



North Hertfordshire District Council

# Heritage Assessments

Heritage Assessment of Barkway



June 2016

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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### Report for

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### Document revisions

No.	Details	Date
1	Final Heritage Assessment	31/05/2016
2	Client Comments	27/06/2016



# Executive summary

## Purpose of this report

This report has been produced for the purpose of providing an appraisal of the potential impacts of a housing allocation site for North Hertfordshire District Council, upon the significance of both designated and undesignated heritage assets. The report makes recommendations as to the suitability and management of such allocations, as well as the compliance with national planning policy.

Five proposal sites within Barkway have been examined for this document. They are located within areas of post-war and more recent development to the north of the village and conservation area. At present the sites are in agricultural use or maintained as rough pasture. Out of the five sites one site, BK2, has no potential impacts upon heritage assets. The other four sites can be considered to have limited impacts. Policies and recommendations have been suggested to manage these impacts.



# Contents

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<b>1.</b>	<b>Introduction</b>	<b>5</b>
1.1	Purpose of the document	5
1.2	Planning Policy and methodology	5
1.3	Site locations	6
<b>2.</b>	<b>Heritage assets affected by the proposal sites</b>	<b>7</b>
2.1	Scheduled monuments	7
2.2	Registered parks and gardens	7
2.3	Listed buildings	7
2.4	Conservation areas	8
2.5	Archaeology Areas	8
<b>3.</b>	<b>The site and heritage assets</b>	<b>9</b>
3.1	The contribution of the site to the significance of heritage assets	9
	Registered park and garden	9
	Listed buildings	9
	Conservation Area	9
3.2	The impact of allocation to the significance of heritage assets	10
	Registered park and garden	10
	Listed buildings	10
	Conservation Area	10
3.3	Mitigation and enhancement potential	11
<b>4.</b>	<b>Does the allocation meet the NPPF tests of soundness?</b>	<b>12</b>
<b>5.</b>	<b>Policy recommendations</b>	<b>13</b>

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Bibliography	14
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Appendix A	Site Photographs
Appendix B	Figures

# 1. Introduction

## 1.1 Purpose of the document

North Hertfordshire District Council (NHDC) are currently preparing a new Local Plan for the period 2011 – 2031. It is anticipated that NHDC will be planning for a minimum of 14,400 additional dwellings over the plan period to meet its own objectively assessed housing needs. North Hertfordshire is unable to accommodate this level of growth on previously developed sites. As a result NHDC are having to consider large amounts of growth on greenfield sites in sustainable locations on the edges of urban settlements and larger villages. The focus of this report is five allocation sites to the north of Barkway Village.

NHDC consulted on its Local Plan Preferred Options in January 2015. To which it received a number of representations regarding the impact of some of proposed site allocations on the setting of heritage assets.

Of particular relevance is the representation submitted from Historic England with regard to specific sites.

The Council is working towards submitting its proposed Local Plan Submission Draft to its Executive in September 2016.

The Council consulted on its Local Plan Preferred Options in January 2015. To which it received a number of representations regarding the impact of some of proposed site allocations on the setting of heritage assets.

As a result NHDC have therefore commissioned Amec Foster Wheeler Environment & Infrastructure (Amec FW) to assess the potential impacts of housing allocation upon the significance of heritage assets and make recommendations as to the suitability and management of such allocation.

## 1.2 Planning Policy and methodology

The National Planning Policy Framework (NPPF, 2012) provides a policy framework under which Heritage Assets are protected. Of particular relevance to the scheme are the following:

Paragraph 7 of the NPPF emphasises the role of heritage, and the positive enhancement of the historic environment as one of three dimensions to achieving sustainable development.

Paragraph 14 states that local authorities should positively seek opportunities to meet the development needs of their area. Proposals should also seek to conserve heritage assets in a manner appropriate to their significance.

Historic England<sup>1</sup> have produced a guidance document to enable the historic environment to play a positive role in identifying allocation sites which are suitable for development and providing advice on policies to ensure proposal sites protect and enhance the significance of heritage assets.

