

# Loudwater Estate

## Conservation Area Appraisal (Draft)

January 2013



# LOUDWATER ESTATE CONSERVATION AREA APPRAISAL

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# LOUDWATER ESTATE CONSERVATION AREA APPRAISAL

## 1. 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 the Loudwater Estate Conservation Area in November 1998.
- 1.4 This appraisal will 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.
- 1.5 It will also identify areas subject to pressure for change that may adversely affect the character or appearance of the Conservation 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. Description**

### **2.1 Location**

2.2 Loudwater is located on the east and west banks of the River Chess, sited approximately 1.5 miles northwest of Rickmansworth, the principal town of Three Rivers District.

### **2.3 History**

2.4 Loudwater Farm lies on the Croxley side of the River Chess, tucked into a bend of the river and adjacent to the roadway from the mill to Croxley Green. The farm may well have come into existence as a counterbalance to the growth of the Manor of Micklefield and probably dates from around the 1400s.

2.5 The first documented record of the farm is in the mid 17th Century when John Wingfield of Loudwater wrote his will. At this date, Loudwater was a mixed farm with meadows and pasture grounds for the cattle but also arable lands where John Wingfield grew his corn. A more unusual item were the hop grounds growing the main ingredient for beer-making. Each farm would have made their own 'small beer' but John Wingfield could also have grown hops for Samuel Salter's brewery which was founded in Rickmansworth in 1624.

2.6 The name 'Loudwater' itself seems to have been used from the mid 16th Century, probably deriving from a natural fall of water in the river which was enhanced when the mill was built. By the early 15th Century Loudwater Mill had most likely fallen into disuse and was ideal for becoming a fulling mill for the local cloth-making industry. The first written reference to the Loudwater fulling mill was on John Sellar's map of 1676 but no doubt it was in production much earlier.

2.7 By the end of the 17th Century, cloth-making in this area was in decline but 50 years later local mills found a new role with the rise of the Industrial Revolution. The consequent growth of commerce gave rise to an increasing demand for paper and the mills of our area soon adapted to the skills of papermaking.

2.8 The first man to make paper at Loudwater Mill was John Simpson, who took over the mill in 1747. He was also the owner of Solesbridge Mill about two miles upstream. Throughout the papermaking years the mill continued to be used for grinding corn also.

2.9 By 1939, Loudwater House had been converted into flats and approximately one half of the building plots had been sold off and developed with houses. By 1959, approximately 80% of the Loudwater Estate known today had been completed.

2.10 The estate is characterised by a carefully laid out arrangement of dwellings, most with Arts & Crafts features in a variety of styles, designs and materials but with each dwelling usually being set within generous plots with plentiful vegetation and landscaping, including mature trees. The area is well-wooded and undulating and is served by an informal network of narrow roads with grass verges.

2.11 The heart of the Estate of centred around Troutstream Way and Trout Rise. Many original architect's drawings for the dwellings survive and an electronic archive has been made available to the Council by Loudwater Estate Limited.

2.12 Although a number of architects are responsible for the emergence of the Loudwater Estate, the McNamara family were undoubtedly the frontrunners. Ethel Clara McNamara was an architect and indeed one of the first women to be recognised as such in England in the 1920s, and it was her husband, Sidney Belkinga McNamara who was the builder. Gertrude Fransiska McNamara was Sidney's sister and probably the legal administrator, which would explain why she is often the witness signatory to Cameron Jeffs on deeds of Land & Estates Ltd.

