



North Hertfordshire District Council

Heritage Assessments

Heritage Assessment of Ickleford



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Amec Foster Wheeler Environment
& Infrastructure UK Limited



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 North Hertfordshire District Council with an appraisal of the potential impacts of a housing allocation site upon the significance of both designated heritage assets. It is advised that the Historic Environment Unit (Archaeology) at Hertfordshire County Council are consulted over the archaeological implications of these proposal sites. The report makes recommendations as to the suitability and management of such allocations, as well as the compliance with planning policy.

Ickleford contains four proposal sites, one of which, subject to highway design and access would have no impact upon designated heritage assets within the village. Development of two other proposal sites, subject to design and management of planting will have a minimal impact upon heritage assets and one site could have an unacceptable impact upon heritage assets.

Policies have been recommended to help guide the potential development of these allocation sites.



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1. Introduction

1.1 Purpose of the document

North Hertfordshire District Council (NHDC) is 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 and are having to consider large amounts of growth on greenfield sites in sustainable locations on the edges of urban settlements and larger villages.

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

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 an active 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 England¹ 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;
- ▶ Step Four – Consider maximising enhancements and avoiding harm through design, layout or contributing to the significance of other heritage assets, mitigation measures;

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



- ▶ 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.

In addition to these requirements Historic England have provided comments about the proposed allocation for one of the four Ickleford Sites. Historic England commented on site IC1 – Duncots Close, Ickleford. The site has the potential to impact upon the significance and setting of the conservation area as it is a green, open site on the edge of the conservation area. Allocation would need to be justified in historic environment terms. If the site is taken forward to the next stage site specific criteria would be needed to guide development. Historic England have not commented upon other sites requested by North Hertfordshire District Council for comment.

At Ickleford Amec FW have been requested to examine the heritage impacts of four proposed allocation sites:

- ▶ Site 330;
- ▶ Site 328;
- ▶ Site 329; and
- ▶ Site IC1.

The locations of the four sites are shown in Figure 1, Appendix B. The sites are all located around the core of the village and near to the conservation area.



2. Heritage assets affected by the proposal sites

The locations of the proposal site in relation to designated and undesignated heritage assets is shown in Figure 1, Appendix B.

2.1 Scheduled monuments

There are no scheduled monuments within the area of Ickleford. The nearest scheduled monument is Slight Univallate Hillfort on Wilbury Hill (list entry 1016410) which is over 2km to the east of the village.

2.2 Registered Parks and Gardens

There are no Registered Parks and Gardens which would be affected by the proposal. The nearest Registered Park and Garden is the Broadway, Letchworth (list entry 1000908) which is over 3km to the east.

2.3 Listed buildings

Ickleford contains numerous listed buildings. Those near to the proposal sites are generally within the Ickleford Conservation Area.

Site 328 is adjacent to a group of five grade II listed buildings:

- ▶ Waltham Cottage (list entry 1295767);
- ▶ The Clock House (list entry 1103231);
- ▶ The Old Manor, 1 Yew Tree Lodge, The Manor and remains of former Manor House adjoining to west (list entry 1347058);
- ▶ The Old Manor Cottage (list entry 1295754); and
- ▶ Barn House (list entry 1174426).

Site 329 is adjacent to grade II listed Arnold's Farm (list entry 1103232) and is north, across Chambers Lane from the grade II listed Plume of Feathers Public House (list entry 1295731). The grade II listed St Katherines Cottages (list entry 1103233) are separated from the proposal, Site 329, by the Plume of Feathers Public House. Trees within site 329 are visible in the backdrop of views from Arlesley Road, past grade I listed St Katherine's Church (list entry 1295821).

Site 330 is distant from any listed buildings. The nearest is the grade II listed Plume of Feathers Public House which is 200m east of the proposal site. Views of this extensive site from the public house are restricted by buildings to the south side of Chambers Lane, planting within site 328, extensive planting to the front of the Ickleford Sports and Social Club to the north of Chambers Lane, and the hedgerows and trees to the east and west sides of the associated sportsgrounds. Potentially the site may appear in views from Arlesley Road, west in the backdrop to views behind grade II listed No77 (in yard behind no 79) and Oakwood, however the extent of hedging and planting around the Ickleford Sports and Recreation Club, the hedgerow boundary of site 330 and the former railway line. Site 330, therefore does not contribute to the significance of any listed buildings.

Site IC1 is behind two listed buildings;

- ▶ Orchard Cottage (list entry 1103224); and
- ▶ Ivy Cottage (list entry 1174180).