The purpose of this guidance document is to ensure that proposal sites comply with the requirements of paragraph 182 of the NPPF, in that sites are prepared, justified and consistent with national and local policy. This document provides a methodology for site selection and NHDC have made some specific requests for the study:

- ▶ Step one - Identify which heritage assets are affected by the potential site allocation;
- ▶ Step two - Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);
- ▶ Step three – Identify what impact the allocation might have on that significance, including the setting of heritage assets;

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<sup>1</sup> Historic England (2015) The Historic Environment and Site Allocations in Local Plans. Historic England Advice Note 3.



- ▶ Step four – Consider maximising enhancements and avoiding harm through design, layout or contributing to the significance of other heritage assets, mitigation measures;
- ▶ Step Five – Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness and the site can accommodate residential development without having an unacceptable impact upon nearby heritage assets; and
- ▶ Should the site be considered suitable recommend policy wording to ensure the appropriate protection of heritage assets for the specific sites.

For Barkway Amec FW have been requested to examine the following sites:

- ▶ BK1 – an allocation site between Periwinkle Close and Cambridge Road;
- ▶ BK2 – two sites, north of and behind housing on Windmill Close; and
- ▶ Three sites near to the registered park and garden of Cokenach (RPG):
  - ▶ Site 18, located east of the Cambridge Road, south of Cokenach Registered Park and Garden;
  - ▶ Site 19, located west of the Cambridge Road, west of Cokenach Registered Park and Garden; and
  - ▶ Site 22, located east of Royston Road, adjoining the Site 19.

### 1.3 Site locations

The sites are all located to the north of the main village core and conservation area. The locations of the sites in relation to heritage assets are shown in Figure 1, Appendix B.



## 2. Heritage assets affected by the proposal sites

The locations of the proposal sites are shown in Figure 1, Appendix B. This figure also shows the locations of designated and undesignated heritage assets.

Site BK2 is considered to have no effect on heritage assets due to its distance from any assets and surrounding buildings shielding the site from any potential views from heritage assets. Potentially site BK2 may impact upon the conservation area through additional traffic movements along the section of the Royston Road which is included within the conservation area.

### 2.1 Scheduled monuments

There are no scheduled monuments affected by the proposal sites. The nearest monument is Bush Wood Moated Site and Hollow Way (list entry 1017608) which is 1.2km west of site BK2.

### 2.2 Registered parks and gardens

Cokenach (1000909) list entry is a grade II registered park and garden which is located to the east side of Cambridge Road, north of the proposal Site 18 and opposite Site 19. This garden was first registered 11 June 1987 and is described as 'Gardens and a landscape park surrounding a country house, incorporating the remains of an early C18 formal layout'. The registered park and garden has been examined from publically accessible land adjacent to the proposal site and through air and satellite photography.

### 2.3 Listed buildings

The Barkway Conservation Area contains numerous listed buildings. Those at the north-most extent of the conservation area have the potential to be affected by the proposal. These include

- ▶ Grade II\* listed 2 High Street (list entry 1102599); and
- ▶ Grade II listed:
  - ▶ Number 14 and Parish Hall (list entry 1102600);
  - ▶ Swan Cottage (list entry 1102588);
  - ▶ The Manse (list entry 1102589);
  - ▶ 24, 24a and 26 High Street (list entry 1174374);
  - ▶ Numbers 7 and 9 (Fairburns) (list entry 1102590); and
  - ▶ Numbers 11 (The Red House) and 11a (list entry 1102590).

These listed building have the potential to be impacted by the proposal Site 18.

There are numerous other listed buildings within the conservation area south of this group which are distant from the proposal sites.

North of the proposal sites 19 and 22 is listed Obelisk about 350 metres south, south west of Newsells Park House (not listed) (list entry 1102566). North of the obelisk, and 600m north of the proposal Site 19 is a group of four listed buildings:

- ▶ The Cottage (list entry 1102607);
- ▶ Stable Block (list entry 1174970);
- ▶ North Lodge (list entry 1347383); and



- ▶ The Bury (list entry 1347402).