- 2.13 It was Jeffs who pioneered the acquisition and apportionment of the estate and division of Plots and commissioning of sales. The first "auction" of Plots was arranged for 17th May 1922 however the response was poor and only a few wanted to purchase land and be left to their own devices.
- 2.14 The McNamara's designed and constructed two show-houses, Ringway (now Kingfisher Cottage) and Chauminette, both on Trout Rise and typically comprising thatched roofs. At their time of construction, these properties stood prominently on this side of the Chess Valley for prospective landowners to view. Little Thatch and the run of houses either side on the north side of Trout Rise were the first plots sold.
- 2.15 McNamara dwellings are generally characterised by a rustic style, with roofs being either thatched in Norfolk reed or covered in hand-made sand-faced antique tiles with elevations faced in good quality bricks or coloured cement rendering. These houses are believed to be unique to the district, although the McNamaras are known to have designed and built houses elsewhere in the area, for example at Moor Park.
- 2.16 Other properties on the Estate worthy of mention include Dovecote and Watersmead (Troutstream Way) and Farm Cottage and the Old Farmstead (Farm Lane). Trout Cottage was one of the original gate houses to Loudwater House and the Mission Room at Kingfisher Lure associated with Cameron Jeffs is still in situ.
- 2.17 Further to this historic association with McNamara and Loudwater House, the topography and sylvan setting are great contributors to the Loudwater Estate's rural appeal. The Tree Preservation Order (TPO) that covers the majority of the site serves to protect and maintain this rural identity.
- 2.18 Entrance to the Estate today is via Kingfisher Lure which provides access to Troutstream Way, Trout Rise and Violet Way, with Loudwater Heights accessed from Sarratt Lane. The freehold of all verges and roads within the Estate is vested in the Company which means that none of the roads is a public highway.

### 3. Character and Appearance

- 3.1 The Conservation Area comprises an extensive area of low density properties in large individual plots within a sylvan, woodland setting.
- 3.2 A prevailing feature of the Conservation Area is the existence of open boundary treatments with some comprising mature hedging and open driveways. Despite this, some gates are present and most are of a rural farm-like style, with wooden five-bar gates.
- 3.3 The Conservation Area contains many features of special interest, most notably that of the McNamara thatch houses, which are spread throughout the area, chimneys and multi-pane leaded windows which are subject to Article 4 Control.
- 3.4 The Conservation Area can be divided into 3 character areas, comprising a central location around the River Chess with an east bank and a west bank. The 3 character areas are considered in turn in this appraisal. The central area around the River Chess is very much the historic core of the Conservation Area, where the two Listed Buildings are found as well as Loudwater House. The eastern area is characterised by its steeply sloping bank which rises from the River Chess to Sarratt Lane. There is great contrast within this eastern region, which contains thatched show-homes of the McNamara era in addition to modern additions at Loudwater Heights. The western area has relatively little modern intervention.

### 4. Western Area

#### 4.1 Kingfisher Lure

Upon entering the western region of the Conservation Area from Chorleywood Road is Kingfisher Lure, where 5 properties are located. Kingfisher Lure is the only access point into this part of the Conservation Area and the road possesses a steep gradient that slopes down towards the junction with Troutstream Way. The streetscene contains large detached dwellings of varying architectural design, at an elevated position above the highway.

- 4.2 The Spinney is the first property one would come across upon entering the Conservation Area from Chorleywood Road, the views of which are relatively obscured due to the presence of screening vegetation. A public footpath runs along the south of the property, separating The Spinney and Beltwood.



Rear elevation of Little Petherick

- 4.3 The weatherboard detail to the west elevation of The Spinney, visible from Kingfisher Lure, reflects that of the detail of the front and rear elevations found of Little Petherick at Troutstream Way. In the rear roofslope of Little Petherick is an original tiled rooflight, as shown above.

#### 4.4 Troutstream Way

- 4.5 Troutstream Way is very much at the core of the Loudwater Estate Conservation Area. Lying in the far south western corner of the Conservation Area is Trout Cottage, a modest property of brick and flint design. Immediately to the northeast of Trout Cottage lies an electricity sub-station, the flank boundaries of which are lined by mature vegetation, but views of which can be gained from the highway. The sub-station is not of uniform design, however, and its appearance somewhat resembles that of a small scale dwelling. Trout Cottage was one of the original gate houses to Loudwater House, and therefore contributes significant historical value to the development of the area.