Views south from the grade I listed Church of St Katherine include trees within this site that are visible behind and in between buildings to the south side of Arlesley Road.



2.4 Conservation areas

Ickleford Conservation area has no published conservation area appraisal on the NHDC web site. The conservation area covers the core of the historic village, including most of the listed buildings. The conservation area is tightly focused upon grade I listed St Katherine's church, the surrounding graveyard, green and buildings at the core of the village, and crossroads.

Site 328 is almost adjacent to the conservation area boundary. The site meets Turnpike Lane adjacent to the junction with Lodge Court and therefore will be present within views into and out of the conservation area.

Site 329 is partially within the conservation area which runs through the east part of the proposal site and includes grade II listed Arnold's Farm. The site is also present within views into and out of the conservation area along Chambers Lane.

Site 330 is not adjacent to the conservation area. From the conservation area boundary on Chambers Lane, adjacent to Arnold's Farm the proposal site is not visible due to planting in the area of the Ickleford Sports and Recreation Club. North of Arnold's Farm the conservation area boundary follows the north extent of site 329. Views of site 330 are restricted by planting within site 329 and trees and boundaries of the Ickleford Sports and Recreation Club.

Site IC1 stands to the rear of the conservation area, separated by modern buildings in Duncots Close and other housing to the rear of properties fronting onto Arlesey Road. The site is likely to be visible in views from the conservation area east down Duncots Close. The most logical access to the proposal site is from Duncots Close and is likely to be visible in direct views from Arlesey Road.

2.5 Archaeology

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

Site 328 is adjacent to the Ickleford Village Archaeology Area.

Site 329 is within the Ickleford Village Archaeology Area.

Site 330 is adjacent to the Ickleford Village Archaeology Area, adjoining the area on its east side.

Site IC1 is adjacent to the Ickleford Village Archaeology Area adjoining the south east corner of the area.

The Historic Environment (Archaeology) team at Hertfordshire County Council should be consulted on archaeological implications for the proposal sites.

3. The site and heritage assets

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

Site 328

This site is separated from the group of listed building in and around Old Manor Cottage by a modern, neo-Georgian house and substantial brick walls, planting and an ornamental tree, as shown in Plate 1, Appendix A. A narrow gap between the brick wall and modern Georgian house provides a glimpsed view into the group of listed buildings from near to the proposal site. The primary contribution of the proposal site to the group of listed buildings is providing a planted backdrop. The street frontage of the proposal site is separated from the listed buildings by two modern two storey with pitched roof houses, as shown in Plate 2, Appendix A that closes the courtyard of listed buildings to the west side. These two buildings are included within the conservation area, and mark its west extent. The proposal site, in its current state contributes little to the setting of the conservation area beyond the mature trees present within the site on the street frontage. Together with trees to the north side of Turnpike Lane. The site presents an attractive gateway to the conservation area.

Site 329

This site provides an appropriate 'green' setting to grade II listed Arnold's Farm and the grade II listed Plume of Feathers Public House, as shown in Plate 3, Appendix B. The site provides a planted setting to the conservation area, and the part of the site contained within the conservation area provides a green edge to the buildings within the conservation area fronting to the site from Chambers Lane.

Site 329 is not visible in views from St Katherine's Church due to buildings between the church and the site, and extensive planting in the area, however trees within the site may contribute to the backdrop of long views from the churchyard to the west of the church.

Site 330

Site 330, at present makes no contribution to the significance of heritage assets within Ickleford. The site, in its present form, is screened from assets by planting, buildings and distance.

Site IC1

Significant trees on the boundary of this site contribute to views of Ivy Cottage from the Arlesey Road by providing a planted backdrop to the building, as shown in Plate 4, Appendix A. The site to the rear of grade II listed Orchard Cottage has been developed, as has the property to the rear of the modern house between Ivy Cottage and Orchard Cottage. These existing buildings shield the development site from view from within the conservation area, and again view over the lower scale, generally 1 ½ storey buildings fronting onto the Arlesey Road, provide views of trees in the backdrop of houses.

Views south east from Arlesey Road provide a glimpse of the north east boundary of the proposal site, and the mature trees at the north east corner of the site through gaps between buildings on the street frontage. These views and buildings are outside the conservation area, but can be seen from within the conservation area, especially in elevated locations adjacent to St Katherine's Church.