Due to the curve and slope of the ground down towards this group of listed buildings, trees, hedges and planting the proposal sites will not affect the setting of these buildings.

North east of the proposal sites, within the Cokenach Registered Park and Garden, there are four listed buildings. This group of listed buildings, including grade II\* listed Cokenarch House including the wing (list entry 1102628), are separated from the proposal sites by the extensive tree planting within the park and garden, belts of trees and hedgerows within the park and garden and tree planting to the margins of the park and garden.

## 2.4 Conservation areas

The proposal sites are all north of Barkway Conservation Area. Site BK1 is just to the north of the conservation area and the proposal Site 18 can be seen from within the conservation area.

## 2.5 Archaeology Areas

Site BK2 is adjacent to the N of St Mary Magdalene Church Archaeology Area. The Barkway Village Archaeology Area is located south of the all the proposal sites; its north-most extent terminates at the Royston Road. The Cokenach Archaeology Area is 300m east of the nearest proposal site.

The Historic Environment (Archaeology) Unit at Hertfordshire County Council should be consulted on archaeological matters.

## 3. The site and heritage assets

### 3.1 The contribution of the site to the significance of heritage assets

#### Registered park and garden

Two of the proposal sites are adjacent to the registered park and garden of Cokenach, at present they provide open space adjacent to the park and garden. The site adjacent to the recreation ground, Site 18, east of the Cambridge Road enables the external face of the tree belt marking the south boundary of the registered park and garden to be seen across the field, shown in Plate 1, Appendix A. The proposal site to the west side of Cambridge Road, Site 19, has a tree belt along the roadside that provides additional planting opposite the tree belt marking the edge of the registered park and garden's boundary at the Cambridge Road, shown in Plate 2, Appendix A.

#### Listed buildings

The proposal sites are all distant from listed buildings other than the Obelisk 350m south, south west of Newsells Park House (Not Listed). A view north towards the obelisk can be seen in Plate 3, Appendix A. The proposal sites 19 and 22 have the potential to appear in the backdrop of the view the obelisk is designed to terminate. Newsells Park House is located just above the 110m contour line, the view to the obelisk rises by 20m, and the obelisk is located just onto the 130m contour. The backdrop of the proposal site is located on the 140m contour and the ground rises less steeply. The list description of the obelisk states it is 15m tall, so only the upper five metres are likely to be impacted by the proposal site; the majority of the height of the monument will be seen with a backdrop of rising ground to its rear. Part of the backdrop of the view is likely to be the end of a tree belt to the rear of the monument.

The site east of Cambridge Road, Site 18, is present in distant views from listed buildings at the north end of the conservation area, specifically from grade II\* No 2, High Street, shown in Plate 5, Appendix A. At present on the east side of the Cambridge Road a development north of the conservation area boundary and the recreation ground adjacent to the proposal site is being completed. This project involves the construction of large scale, detached brick dwellings, well set back from the street that preserve trees and some landscaping to the street frontage. This permitted, and nearly completed site, extends the built up area of the village north of the listed buildings, but has a significant change in character to the conservation area due to the set back from the street, scale of the houses and spacing between the properties. Site 18, east of the Cambridge Road, enables a glimpsed view of the tree belt at the south margin of Cokenach Registered Park and Garden and trees on the street frontage of the site. This contributes to the rural setting of the listed buildings beyond the built up village centre. A zoomed in view of the site is shown in Plate 6, Appendix B.

#### Conservation Area

NHDC have not published a Conservation Area Assessment for Barkway Village. The Barkway Conservation Area is a characterful and significant conservation area. The buildings are characterised by their scale, generally one and a half or two stories, visible roofs that slope towards the street; where gable ends are visible, generally these are subsidiary buildings, cross wings, the chapel or in modern structures. The majority of the historic buildings front directly onto the footway or have narrow, planted frontages; more recent, less successful buildings within the conservation area break this consistent built frontage and have more extensive front gardens and frequently are set back behind the established building line. The historic buildings within the conservation area are closely spaced, in some cases adjoining buildings of different periods form terraces and there are a number of short, uniform terraces, or paired dwellings. The closely built up frontage has a number of historic breaks providing access, and views to the rear of the rear of the buildings. A number of these gaps provide views of gardens and planting to the rear, but many lead to farm complexes that are visible between the gaps in the buildings.