Trout Cottage

- 4.6 Adjacent to the sub-station lies the site of Lightwoods, an expansive site bordering Little Lady's Wood to the rear. A relatively unaltered property, views of Lightwoods are largely obscured from Troutstream Way due to the juxtaposition of the dwelling to the highway and the presence of vegetation to the front boundary.
- 4.7 Further along this section of Troutstream Way towards the entrance gate to Trout Rise Farm, are situated the sites of High End, Five Trees, Chessholme, Boughspring, Thatch Tower, Lea Cottage and Winbar. Views of these properties are more readily gained, with fairly consistent front building lines that are a relatively short distance to the highway. This part of Troutstream Way slopes down in level from the west to the east and the street scene consists of other detached dwellings of varying size and design.
- 4.8 High End, a pre World War II dwelling, is set further back than the neighbouring Lightwoods and mature vegetation largely screens views between the two sites. Set below the highway ground level, High End has been altered and extended, the original dwelling and extensions comprising a white render finish with black framed aluminium window exteriors.



High End



Five Trees



Chessholme

4.9 Whilst vegetation does line the boundary of Chessholme and Boughspring, views of the scenic backdrop of the valley behind can be gained here.

4.10 Set in generous grounds, Thatch Tower is an unaltered McNamara property dating to 1938, and consequently one of the earliest properties to have been constructed in what is now known as the Loudwater Estate Conservation Area. Much of the front elevation is out of general sight due to the relative land levels and the presence of greenery to the front of the property, however the thatch roof is visible.



Boughspring



Thatch Tower

4.11 To the south of this part of Troutstream Way, 8 properties are located. A notable characteristic of these properties, in comparison to that of Trout Cottage to Winbar as considered previously, is that these dwellings are set back a considerable distance from Troutstream Way and are generally sited closer to the highway of Chorleywood Road. With the exception of Chiltern Cottage, however, vehicular access to these properties is gained from Troutstream Way.

4.12 These properties also differ greatly in architectural style and design, however some traditional features are of note, particularly that of Chiltern Cottage, another surviving McNamara thatched property.

4.13 Chiltern Cottage is a substantial thatched property of the Arts and Craft style typical of the wider Conservation Area. Like the neighbouring properties, Chiltern Cottage occupies an elevated setting within its plot.



Chiltern Cottage



4.13 Appleton, typical of the Loudwater Estate Conservation Area, is a spacious and well-wooded site. The dwelling dates from the 1950s, comprising red stock bricks and brown clay tiles. The vehicular access, from Troutstream Way, is served by a 5-bar timber gate which contributes a rural feel to the site.



Appleton

4.14 To the west of Appleton is Troutstream Hall, the boundary of which is lined with a dense laurel hedge. This substantial three storey property has been used as a nursing home since 1956, having been constructed in 1937. Occupying a central position within the site, Troutstream Hall is a McNamara property set within well-landscaped grounds.



South west elevation of Troutstream Hall

4.15 Troutstream Hall is one of the earliest examples of the Loudwater Estate Architects E.C.G & S.B McNamara's properties having been designed and built in 1937 as a substantial 10 bed Country House for a Mrs Jean Leeds.

4.16 Troutstream Hall has been extended and enlarged with the addition of a twin gabled double storey side extension to the west and a single storey front and side extension to the east. Some characteristic Arts and Crafts features such as the steeply pitched twin gabled roof with asymmetric catslide roof to the eastern front gable are still visible, as are other character features such as chimneys and some original multi-pane windows and of course the white painted rough render and tiled roof.

4.17 Further along Troutstream Way towards the bottom of the valley, Old Tiles is sited. This dwelling of McNamara architecture boasts an expansive rear amenity space, part of which is sited within the Outer Loudwater Conservation Area.

4.18 To the east of Old Tiles lies Wychwood, also a McNamara property dating to 1935, the east and west elevations of which have been extended.



Wychwood

4.19 Opposite Old Tiles and Wychwood lie Little Petherick and Dene Cottage. Little Petherick, designed by R. Ward, is of brick construction with weatherboarding detail. The front roofslope has an eyelid eave.