3.2 The impact of allocation to the significance of heritage assets

No details have been provided concerning potential designs or layouts for housing within the allocation sites. It is assumed that the proposal sites will be developed with a similar density of the surrounding housing, broadly a suburban density for Ickleford, and of a similar scale, generally two storeys with pitched roof. It is also assumed the development will cover the entire footprint of the site. It is assumed that where hedgerows and boundary planting are present that the scheme would, at a minimum, retain this. For sites such as 328

where a large area of the proposal site is heavily planted it is assumed that there would be a considerable loss of tree cover.

Site 328

This site is strongly separated from the group of listed buildings in and around Old Manor Cottage, by two recent two storey brick houses, with pitched roofs and a neo-Georgian house adjacent to the listed buildings. Development to the same scale as the housing separating the site from the listed buildings and conservation area would have a minimal impact upon the listed buildings due to the exceptionally limited intervisibility between the proposal site and the listed buildings. Change to the street frontage on Turnpike Lane could have an impact upon the setting of the conservation area. The north and south sides of Turnpike Lane present an attractive view into and out of the conservation area due to the dense planting of trees to the front of the houses and within the proposal site. To the south side of Turnpike Lane the planting within the proposal site continues a lengthy tree belt that continues for a considerable distance west of the proposal site. Removing the trees within the proposal site would have an impact upon the setting of the conservation area and on views into, and out from the conservation area.

Site 329

The development of this site could impact upon the immediate setting of grade II listed Arnold's Farm and the Plume of Feathers Public House. The development of the site could impact upon cottages to the north of Arnold's Farm by removing their present countryside setting. The proposal could also impact upon the setting of the conservation area by reducing the density of trees across the site and changing the setting of buildings.

Access to the site can only be provided onto Chambers Lane at the south of the site. The provision of access would remove a significant length of the existing hedgerow boundary screening the site and increase any negative impact upon the setting of the grade II listed Plume of Feathers Public House. Alternative access could be provided adjacent to grade II listed Arnold's Farm, but this would negatively impact upon the setting of both the farmhouse and the public house, and potentially introduce new impacts upon other listed buildings, and increase traffic impacts within the conservation area.

Any removal or reduction of tree and hedge coverage within this site would also impact upon views into, and out from the conservation area where the site offers a rural margin and contributes to the setting of the conservation area.

It is difficult to see how site 329 can be recommended for a housing allocation, of any scale, without significantly impacting upon the significance of heritage assets including the Ickleford Conservation Area and two grade II listed buildings.

Site 330

The development of site 330 will have no impact upon designated heritage assets within Ickleford, subject to motor traffic being directed away from the village centre and the development being of a similar density and scale to adjoining streets. The maintenance and improvement of existing planted boundaries and the preservation of public rights of way through the site will ensure any impact is minimised.

Site IC1

This site fits with an existing pattern of modern development to the rear of properties south of the proposal site. Analysis of views suggests that the north east corner of this site is visible in views south east from the church, however most of the site is shielded by existing buildings and planting. Subject to the preservation and enhancement of planting and screening, including ensuring the north east corner of the proposal site stays free of development, the development of the proposal site would not impact upon views from within the conservation area from the church.

At present the proposal site provides a planted backdrop to the grade II listed Ivy Cottage. The development of this site in a way which preserves and adds to existing greenery would not impact upon the setting of this listed building.

3.3 Mitigation and enhancement potential

Site 328

This site has the potential to impact upon the setting of the conservation area in approaches from the west along Turnpike Lane, and impact upon views out from the conservation area through the removal of vegetation between Turnpike Lane and Lodge Court. It is recommended that development of this site is restricted to the area south of Lodge Court, as shown in Figure 2, Appendix B. Planting to the north of Lodge Court should be managed and enhanced to preserve and enhance the significance and setting of the conservation area.

Site 329

It is difficult to see how site 329 could be developed in any way that would not significantly impact upon adjacent heritage assets. The setting of grade II Arnold's Farm would be totally changed by development and the rural context and setting of the house would be lost. The provision of motor access to the site would impact upon the setting of the conservation area and two listed buildings, as would the development of the site. The development of the site would impact, to some degree, long views across the conservation area from the parish church.

It is unlikely that any mitigation measures would reduce impacts upon heritage assets significantly to enable a development of this site.

Site 330

This site has the least potential impact upon heritage assets, it is distant from, and separated by housing and planting from heritage assets. Site 330 has the potential to impact upon the conservation area, and assets within the village core, unless traffic access is directed onto the A600, Bedford Road, and connections to the village are restricted to walking and cycling only. Within the site existing hedgerow boundaries should be maintained and reinforced with planting to improve screening and the north boundary of the site in particular should receive further planting. Public rights of way within the site should also be maintained and enhanced during any development.

