

**OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL
DEVELOPMENT AT LAND SOUTH OF TURNPIKE LANE, ICKLEFORD,
HERTFORDSHIRE**

Heritage Statement



For

HAWRIDGE STRATEGIC LAND LIMITED

FIONA WEBB

BSc E.P, MA L.Con A.A., Dip B.Con A.A., Dip UD, MRTPI, IHBC

JULY 2025

Disclaimer: This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Fiona Webb, FWA Heritage & Design being obtained. Fiona Webb accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Fiona Webb of FWA Heritage & Design for all loss or damage resulting therefrom. Fiona Webb of FWA Heritage & Design accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT LAND SOUTH OF TURNPIKE LANE, ICKLEFORD

Heritage Statement

1.0 INTRODUCTION

- 1.1 Ickleford Manor is a building located within the village of Ickleford, North Hertfordshire. The property lies outside to the west of Ickleford Conservation Area. It dates from c.1920 and undergone numerous extensions and alterations; it is not considered a heritage asset. The building was historically surrounded on the east, south and west by grazing and parkland with a tree lined buffer. The land adjacent to the west of the Manor was developed in 2019 for residential development and is known as Ickleford Mews. Today the land is fenced open paddock, outside the settlement boundary and within the Green Belt.
- 1.2 This application is an outline planning application for residential development including 50% affordable housing, with means of access from Turnpike Lane for consideration (all other matters reserved for subsequent approval), drainage, landscaping, car parking and all other ancillary and enabling works.
- 1.3 Fiona Webb of FWA Heritage & Design has been commissioned to make an assessment of the extent and importance of the setting of the heritage assets in the locality and the contribution to their significance, to consider the potential impact of the proposed development on the significance of the heritage assets and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Fiona Webb visited the site in April 2025 and subsequently prepared this report.
- 1.4 This report will present:
- A brief background to the proposed development site using historic mapping
 - A description of the heritage assets which potentially could be impacted by the proposed development
 - Policy and guidance background
 - An assessment of the importance of the setting of the listed buildings and the potential impact of the proposed development on the significance of the heritage assets by the proposed development on the significance of the heritage assets following Historic England guidance on assessing the importance of setting in The Setting of Heritage Assets (2nd edition, December 2017)
 - Consideration of the character and appearance of the conservation area, and any impact on the designated heritage asset
 - Conclusions

2.0 BACKGROUND

- 2.1 Ickleford lies to the north of Hitchin. They are connected by Arlesey Road and Turnpike Lane (which becomes Bedford Road beyond the boundary of Ickleford).
- 2.2 Although there is no mention of Ickleford in Domesday, it is thought that Ickleford derives its name from where the ancient trackway, the Icknield Way, crosses an unnamed stream. A medieval settlement had been established on the north-western perimeter of modern day Ickleford by the 12th century, as evidenced by the construction of the Church of St Katherine (1295821). The village is documented as Hikleford in the 13th century, when the manor of Ickleford was held by the lords of nearby Priton.
- 2.3 The late medieval and post-medieval village of Ickleford remained relatively compact, with buildings largely centred on a double green (e.g. Rose Cottage, 1174443). Additionally, a series of 17th century former outbuildings and service ranges associated with Ickleford Manor (e.g. Barn House, 1174426 and Waltham Cottage, 1295767) have been preserved in the south of the Conservation Area where Arlesey Road joins with Turnpike Road.
- 2.4 Cartographic sources reveal that in the 18th century Ickleford had several farmsteads occupying space within the village itself (e.g. Arnolds Farm, 1103232). The layout of the village, clustered around the greens, was evidently created by the fragmentation of a single, larger tract of common grazing ground adjacent to the River Purwell. The siting of farmsteads close to village centres is typical of settlement encroachment in this area of Hertfordshire.
- 2.5 Late 19th century OS mapping illustrates how Ickleford remained rural in character during this period, including extensive allotment gardens and orchards immediately north and south of the village boundary.
- 2.6 The First Edition OS Map published in 1881 shows the site now occupied by Ickleford Manor and the housing development of Ickleford Mews as allotment gardens. The remainder of the site appears to be grazing land and swaths of woodland planting, in particular along the River Oughton and Icknield Way, now known as Turnpike Lane. Abutting the site, Ickleford Mill, now Bowman's Mill is shown as Shillington Mill on the eastern boundary of the site, with Ickleford House and its various outbuildings and service wings occupying the land to the north east of the site. To the south of the site by the bridge over the river is a Lodge serving one of the entrances to Ickleford House, this carriageway follows the route of the river to the front of the Manor House.



Figure 1 - First Edition OS Map 1881

- 2.7 The Second Edition OS map of 1899 largely continues this established pattern of development, with the mill now being known as Ickleford Roller Mill.



