. Despite the areas of scrub and secondary woodland there are still remains of the original open heath character.

9.6 Hundreds of years of grazing have kept the nutrient status low, which would have kept the heath in a more open habitat type. Scrub and secondary woodland have developed through the process of natural succession and these species have shaded out the indicators of acid grass/heath, although some still survive. The current cutting regime has suppressed the scrub allowing some areas of open heath to remain.

9.7 Management Constraints

9.8 The Heath is a registered common and also in a conservation area. This means that the tree cover has some protection, however as the land is owned by Three Rivers District Council and they have a duty to maintain it in a sympathetic way that its character deserves. There are areas within the southern wooded area where semi-marshland occurs as the natural pond contracts and species such as marsh marigold and snakes-head fritillary flowers are found.

9.9 Local community

9.10 The local community have an active residents association, formed in the 1980s, who are well organised and very active in protecting and enhancing the historic and natural environment of Batchworth Heath. They have managed to stop a roundabout being built on the common and recently brought the pond to the attention of the CMS.

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






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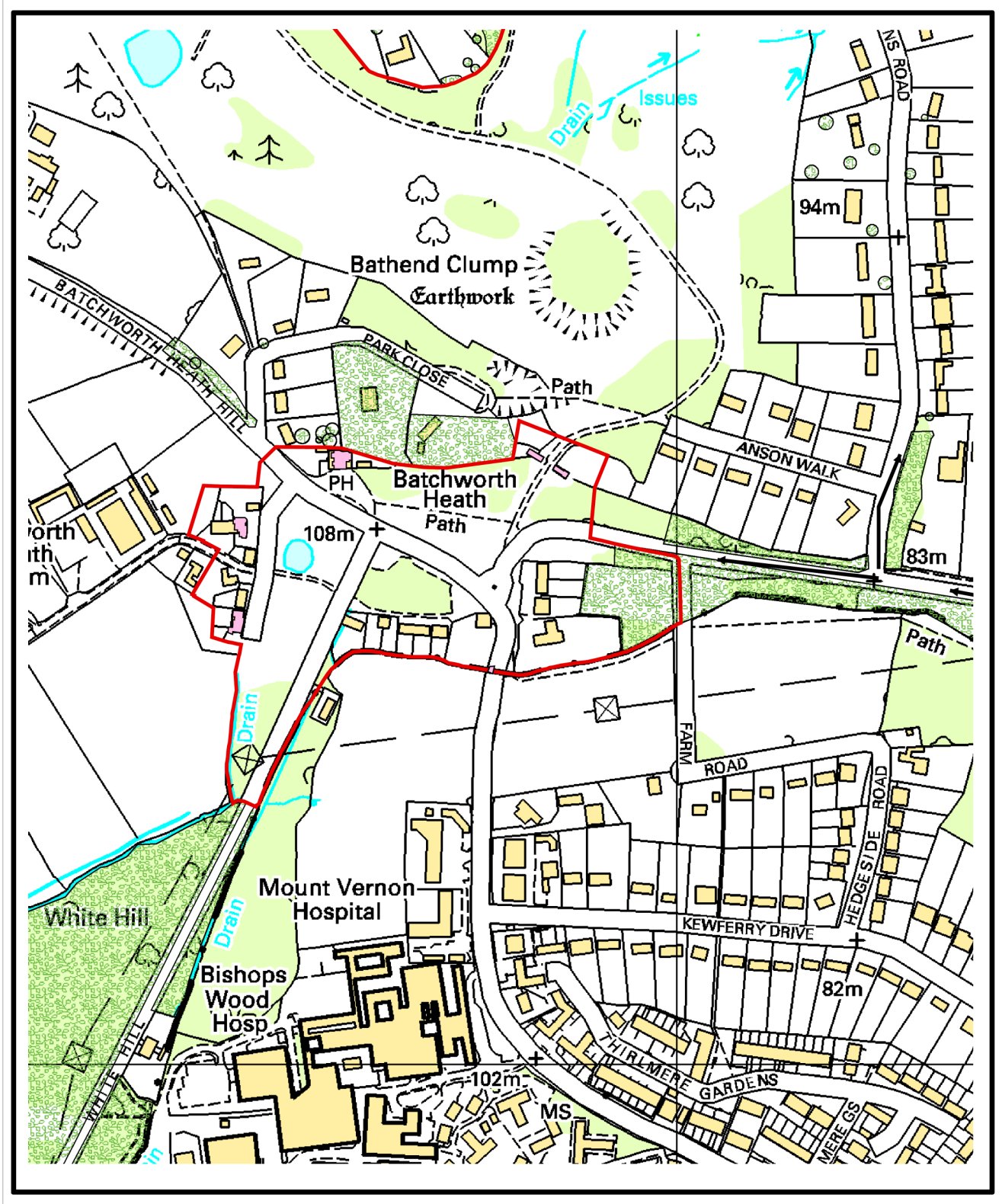
APPENDIX 1