Site BK1 is separated from the north boundary of the conservation area by an open garden and a hedgerow. The site contributes to the conservation area by providing an agricultural setting to the conservation area. Plate 4, Appendix B shows the proposal site, Site 18, that is located east of the Cambridge Road, is visible

from within the conservation area and provides a glimpse of the tree belt at the south boundary of Cokenach Registered Park and Garden. This contributes to the rural setting of the conservation area.

## 3.2 The impact of allocation to the significance of heritage assets

### Registered park and garden

Cokenach is separated from the proposal site to its south by a deep belt of trees approximately 50m in width. This tree belt provides a distinct boundary to the registered park and garden and restricts into, and out from the registered park and garden in this location. The site is further separated from views from Cokenach House by other belts of trees, and tree planted lawns within the park. Adjacent area of the registered park and garden can be considered less significant, they are within agricultural use, rather than maintained as lawn. Areas of avenue, and lawns bordering the house and drives are distant from the proposal site and separated by belts of trees, specimen planting and clumps.

The proposal site to the west of the Cambridge Road, Site 19, potentially impacts upon the significance of the Cokenach Registered Park and Garden. The proposal site is presently separated from the Cambridge Road by an extensive hedgerow containing tree planting, to either side of the main road. Any provision of an access from the proposal site onto the Cambridge Road will impact upon the setting of the registered park and garden by removing a section of the hedgerow and planting defining the east boundary of the proposal site. Any traffic access to the Cambridge Road, unless the access is taken from the south of the proposal site, will impact upon the setting of the conservation area through the provision of a traffic junction and reducing screening to and development to the west side of the road.

### Listed buildings

The view from Newsells Park to the obelisk will be impacted by development to the rear of the obelisk. The proposal site boundary is 330m beyond the obelisk, and there are some specimen trees between the obelisk and the hedgerow bounding the proposal site. Any impact from building at this distance from the obelisk, and nearly 700m from the viewpoint in front of Newsells Park. At this distance development within the proposal site will have a limited impact upon the significance of the obelisk or views to it from Newsells Park. Historically, an obelisk, such as this example, would be employed to terminate a view. The second edition OS map suggests the obelisk had a heavily planted tree belt to the rear limiting views.

Grade II\* 2, High Street has glimpsed views of the proposal site to the east of the Cambridge Road, Site 18. Development to the street frontage of this site has the potential to impact upon views from the listed building by changing the character of the landscape from its present rural character. Bringing housing away from the street frontage, on this site and increasing planting to the street frontage to preserve the rural character in views from the listed building, north up the Cambridge Road.

### Conservation Area

The development of site BK1 has the potential to change views from within the conservation area, north from the Royston Road. The property south of BK1 has extensive tree planting within its garden which reduces the visibility of the proposal site from within the conservation area. Any development of the site should be accompanied by maintenance of the existing hedgerow boundaries, and their management and improvement with additional planting and trees. Part of the south boundary of the site has a hedgerow which should be improved with further planting and the introduction of trees.

The site east of the Cambridge Road, Site 18, also has the potential to impact upon views from the conservation area. Ensuring housing is set back from the street frontage and planting is improved on the Cambridge Road frontage will mitigate this impact. The scale and density of housing on this site should also reflect those to the south of the recreation ground.

### 3.3 Mitigation and enhancement potential

Due to the extent of planting within Barkway, and the built form of the conservation area that is characterised by closely placed buildings, fronting onto the street. The strong character of the conservation area has been lost in new developments north of the area on Cambridge Road and Royston Road. Due to the distance from the conservation area and intervening developments and land, it is not possible to reinforce the character of the conservation area by continuing development on a similar pattern within the proposal sites. It is advised that development should ensure public access to the land is maintained by managing and improving the footpaths which run across the proposal sites and mark their boundaries.