Figure 2 - Second Edition OS Map 1899

- 2.8 By the time of the OS maps published in 1922, the property known today as Ickleford Manor is shown in its own plot accessed from Turnpike Road. In addition housing development is being constructed along the northside of Turnpike Road, with housing in short terraces in a Garden Town layout, notably related to the model pattern of development being created at the nearby Letchworth Garden Town.

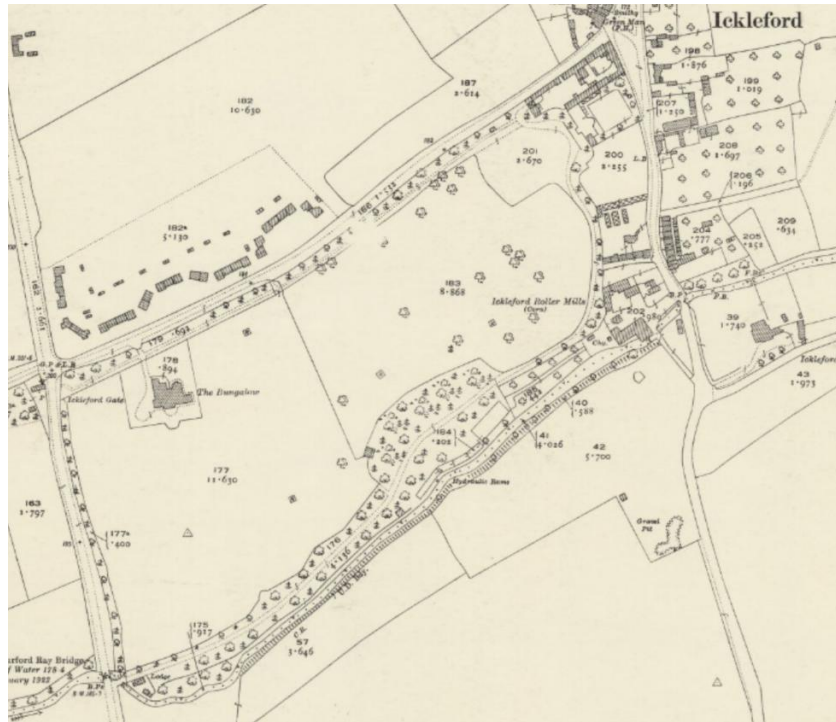


Figure 3 - OS Map 1922

- 2.9 The pattern of development in the local area changes little across the next few decades and by the time of the publication of the OS map in 1960, little change can be seen apart from the expansion of the curtilage of Ickleford Manor which now incorporates land to its west and an access drive from the Lodge to Ickleford House.

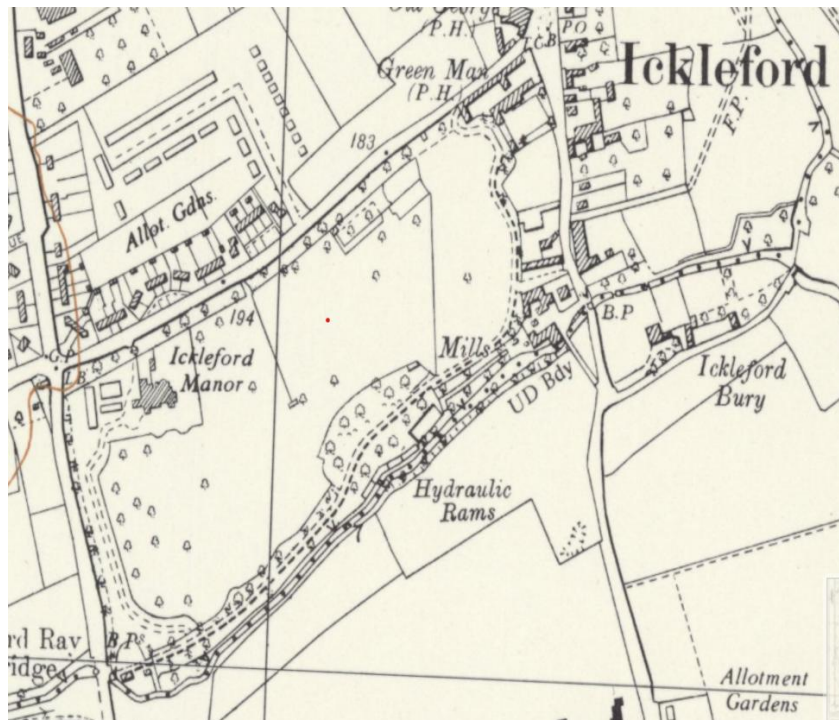
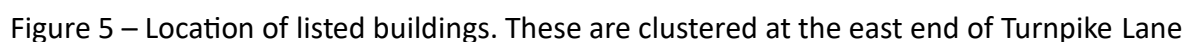


Figure 4 - OS Map 1960

3.1 This description of the settings of the listed buildings will present a series of captioned photographs, the location of the photographs being marked on maps in Figure 5.