4.20 Chalmadale, a charming dwelling confined by mature vegetation to the sides and rear, possesses a rural five bar timber gate.



4.21 Dovecote is a remarkably attractive building that is also largely unaltered since its construction. This dwelling possesses its original chimney stacks and windows, as well as ornate detailing to the front projecting gable, which all contribute to the architectural quality of the building.

## 4.22 Overstream

- 4.23 A cul-de-sac accessed via Troutstream Way, Overstream contains a number of McNamara dwellings.
- 4.24 The streetscene of Overstream is generally characterised by detached dwellings on relatively wide plots which vary in terms of architectural design. Some of the properties retain the original fenestration of metal casements with diamond-set leaded inserts.
- 4.25 Overstream exemplifies the broad variety of house design styles, for example Kalands which has somewhat of an Alpine appearance, to Muirside which still has the original multi-pane leaded windows, redbrick chimneys and tiled roofs.



Tudor Cottage



Dene Cottage

- 4.26 Dene Cottage, occupying a corner plot between Overstream and Troutstream Way, is elevated above the street level of Overstream. The dwelling is of a Chalet style design with dormer windows to the front and rear creating a first floor level. Woodleigh, sited to the southeast of Dene Cottage, is of R. Ward design and is largely unaltered since its construction.
- 4.27 Woodside Cottage is a two storey detached dwelling of modest size and occupies a central position on a relatively wide plot. Whilst Woodside Cottage was not one of those properties designed by the Arts and Crafts Architects, EC McNamara, it is of a similar style by the Architect, R. Ward and was built in 1946. Although now greatly altered and extended, Woodside Cottage in its original form was a typical example of the Arts and Crafts influenced style with a white rendered finish and red tiled roof with an interesting curved eaves separating the two first floor dormers in the front facing roof slope. In its original form, the dwelling possessed many of the features characteristic of this Conservation Area, including the cottage style, leaded casement windows, chimneys and an open frontage with minimal hard standing.



Karelia



Glen House

- 4.28 Glen House, another dwelling designed by McNamara, has been extended sympathetically. The northwest elevation has been extended to facilitate the construction of a garage.

## 5. The Central Region

- 5.1 The central section of the Conservation Area contains the historic core. The Listed Buildings of Flint Cottage and The Dell are located in this locality, as is Loudwater House and The Walled Garden. The majority of this area is contained within the Metropolitan Green Belt and lies on fairly level ground, occupying the bottom of the valley.
- 5.2 At Loudwater Drive is the Grade II Listed The Dell, a former entrance lodge to the Estate. It is of brick and flint construction with a hipped Welsh-slate roof, with central brick stack and diagonally set chimneys and has been extended and altered in recent years.



The Dell

- 5.3 Sited approximately 70m from Troutstream Way and out of view from the general streetscene, Flint Cottage is an old gamekeeper's cottage and currently a dwelling. It was constructed in the 1820s with mid 19th Century and 20th Century additions and alterations. The building is set in spacious grounds, the boundaries of which border the River Chess and Little Lady's Wood.



Flint Cottage

- 5.4 Loudwater House and the neighbouring properties of Greensleeves and Blandings, located on Loudwater Drive, are all Locally Important Buildings and located in the Metropolitan Green Belt.
- 5.5 Loudwater House was built around 1805 for John Wilson, whose father had farmed the Loudwater Farm from the late 18th Century. It was built in the Regency style with only the best materials and with workmanship of the highest quality.



#### 5.6 Loudwater House

The building is afforded local importance due to its architectural interest, possessing a landmark quality and generally conserving its original style and character. It is distinctive to the local area and of historical importance to the development of the Estate. The adjacent Martha's Vineyard, which lies within the Green Belt, is largely unaltered since its construction, and is fairly well secluded by mature vegetation.