Batchworth Heath

Based on the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Three River

Legend

	listed buildings		tree preservation orders
	locally listed buildings		important views
	other important buildings		important boundaries
	areas of opportunity		extent of conservation area
	important open space		possible extension

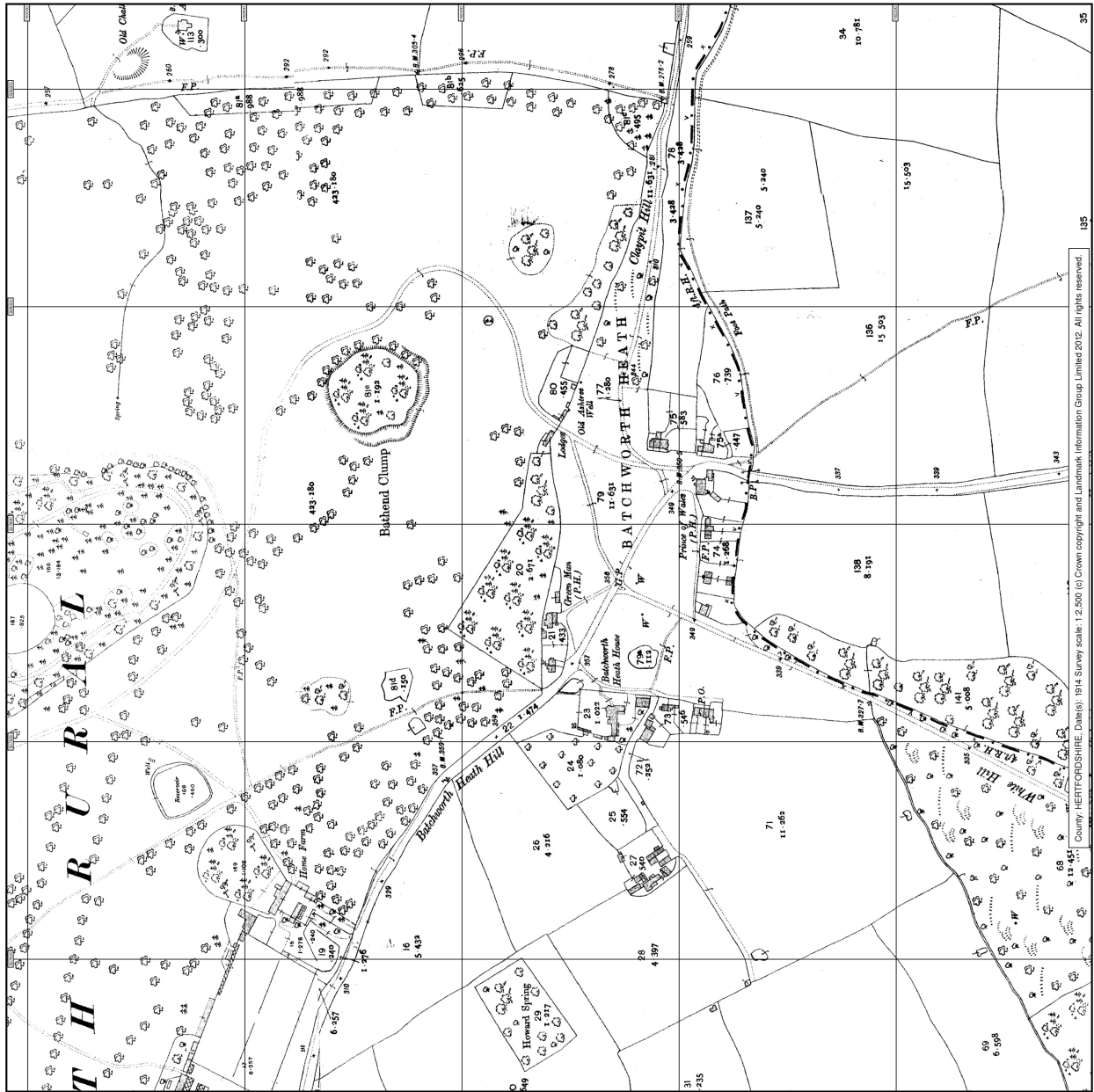


APPENDIX 2 HISTORIC MAP 1914



Landmark
 Information Group

Landmark Historical Map
 County: HERTFORDSHIRE
 Published Date(s): 1914
 Originally plotted at: 1:2,500



APPENDIX 3 Listed Buildings

List of Buildings of Special Architectural Interest or Historic Merit

Batchworth Heath

There are seven Listed Buildings in the Batchworth Heath Conservation Area, the listed details of which are contained below;