Site IC1

The development of this site will not significantly impact upon heritage assets. Figure 2 Appendix B shows the primary view from the church towards the proposal site which shows the north east corner of the site is visible from the church. Plate 5, Appendix B contains a photograph of this view showing the open character of the buildings outside the conservation area that enable the proposal site to be seen as trees above the rooftops of buildings to the south side of Arleseey Road. The proposal site is significantly distant to the rear of grade II listed Ivy Cottage, 33m behind the building that it will not appear in views of the listed building from the main road.

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. Proposals presented here and policy suggestions indicate that development within the proposal sites is possible subject to guidance and policy to ensure the preservation of the significance of heritage assets.

Due to the distance from listed buildings and conservation areas intervening planting and buildings proposal site 330 cannot be said to have an impact upon heritage assets within Ickleford. The site is largely beyond modern extensions to the village and has the potential to connect to these developments, for foot and cycle traffic. Motor traffic should be directed towards the A600, Bedford Road to reduce the potential for traffic to pass through the conservation area.

The development of site 329 would have unacceptable impacts upon adjacent heritage assets, significantly changing the setting of assets, impacting upon listed buildings and the setting of the conservation area. This proposal site is therefore not consistent with national policy.

Sites 328 and IC1, subject to policies and recommendations contained in this document can be developed and will have minimal impacts upon the significance of heritage assets. Subject to the policies detailed in Section 5 development of these proposal sites is acceptable in policy terms with regard to the historic environment.

5. Policy recommendations

The following policy recommendations should help guide development of these proposal sites:

- ▶ NHDC should review the boundaries of the Ickleford Conservation Area;
- ▶ Any review of the conservation area should include an assessment of views into, and out from the conservation area that contribute to its significance;
- ▶ Tree coverage on the street frontage of site 328 should be included within the conservation area or the most significant trees protected by tree preservation orders;
- ▶ NHDC should publish a conservation area assessment that details the significance of the Ickleford Conservation Area;
- ▶ The road frontage of site 328 should be protected from future development through planning conditions or legal agreement;
- ▶ Planting within site 328 adjacent to Turnpike Lane should be managed an enhanced to preserve the tree belt to the south side of Turnpike Lane and the setting of the conservation area;
- ▶ Development proposals should be informed by research into historic field boundaries and patterns across the sites, and such boundaries should be restored and reinforced with hedgerow and tree planting especially in the case of site 330;
- ▶ Buildings within site IC1 should be kept away from the north east corner of the site and planting reinforced in this area; and
- ▶ The boundaries of site IC1 should be enhanced with additional planting.



Bibliography

Letter from Historic England to North Hertfordshire District Council dated 6 February 2015 reference HD/P 5255

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

Photographic Gazetteer



Plate 1 view from east of proposal site 328 north east towards listed buildings around Old Manor Cottage, Ickleford.



Plate 2 proposal site 328 from Turnpike Lane showing tree planting to the street frontage and modern two storey houses separating the listed buildings from the proposal site.



Plate 3 a view down Chambers Lane showing the grade II listed Plume of Feathers Public House and the planted boundary of site 329 towards the conservation area.



Plate 4 tree coverage to the rear of grade II listed Ivy Cottage located within the proposal site IC1.



Plate 5 view south from Arlesey Road towards site IC1 showing gaps between buildings and tree planting visible in the distance.