- 5.7 Loudwater House was sold several times in the middle of the 19th Century and it is likely that The Walled Garden was constructed during this period, when the wealthy and charismatic stockbroker Harry Panmure Gordon owned the property. There were once eight dragons occupying the four portal entrances to the walled garden of Loudwater House.



Two of the famous dragons flanking a portal to The Walled Garden



Rear view of The Walled Garden

- 5.8 Greensleeves and Blandings, located immediately to the southeast of Loudwater House, are almost symmetrical in appearance, comprising two storey white rendered detached dwellings with pitched roofs and attached garage with flat roofs located to the side.



5.9 Also within this subsection, is sited the buildings of Whitewoods, Coachmans House and Ladyswood House.



5.10 Chessbord is a modern dwelling sited to the southwest of The Walled Garden and backs onto the River Chess. Such natural and tranquil views that are gained from the rear curtilage of this property are characteristic of the wider Loudwater Estate.

5.11 In the valley bottom surrounding the River Chess, in addition to Chessbord, are the properties of Mayfly, Riverside, Valley House and Sanam, which all benefit from similar views.

5.12 Watersmead is a surviving thatched McNamara dwelling and is unaltered since its construction, the exact date of which is unknown and is essentially located on an island due it being bounded by the River Chess and Troutstream Way.

5.13 Watersmead, an exemplary component of the Loudwater Estate, completes the historic core of the central region of the Conservation Area.



## 5.14 Trout Rise

5.15 Along this section of Trout Rise, from Lilac Cottage to Nirvana, the ground level slopes up from southeast to northwest, exhibiting properties of varying size and design, with some in particular occupying substantial plots. The rear gardens of these properties back directly onto the River Chess.



Lilac Cottage

5.16 Lilac Cottage occupies a south-eastern plot on Trout Rise, on the corner with Troutstream Way. It is a thatched, white rendered cottage, views of which are gained from both Trout Rise and Troutstream Way. It is therefore a relatively prominent dwelling given its juxtaposition to these two roads and views are readily available of both the southeast and southwest elevations.

5.17 Glen Cottage is of a similar appearance to Lilac Cottage with its thatched roof and white rendered exterior. This property has been substantially enlarged, most notably to that of the southeast with the addition of a double garage. Mature conifer trees line the boundary between Lilac and Glen Cottages.

5.18 Whilst there is a presence of mature trees in the vicinity, the frontages from Lilac Cottage to Swandrift are relatively open, within an area that is otherwise well screened.

5.19 Cobb Cottage is of an Arts and Craft style with a hipped tiled roof, white rendered finish, black painted timber window frames and brick detailing. The original dwelling has been extended substantially, comprising several additions such that the dwelling now spans the width of the curtilage. The plot once contained two separate two storey buildings connected only via a first floor passage, however the infilling of the passage through to the rear garden, such that the resulting building formed a fully connected two storey property.



Cobb Cottage

5.20 Moving further northwest, the properties of Clearburn and Nirvana are sited, both of which enjoy expansive rear amenity spaces. Due to the juxtaposition of the dwellings to Trout Rise, only obscure views of the front elevations are gained. Nirvana, also known as The Farm House, and Heathwood House, are both modern additions to Trout Rise having been constructed since 2000.

## 6. Eastern Area

### 6.1 Trout Rise

- 6.1 The properties to the north-eastern side of this part of Trout Rise are sited on much higher ground than that of their south-western counterparts. The ground levels gradually elevate from Brae Cottage up towards Tanglewood as Trout Rise sweeps round to meet Whisper Wood, further up the Chess Valley.
- 6.2 These properties generally have more substantial front boundary treatments that restrict readily gained views of some of the properties.