7



Figure 7 – The Clock House

- 3.3 The Clock House abuts Turnpike Lane. The property is listed Grade II and is located c.135m east from the boundary of the site. The property was listed on 24 October 1988 and was originally a stable block to the former Ickleford Manor. The low stable range to the east roadside links to 2-storeys gatehouse, now a house. The gatehouse is 17th century and the stable, 18th or early 19th century with the clock dated '1819'. The timber frame gatehouse and stable are roughcast, stuccoed brick stable block, under steep old red tile roofs, that of stable block is hipped with a cupola, and with a hipped gatehouse roof.



Figure 8 – Barn House

- 3.4 Barn House is located at the junction of Turnpike Lane and Arlesey Road. The property is listed Grade II and is located c.160m east from the boundary of the site. The property was listed on 24 October 1988 and was originally a barn and stables. It dates from 17th century and was altered in 1980s to a house. The rear is roughcast render of a brick plinth under a steep old red tile roof.



Figure 9 – The Old Manor

- 3.5 The Old Manor is located in an internal courtyard accessed from Turnpike Lane. The property is listed Grade II and is located c.140m east from the boundary of the site. The property was listed on 24 October 1988 and forms part of the service wing of former Ickleford Manor and remains of former manor house. It dates from early 18th century and was remodelled after the fire c.1911. The ground floor is stucco on red brick with the first floor having thin timber frame with red brick infill panels under a steep old red tile roof to main range, hipped at the west end.



Figure 10 – The Old Manor Cottage

- 3.6 The Old Manor Cottage is located in an internal courtyard accessed from Turnpike Lane. The property is listed Grade II and is located c.150m east from the boundary of the site. The property was listed on 24 October 1988 and was an outbuilding of former Ickleford Manor, now a house. Dating from 17th century, renovated in the 1980s. It has timber frame exposed on the east gable, with the front roughcast, under a steep old red tile roof.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses, and its setting, under Section 66– a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.2 The statutory approach is reflected in Policy HE1 of the North Hertfordshire Local Plan 2011-2031, adopted November 2022 which concerns Designated Heritage Assets.
- 4.3 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) states that: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.4 Paragraph 212 advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst para. 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.5 The National Planning Policy Framework (Annexe 2 Glossary) defines the setting of a heritage asset as:
- ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 4.6 The Historic England Guidance The Setting of Heritage Assets (2nd edition, December 2017) states that: *‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’* (p.4)
- 4.7 The HE guidance sets out a staged approach to the assessment of understanding the significance of setting:

1 Identification of heritage assets and the extent of their settings

2 Assess whether, how and what degree the settings make a contribution to the significance of the heritage assets

3 Assess the effects of the proposed development, whether beneficial or harmful on the significance

4 Explore ways to maximise enhancement and avoid or minimise harm

5 Record the process

- 4.8 The guidance also states that views which particularly contribute to the significance of heritage assets, includes those where the relationship between the asset and other historic assets or places or designed views. This emphasizes that the significance of a heritage asset isn't just about the asset itself, but also about its relationship with its surroundings, including other historic places.

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE SETTING TO THE SIGNIFICANCE OF THE LISTED BUILDINGS

- 5.1 This assessment will follow the approach as set out in the Historic England guidance The Setting of Heritage Assets to identify the importance of the setting of the listed buildings and to assess the potential impact of the proposed development on their significance.

Step 1: Identification of heritage assets

- 5.2 The heritage assets to be considered in relation to the proposed development within their settings are:
- Waltham Cottage (Grade II)
 - The Clock House (Grade II)
 - Barn House (Grade II)
 - The Old Manor (Grade II)
 - The Old Manor Cottage (Grade II)

Step 2: Assessment of contribution of setting to the significance of the heritage assets

Waltham Cottage

- 5.3 The main aspect of the importance of the setting of the stable cottage and outbuilding is its relationship to the former Ickleford Manor, the main elevation of the building facing the internal courtyard of the earlier house and being linked by a path to the original entrance of the former house.
- 5.4 The stable cottage and outbuilding is set within a yard area defining the 'working' character of the space to the north of the original house separating it from the original

drive and the grounds of the house. This yard is an important surviving aspect of the original setting of Ickleford Manor and the grouping largely still is intact.

The Clock House

- 5.5 The main aspect of the importance of the setting of The Clock House building is its relationship to the former Ickleford Manor, the main elevation of the building facing the internal courtyard of the earlier house and being linked by a path to the original entrance of the former house.
- 5.6 The building is set within a yard area defining the 'working' character of the space to the north of the original house separating it from the original drive and the grounds of the house. This yard is an important surviving aspect of the original setting of Ickleford Manor and the grouping largely still is intact. The Clock House plays an important role in being a principal feature of this surviving picturesque courtyard grouping.