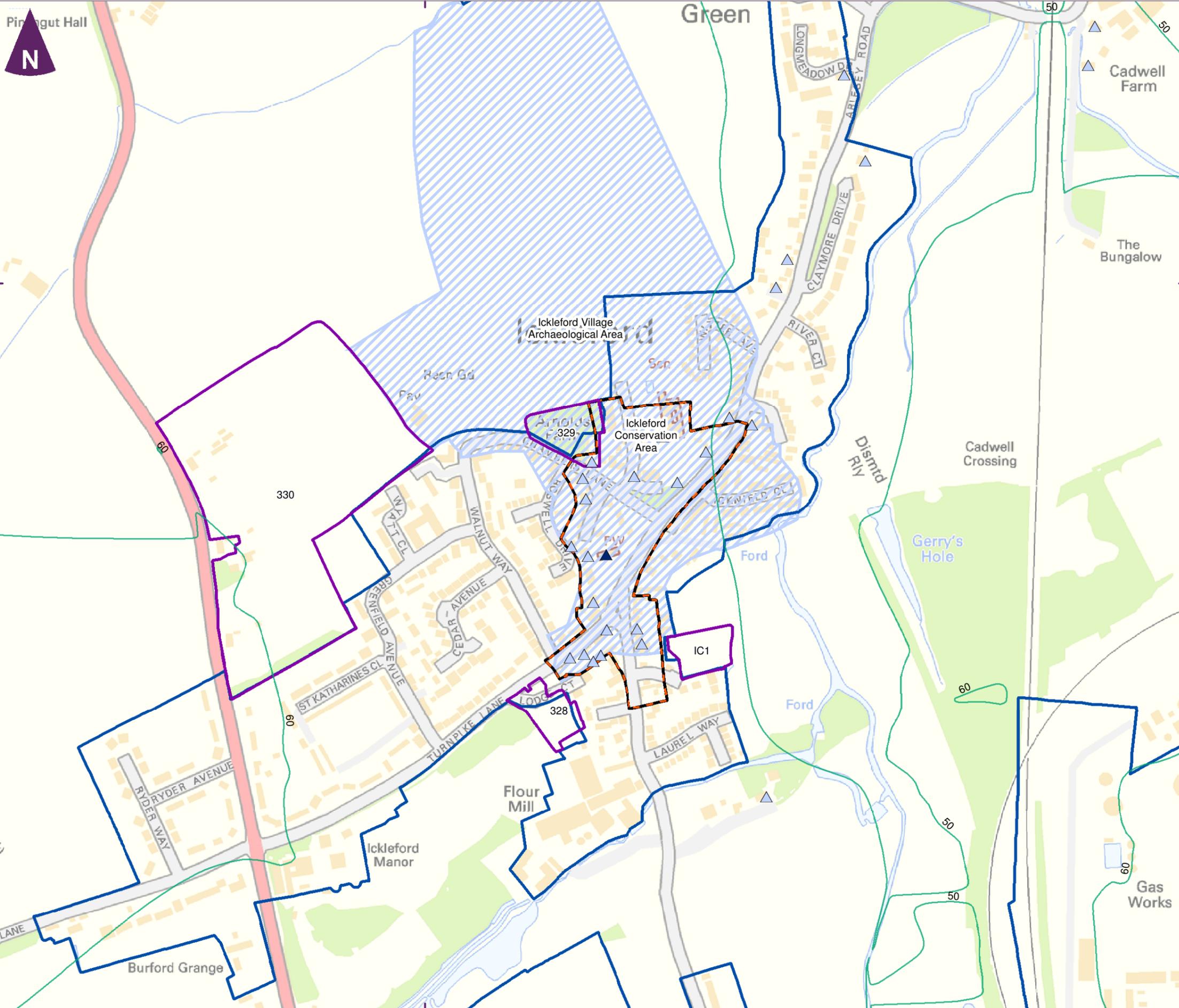


Appendix B

Figures

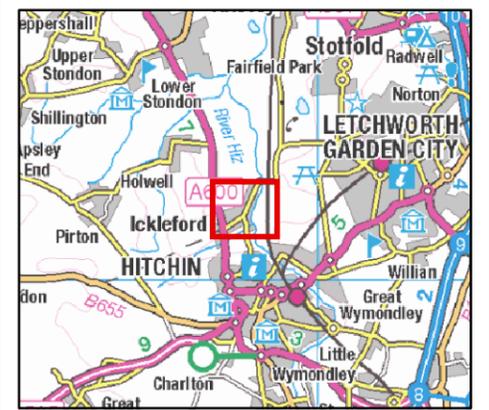
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Key

- Elevation
- Proposed allocation area
- Listed Buildings**
- Grade**
- I
- II*
- II
- Conservation Areas
- Core of modern settlement
- Archaeological designations