Broadeaves



Greenbanks

- 6.3 Within this subsection a sequence of McNamara houses are sited, that of Brae Cottage, Upstream, Troutstream Cottage and Broadeaves. Brae Cottage has undergone some minor alterations, as has Upstream. Whilst a number of original windows do remain at Broadeaves, some have been replaced, whilst Brae Cottage and Upstream have retained theirs.
- 6.4 Broadeaves is a large thatched dwelling, the northwest and southeast elevations of which have both been extended. Whilst the Loudwater Estate is characterised by its sylvan setting with natural treatments, some dwellings do possess gated accesses. The wooden gates serving Broadeaves, however, are set back from Trout Rise and laurel hedging is still the dominant front boundary treatment here.
- 6.5 Greenbanks is another strikingly attractive thatched dwelling bounded by mature vegetation. Views of this property are more readily gained due to the open nature of the front boundary. This property, constructed in the early 1930s, possessing Dutch hips to the main roof. A subordinate two storey side extension to the south-eastern elevation exists, a sympathetic addition that reflects that materials, appearance and design of the original dwelling.



- 6.6 The Cottage is of exemplary design and its attractive features have been preserved. The dwelling benefits from a particularly dense sylvan setting. The front elevation has retained its original fenestration and the symmetrical thatched roof is still





6.7 Tile Barn has retained its attractive windows and chimneys.

6.8 As Trout Rise winds round to meet Whisper Wood, it is noticeable that the frontages of Tara, Med Mills and Tanglewood are much wider than that of the properties along lower Trout Rise, due to the curvature of the road. Nonetheless, mature vegetation is present at the front boundaries of these three properties.

6.9 At Cherry Hill, The Warren is a particularly interesting property of the Loudwater Estate, for it possesses an ice house within its grounds, which is a particularly unusual building. Approximately 6m deep and 3m wide, it is a beehive-shaped subterranean construction of engineering buff brick, most likely to have been originally used for storing consumables for the residents of Loudwater House or possibly the earlier 18th Century Mill Farm and Barn complex.



The Warren



The Ice House

6.10 As Trout Rise leaves Whisper Wood and progresses towards Sarratt Lane, the sloping sides of the Chess Valley remain evident.



Holly Trees

- 6.11 Secluded in the eastern bank of the Chess Valley, linking both stretches of Trout Rise and Loudwater Heights, is Cherry Hill.
- 6.12 Further to The Warren and the associated ice house, are sited the properties of Gate House, Pine Cottage, Tree Tops, White Webs and Woodcroft. These properties are almost completely screened from view from Trout Rise due to their juxtaposition and the presence of dense, mature vegetation.



Tree Tops



Woodcroft

### 6.13 Farm Lane

- 6.14 A crescent-shaped road sweeping up to the northwest off Troutstream Way, Farm lane is a winding cul-de-sac containing four properties.
- 6.15 These properties, set in the steep slopes of the Chess Valley side, are well secluded and views from the wider Conservation Area are limited.



- 6.16 The Old Farmstead is sited towards the north-western corner of Farm Lane, lying directly to the south of Trout Rise which is at a considerably higher ground level than the dwelling.

- 6.17 Farm Cottage is a detached single storey dwelling with a red brick and tile exterior finish to the western side of Farm Lane.



Farm Cottage



The Croft

## 6.18 Whisper Wood

6.19 Whisper Wood, a cul-de-sac, rises steeply up from Trout Rise and contains some noteworthy properties. Straw Hat and Whisper Wood House are the two McNamara properties here and, despite the original windows of both properties having been replaced, their architectural quality and attractive character still makes a significant positive contribution to the Loudwater Estate Conservation Area. Straw Hat, likewise with other thatched dwellings on the Estate, possesses an ornate roof detail, this one being a decorative peacock on the southwest roofslope.



Straw Hat



Whisper Wood Cottage

6.20 Jordans, sited on the corner of Whisper Wood and Trout Rise, is the last remaining dwelling within the cul-de-sac to have retained the original fenestration at the imposition of the Article 4 Direction. The Dingle and Nightingales comprise some of the later additions to Whisper Wood which is illustrated by their more modern style amongst their thatched counterparts.