Barn House

- 5.7 The main aspect of the importance of the setting of the building is its relationship to the former Ickleford Manor, the main elevation of the building facing the internal courtyard of the earlier house.
- 5.8 The building is set within a yard area defining the 'working' character of the space to the north of the original house separating it from the original drive and the grounds of the house. This yard is an important surviving aspect of the original setting of Ickleford Manor and the grouping largely still is intact. The building is part of the surviving picturesque courtyard group and was included as a listed building for its group value.

The Old Manor

- 5.9 The main aspect of the importance of the setting of the building is its relationship as the original service wing to the former Ickleford Manor, the main elevation of the building facing the internal courtyard of the earlier house.
- 5.10 The building is set within a yard area defining the 'working' character of the space to the north of the original house separating it from the original drive and the grounds of the house. This yard is an important surviving aspect of the original setting of Ickleford Manor and the grouping largely still is intact. The building is part of the surviving picturesque courtyard group.

The Old Manor Cottage

- 5.11 The main aspect of the importance of the setting of the building is its relationship as an original outbuilding to the former Ickleford Manor, the main elevation of the building facing the internal courtyard of the earlier house.
- 5.12 The building is set within a yard area defining the 'working' character of the space to the north of the original house separating it from the original drive and the grounds of the house. This yard is an important surviving aspect of the original setting of Ickleford

Manor and the grouping largely still is intact. The building is part of the surviving picturesque courtyard group.

Step 3: Assess impact of the proposed development on significance

- 5.13 It is proposed to construct up to 100 residential units on land to the south of Turnpike Lane and the entrance to Lodge Court.



Figure 11 – Proposed Site Plan

- 5.14 Taking the NPPF definition of setting as set out in 4.4, above, it follows that the test for whether a development within the setting of a heritage asset will affect significance must be based on the impact on the ability to:

- Experience the heritage asset or
- To appreciate or understand its significance.

Further potential aspects of potential impact on setting include:

- Whether the proposed development would be harmful aesthetically when seen in combination with or adjacent to a heritage asset
- Impact on tranquillity, appearance though light pollution or the experience of a heritage asset through the introduction of smells or noise.

- 5.15 The proposed residential development will be located within the inner area of the site which is fenced, open paddock land which is already screened by existing landscape buffers on the northern boundary and in the proposed southern area of communal space. This

landscaping is already dense and mature and as shown by the historic map analysis is an established feature of the site. As such, the proposed development would largely not be visible from the surrounding area.

5.16 In addition the listed buildings are located a distance from the north east corner of the main body of the site, Waltham Cottage being the closest at c.120m east from the site boundary. On the vacant land between the north east boundary of the site and Waltham Cottage, planning permission (reference 23/02650/FP) was granted on 16.02.2024 for the erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, including landscaping at land south west of and adjacent to Lodge Court, Turnpike Lane. The approved site layout is shown below:



Figure 12 – Layout of development granted between north east corner and listed buildings

5.17 The construction of the approved housing scheme between the site and the listed buildings is already underway and when completed will screen the proposed development from view. As such, the proposed development will not result in harm to the significance of any of the listed buildings as there will be no impact on the experience of the listed buildings, or on the ability to understand or appreciate their significance.

Step 4: How to maximise enhancement or avoid or minimise harm

- 5.18 This assessment of the importance of setting and the potential impact of the proposed development has found no harm to the special architectural or historic interest of the five listed buildings. Therefore, there is no requirement to maximise enhancement or mitigate harm.

Step 5: Record the process

- 5.19 This report presents a record of the process of the assessment of the importance of the setting of the listed buildings and its contribution to their significance, together with the assessment of the potential impact of the proposals.

6.0 CHARACTER AND APPEARANCE OF THE CONSERVATION AREA & ASSESSMENT OF IMPACT

- 6.1 Given the distance involved (c.120m east from the boundary of the site), intervening landscaping at Lodge Court and the fact that the site will be concealed by development under construction on neighbouring land on the north eastern corner, the site makes no contribution to the character of the conservation area through its presence.
- 6.2 As such the proposed housing will not be visible and so there will be no impact on the character and appearance of the wider conservation area.

7.0 CONCLUSION

- 7.1 The proposed development will not result in harm to the significance of any of the listed buildings as there will be no impact on the experience of the listed buildings, or on the ability to understand or appreciate their significance.
- 7.2 Also the site makes no contribution to the character of the conservation area through its presence, and the proposed housing will not be visible so there will be no impact on the character and appearance of the conservation area.
- 7.3 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Policy HE1 of the North Hertfordshire Local Plan, adopted November 2022. I therefore conclude that as there will be no harm to the significance of the designated heritage assets, the application should be allowed