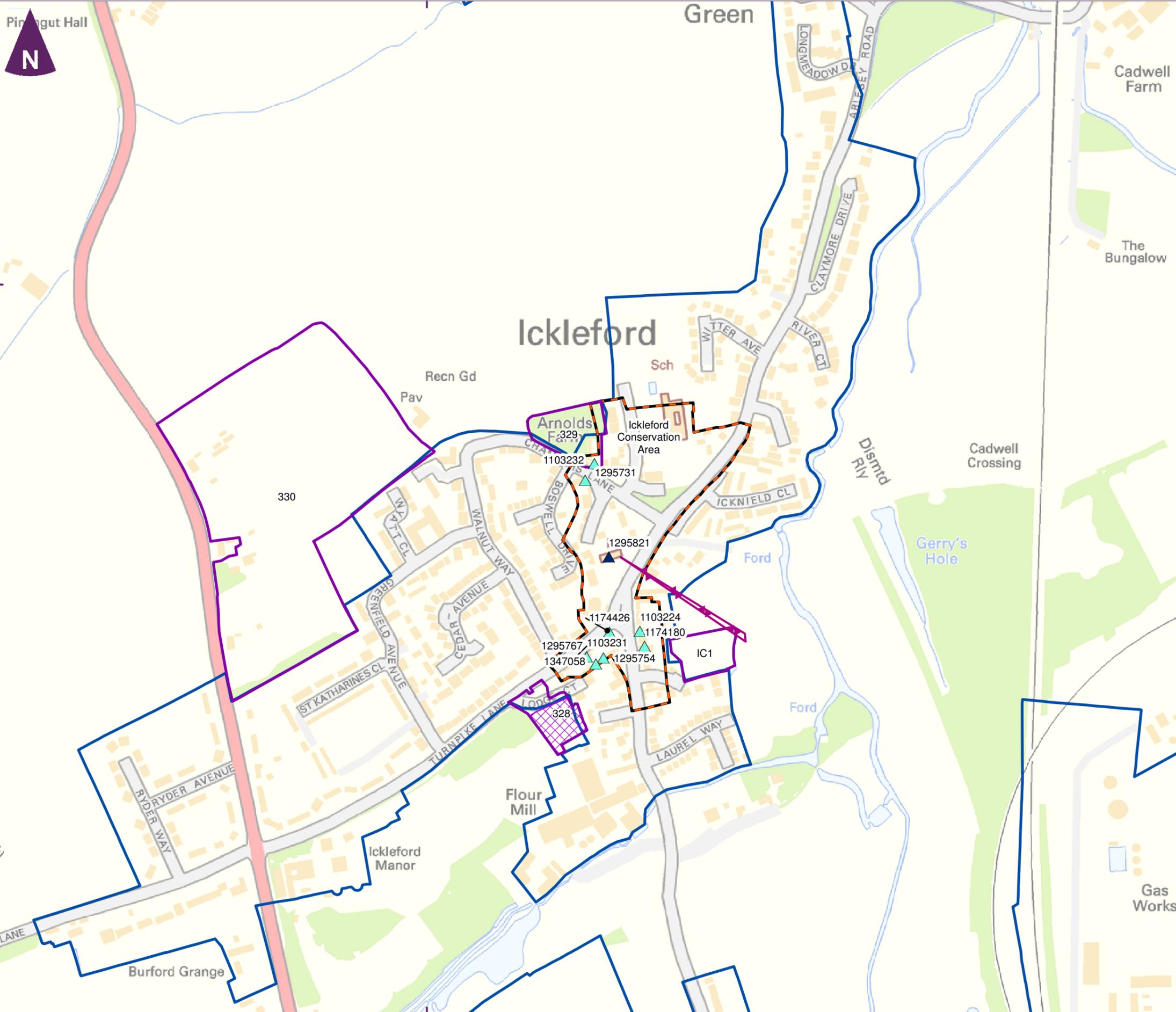


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North Hertfordshire
 proposed allocations
 Heritage Asset
 constraints plans

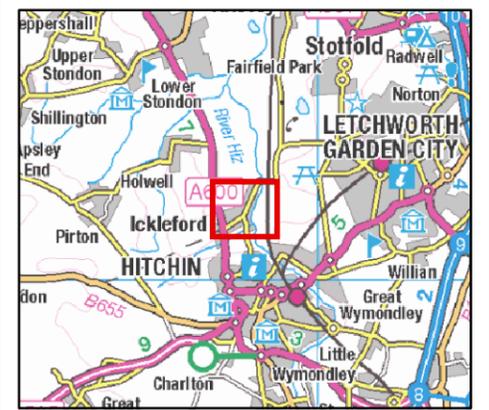
Figure 1; Ickleford proposed sites

file: H:\Projects\38368 N Hertfordshire Heritage\Design\MXDs\38368 Lon01 FIG 1 Alloc_Views.mxd



Key

- Views
- Proposed allocation area
- Revised allocation area
- Listed Buildings**
- Grade**
- I
- II*
- II
- Conservation Areas
- Core of modern settlement



Client
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North Hertfordshire proposed allocations
 Heritage Asset constraints plans

Figure 2; Ickleford recommended sites