6.21 Whisperwood Cottage and Whisper Wood House are believed to have been constructed prior to World War II and, as such, no planning history accounts for their construction. Whisperwood Cottage occupies a corner plot between Whisper Wood and Trout Rise. The dwelling is one of the original properties designed and built by the McNamara company that laid out the Loudwater estate and is of the rustic architectural style associated with that company and which the Loudwater Conservation Area particularly seeks to preserve. Alterations to convert the garage to habitable accommodation have been undertaken sympathetically and the original fenestration of the dwelling has been retained. Immediate views of this attractive front elevation are not readily gained, however, due to the presence of mature vegetation.



Whisper Wood House

6.22 Within Whisper Wood, there are contemporaneous additions and alterations, most notably that of Contino. Contino occupies a large plot towards the northeast of Whisper Wood and has been considerably altered since its original construction. The erection of electric metal gates at the entrance to the curtilage is another example of emerging urbanisation in what is a predominantly rural, sylvan setting. The traditional timber five-bar gates are more appropriate, examples of which can be seen in Whisper Wood and the wider Conservation Area.

### 6.23 Loudwater Heights

6.24 Loudwater Heights comprises 1950s development and is located in the north-western corner of the Conservation Area and is accessed from Sarratt Lane. The cul-de-sac is characterised by large, two storey detached dwellings of varied designs on substantial plots.

6.25 Loudwater Heights is a pleasant example of low-density suburban development. The cul-de-sac is uniformly level and there is an absence of the undulating vegetation found elsewhere on the Estate.

6.26 This cul-de-sac is essentially a sub-area of the western region, given the relative modernity and style of the houses.



Corner Croft



Mayfield



Rosegarth



Cherry Trees

6.27 Despite these dwellings being a relatively modern addition to the Conservation Area, they possess characteristics that are identifiable with the Loudwater Estate, such as the expansive plots and wide, open frontages within a sylvan setting.

### 6.28 Violet Way

6.29 Linking Troutstream Way and Loudwater Drive, Violet Way is a secluded home to seven dwellings dating from 1955-1970 and representing some of the modern intervention that the Estate exhibits. This area is particularly well-wooded which adds to the private and sheltered feel to this area of the Estate.



Martha's Vineyard



Nantucket

### 6.30 Sarratt Lane

6.31 Sarratt Lane provides access to the Estate from the Outer Loudwater Conservation Area. These properties are of varied design, sitting comfortably within their plots benefiting from generous gardens areas and mature boundary screening.



6.32 A typical view along rural Sarratt Lane. The left of the photograph shows Sarratt Lane heading south east towards the junction with Troutstream Way. The entrance to Loudwater Heights is on the right of the picture.

6.33 The properties of Long Ridings, Tanglewood and Wedgewood are access via a narrow track from the main section of Sarratt Lane which contributes to their secluded setting.



Long Ridings

## **7. Negative Features**

- 7.1 The main negative feature in terms of impact on the rural character of the Conservation Area is the erection of unsuitable gates. The emergence of substantial metal gates, some of a mechanical nature, creates an urbanising effect on the Conservation Area. Other negative features are much smaller scale and include the electricity sub-stations dotted about. The desire for increased hardstanding and erection of inappropriately gated frontages is also eroding the rural character of the area.

## **8. Considerations for Development**

- 8.1 Development within the Loudwater Estate Conservation Area is controlled by National and Local Planning Policy covering the Green Belt, Conservation Areas and the Historic Environment. 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>.

## **9. Green Belt**

- 9.1 Part of the Conservation Area lies within the Metropolitan Green Belt and there are therefore strict controls over new dwellings, new buildings and extensions to existing structures in this region. It is likely that Green Belt policies rather than Conservation Area policies will limit the size of extensions or new structures.

## **10. Conservation Areas and Permitted Development**

- 10.1 '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. An Article 4 Direction exists which removes some Permitted Development rights for a number of properties within the Conservation Area.
- 10.2 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.
- 10.3 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.
- 10.4 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 open frontages, plot sizes, boundaries and boundary treatments
  - Maintain the rural and sylvan character of the Conservation Area
  - Respect 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

## 10.5 Historic Buildings

10.6 There are two Nationally Listed Buildings within the Conservation Area (see Appendix 2) and any alterations to these buildings (external or internal) requires Consent from the Council.