No.1 Batchworth Heath House

House, now offices. Late C18, extended C19 and C20. Red brick. Tiled roof. 3 bay double depth plan. 2 storeys and attic. Central entrance. Door in panelled reveals. Aedicular doorcase, columns with fluted capitals, pediment with patterned soffit. Over entrance a glazing bar sash with gauged brick flat arched head. Flanking 2 storey canted bays with glazing bar sashes in reveals with sills and gauged brick flat arched heads. Plinth with moulded head. Plat band. Dentilled cornices. 9 pane attic windows. Coped parapet. Extruded end stacks with offsets. Brick parapets to double gable returns. Right return has cambered heads to windows. To left a C19 1 bay 2 storey block with a slate hipped roof. 2 blind windows on same plane with canted bay, sashes of which replaced by large 16 pane sashes. Continuous plinth. Left end ground floor lean-to and first floor blind window with cambered head. Left return of original house is stuccoed. 2 storey block added to rear left with a low gabled outshut to rear right. Further 2 storey C20 rear wing not of special interest. Interior: vase balusters and moulded handrail to stairs with double return. (Pevsner 1977).

Nos. 5 and 7 Ebury & Batchworth Cottages

House, now 2 dwellings. C17, extended and altered late C18 or C19 and C20. Probably timber framed. Brick cased and extended, all roughcast. Tiled roof. Originally 4 bays with central stack and entrance to left, an unusual plan. 2 storeys and attic. Ground floor entrance at original left end with later gabled timber porch. Two 6 light and one 4 light timber mullion and transom casements with leaded panes. Plat band. First floor cross casements. Two 2 light hipped dormers. Stack to front of ridge, T on plan. Extended to left by 1 bay, ground floor entrance and glazing bar sashes in reveals, large hipped dormer. Extruded end stack. To right a lean-to addition with a gabled entrance porch. To rear a full height gabled stair wing. Smaller wing with ridge parallel to main roof, lean-to outshuts. Interior not inspected.

Nos. 19 and 20 (formerly listed as Entrance gate and lodges to Moor Park)

Entrance arch and 2 lodges to Moor Park, Rickmansworth (q.v.), now 2 dwellings. c.1763-5 probably by R. Adam for Sir L. Dundas, extended later C19. Portland stone and rendered brick. Slate roofs. Neo-Classical Style. Monumental arch with engaged Roman Doric order. Archivolt with lion mask key with vermiculated soffit, paterae in spandrels. Reeded impost bands continue as cornice to half-height link walls to lodges. Architraved openings in links. 1 storey square lodges. Plinths. Reeded bands to cornices with blocking courses. Pyramidal roofs. 9 pane sashes to front and to rear. Architraved entrances in inner returns with cornices. Side and rear walls rendered. Park elevation of arch is as front but columns are fluted, carved wheatsheaf on key. Extensions on both lodges, 1 storey with basement to rear right, rendered with 9 and 12 pane sashes. Attached to rear of right lodge is a low stone wall with capped piers. (Pevsner 1977).

List of Buildings of Special Architectural Interest or Historic Merit

Ye Olde Greene Manne

Public House. C16 or early C17 origins. Extended early to mid C18, late C19 and c.1930. Timber frame, extended in brick. Rendered and whitewashed with some applied timber. Tiled roofs. 1 bay of open hall survives with 2 bay C18 block replacing rest of early building. 2 storeys. Steeply pitched roof to early bay to left with a window in gable end and a later stack. Two C18 bays added to right with first floor cross casements and applied timber framing. Moulded cornice. Ground floor late C19 projection: 2 entrances and a 3 light casement to centre under a bracketed hood, outer 6 light timber mullion and transom casements, leaded panes, key blocks, floating cornices. Rustication. End stacks. To right 2 storey bay of c.1930, entrance in a hipped porch, 6 light casements. Half hipped roof over all 3 later bays, lean-to addition on left return. Interior: ground floor chamfered bearer, cambered tie beam, queen struts to collars clasping purlins.

London Coal Duty Marker on County Boundary on E Railway Embankment about 350m S of road

City of London Coal Duty Marker. 1861. Cast by H. Grissell, Regents Canal Ironworks. Cast-iron square pier, one and a half metres high, painted white. Chamfered corners. Pyramid top. City of London crest on necking. Raised lettering on front face of shaft '24 and 25 Vict. Cap 42'. Marked extent of coal duty to boundaries of Metropolitan Police District. See Stockers House, STOCKERS FARM ROAD.

APPENDIX 4 Buildings approved for Local Listing

Prince of Wales Public House

This building, of 19th Century origin, has a fine flint façade and an unusual half-hipped design. It occupies a prominent location, possessing a style and form that is unique to the Conservation Area. Upon exiting the Conservation Area and entering the London Borough of Hillingdon along Batchworth Heath Hill, the Prince of Wales is the last notable feature of Batchworth Heath and ultimately serves as an indication of the extent of the Conservation Area.

Bacher and Worth Cottages

This pair of residential properties, built symmetrically, are of particular architectural interest given their unique appearance within the Conservation Area, in which the original protrusion of the front elevation possesses two arrowhead slits.