Any development should be accompanied by extensive tree planting, maintenance of existing planted boundaries and hedgerows. As the area outside the conservation area historically was fields, planting should focus upon field boundaries and research should be undertaken to examine historic maps to identify earlier field boundaries which could be re-established to help integrate the development sites within the wider landscape.

Views from the conservation area and from listed buildings at the north of the conservation area along the Cambridge Road include glimpses of the tree belt at the south boundary of Cokenach Registered Park and Garden. Reinforcing planting on the street frontage of the site to the East of the Cambridge Road will help mitigate the loss of open land and shield new developments.

## 4. Does the allocation meet the NPPF tests of soundness?

Paragraph 182 provides details of the NPPF test of soundness. The local plan should comply with the following tests:

- ▶ **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- ▶ **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- ▶ **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- ▶ **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

The proposal sites examined here have the potential to make a contribution to the objectively assessed housing needs of North Hertfordshire. The examination of the proposal sites, in relation to heritage assets within the wider area indicate that development is possible, subject to design details and, most importantly, maintaining and improving planting and natural screening in and around the sites. The careful consideration of housing density and placement on the more visible sites, and the strong contribution that could be made by a considered landscaping scheme will ensure impacts upon heritage assets are minimised. Careful consideration will need to be made in any access designs for sites fronting onto the Cambridge Road.

Site BK2 is judged to have no impact upon heritage assets, except it is adjacent to the N of St Mary Magdalene Church Archaeology Area, and the Historic Environment (Archaeology) Unit at Hertfordshire County Council should be consulted on this allocation.

## 5. Policy recommendations

The following policy recommendations should help guide development of this proposal site:

- ▶ Development sites fronting onto the Cambridge Road should avoid providing access to the Cambridge Road adjacent to Cokenach Registered Park and Garden;
- ▶ If the three sites, east and west of Cambridge Road, sites 18, 19 and 22, and site BK1 are to provide vehicle access onto the Cambridge Road the cumulative impact of this will need to be considered as traffic engineering interventions will impact upon views from the conservation area and listed buildings;
- ▶ The wider development sites should be informed by research into historic field boundaries and patterns across the site, and such boundaries should be restored and reinforced with hedgerow and tree planting;
- ▶ Landscape design and management conditions should be placed on any proposals for the site to ensure the continued maintenance and improvement of the hedgerow separating the proposal sites from the A507 road;
- ▶ The site to the east of the Cambridge Road, Site 18, should only be developed with large scale detached properties that are set back from the road frontage;
- ▶ The development of the site on the east of the Cambridge Road, Site 18, should be landscaped adjacent to the street to ensure views from the conservation area and grade II\* listed No 2, High Street reflect the rural context of the village and buildings;
- ▶ The south boundary of site BK1 should be improved with additional hedgerow and tree planting to shield the proposal site from views;
- ▶ NHDC should consider a review of the conservation area boundaries for Barkway;
- ▶ NHDC should consider identifying views into, and out from the conservation that contribute to its significance; and
- ▶ Subject to the details of any consideration of conservation area boundaries a conservation area assessment should be published for Barkway.



## Bibliography

National Planning Policy Framework (2012) Annex 2: Glossary.

Historic England (2015) The Historic Environment and Site Allocations in Local Plans. Historic England Advice Note 3.



# Appendix A

## Site Photographs



*Plate 1: Proposal Site 18 located east of Cambridge Road and the tree belt making out the south extent of Cokenach grade II Registered Park and Garden*



*Plate 2: View north up the Cambridge Road showing the boundary of Site 19 to the west of Cambridge Road and tree planting at the west boundary of Cokenach Registered Park and Garden*



*Plate 3: Grade II listed Obelisk 350m south, south west of Newsells Park House (Not Listed) viewed from the north boundary of the Site 19, photograph zoomed in*



*Plate 4: View south towards the conservation area across the proposal site adjacent to Royston Road, Site 22*



*Plate 5: View north from grade II\* listed No 2 High Street towards proposal Site 18*



Plate 6: View of proposal Site 18, east of the Cambridge Road showing gaps in tree coverage and trees within the Cokenach Registered Park and Garden behind



# Appendix B

## Figures