10.7 Applicants proposing development are advised to discuss their proposals with Council Officers before submitting a formal application particularly where the proposed development:

- affects the rural character or appearance of the area
- respects the character of buildings with regard to their spacious plots, sylvan setting, contributes to the attractive landscaping and open frontages
- proposes alterations to the identified historic buildings

## 11. Trees

11.1 The Conservation Area has many mature and notable trees which contribute greatly to the character of the area. Many of these trees are protected by Tree Preservation Orders (TPOs) as shown in Appendix 5.

11.2 In addition to these TPOs 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.

## APPENDIX 1

### Loudwater Estate Conservation Area

#### Surviving Thatched Houses

##### **Troutstream Way**

Chiltern Cottage \*

Thatch Tower \*

Watersmead

##### **Trout Rise**

Lilac Cottage

Glen Cottage \*

Brae Cottage \*

Broadeaves \*

Greenbanks

Stepping Stones \*

The Cottage \*

Chauminette \*

##### **Cherry Hill**

Pine Cottage

Woodcroft

Little Thatch

Kingfisher Cottage \*

Tree Tops \*

##### **Whisper Wood**

Straw Hat \*

Wood End

Whisper Wood Cottage \*

\* McNamara houses for which plans survive



## APPENDIX 2 Listed Buildings

### List of Buildings of Special Architectural Interest or Historic Merit

#### Loudwater Estate Conservation Area

##### **Flint Cottage - Grade II Listed**

Gamekeeper's cottage, now house. c1820 with mid c19 and C20 additions and alterations. Flint with red brick sill and eaves bands, quoins, and vertical strips flanking windows; hipped 2-span Welsh slate roof; brick end stacks with terracotta pots. 2 storeys. 2 bays with mid-c19 parallel rear range and side outshut on right, and late C20 single-storey wing to rear right. North-east elevations: pointed-arched windows with 2-light 4-pane casements and Y-tracery to heads. Outshut has 4-panel door with flat brick arch masked by brick and weatherboard porch and C20 lean-to. Left return: right (front) range has 4-panel door (now part-glazed) in flat brick arched surround and protected by gabled weatherboard porch; narrow window inserted on left, and one to left range. Rear: large windows with cambered brick arches and small-pane metal windows. Right return: outshut has 2 windows as rear. Interior: original features include front range, old doors, plain surround to original fireplaces, and steep under stair; in outshut, large fireplace in kitchen (at rear), and old stone sink and remains of pump with swept, heart-stopped, handle in scullery (at front).

##### **The Dell - Grade II Listed**

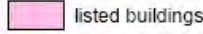

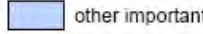

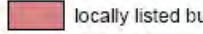

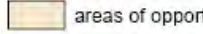

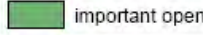

House, formerly entrance lodge. Early C19, with C20 additions. Gault brick with flint, beneath a hipped Welsh-slatted roof, with central brick stack and diagonally set chimneys. Simple central stack plan with additions to right of entrance to form internal side passage. Single storey, 2 bays with entrance to front end (south). Walling to front, west side and formerly east side set within arcades formed by tapered octagonal timber columns which support shallow pointed arches. Entrance front with 3-arch arcade, and inserted C20 door within right hand arch. Further right, partially glazed lean-to encloses remaining section of right hand side arcade. Central window with brick surround and small-paned cast iron frame. Left hand side with 4-arch arcade, the 2 central arches wider, with iron window frames to walling within. Left hand end with C20 2-light window in former rear doorway. Interior: Former entrance now forms interior door from C20 porch formed by lean-to to right side. Front room with vertical dado boarding, and contemporary shelving to niche. Rear room with original surround to hearth. Some original interior doors.

# APPENDIX 3

## Loudwater

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Legend

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

