



Roundwood, North Stevenage

Heritage Statement

On behalf of **Croudace Homes**

The Croudace Homes logo, consisting of the word 'croudacehomes' in a white, lowercase, sans-serif font, set against a solid teal rectangular background.

croudacehomes

Project Ref: 3331.34525 | Rev: 2 | Date: September 2023

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For and on behalf of Stantec UK Limited				

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1 Introduction

1.1 Purpose and Scope

- 1.1.1 Stantec has been instructed by Croudace to prepare a Heritage Statement to accompany the planning application for the 'Erection of 292 dwellings and associated roads, parking, drainage, landscaping, open space and servicing facilities' at the site known as Roundwood, North Stevenage ("the Site").
- 1.1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.
- 1.1 This purpose is achieved through the following objectives:
- Identify the presence of any known designated heritage assets that may be affected by the proposals.
 - Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival.
 - Determine the contribution that setting makes to the significance of any sensitive (i.e., designated) heritage assets.
 - Assess the likely impacts upon the significance of the assets arising from the Proposed Development (on how designated and non-designated heritage assets are understood and experienced through changes to their setting).

1.2 Methodology

- 1.2.1 This Statement will set out a brief history of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposed development. It will go on to consider the residual impacts of the proposed development within the legislative and planning policy context.
- 1.2.2 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF; comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.2.3 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017). These stages are:
- **Step 1:** asset identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A

scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.

- **Step 2:** assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3:** assess change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- **Step 4:** mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).
- **Step 5:** reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

1.2.4 To determine the historic environment potential of the Site, a broad range of standard documentary and cartographic were examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within a 500m Study Area of the Site. An online search of the HER has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.

1.2.5 This Statement has been informed by desk-top research and a site visit, carried out in November 2022. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the study area, for the purposes of scoping heritage assets, as per Historic England setting guidance, and for the settings assessment itself.

1.2.6 This Statement focuses on the heritage significance of above ground-built heritage assets. It does not consider the known or unknown archaeological potential of the Site.

1.3 Policy and Legislation

1.3.1 A Summary of the legislative and policy framework is set out below. Full details are provided in **Appendix B**.

Legislation

1.3.2 The Ancient Monuments and Archaeological Areas Act 1979 sets out the legal requirements for the protection of Scheduled Monuments. The protection extends not just to known structures or remains but also the soil under or around them and any adjacent land which is essential to support or preserve the monument. The control of works affecting Scheduled Monuments is set out in Schedule 1 of the Act.

1.3.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Key sections are reproduced in full below:

“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

s72(1) In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 1.3.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

- 1.3.5 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.3.6 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

- 1.3.7 The North Hertfordshire Local Development Plan 2011-31 was adopted in November 2022. Policy HE1: Designated heritage assets, Policy HE3: Non-designated heritage assets and Policy HE4: Archaeology are relevant to this application.
- 1.3.8 The Site is allocated for 330 homes in the local plan, Policy GA1 Land at Roundwood (Graveley Parish). In relation to heritage, the policy details the need for: *“Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.”*
- 1.3.9 The following documents are also a material consideration in the planning process:
- Proposed Conservation Area Appraisal and Management Plan for Chesfield Park (Consultation draft August 2022)

2 Site Analysis

2.1 Site description



Figure 1 Aerial view of the Site and surrounding context. Site outlined in red.

- 2.1.1 The Site comprises 10.7 hectares and is located to the north of Stevenage but falling within North Hertfordshire District Council area. The Site currently comprises a large open field. Back Lane forms the southern and eastern boundary of the Site with the northern and western boundaries comprises dense woodland.

2.2 Brief history of the site



Figure 2 1838 Tithe Map, site outlined in red.

- 2.2.1 The 1838 Tithe Map (**Figure 2**) and 1898 Ordnance Survey map (**Figure 3**) depict the Site largely unchanged – comprising open agricultural fields. However, its surroundings are notably different from today. Chesfield Park is visible to the west of the Site, in addition to Chesfield Manor and Chesfield Church ruin which are located within the park. Directly to the west of the

Site is 'Round Wood'. More widely the Site is surrounded by agricultural fields. There is no surrounding residential development visible on the maps.

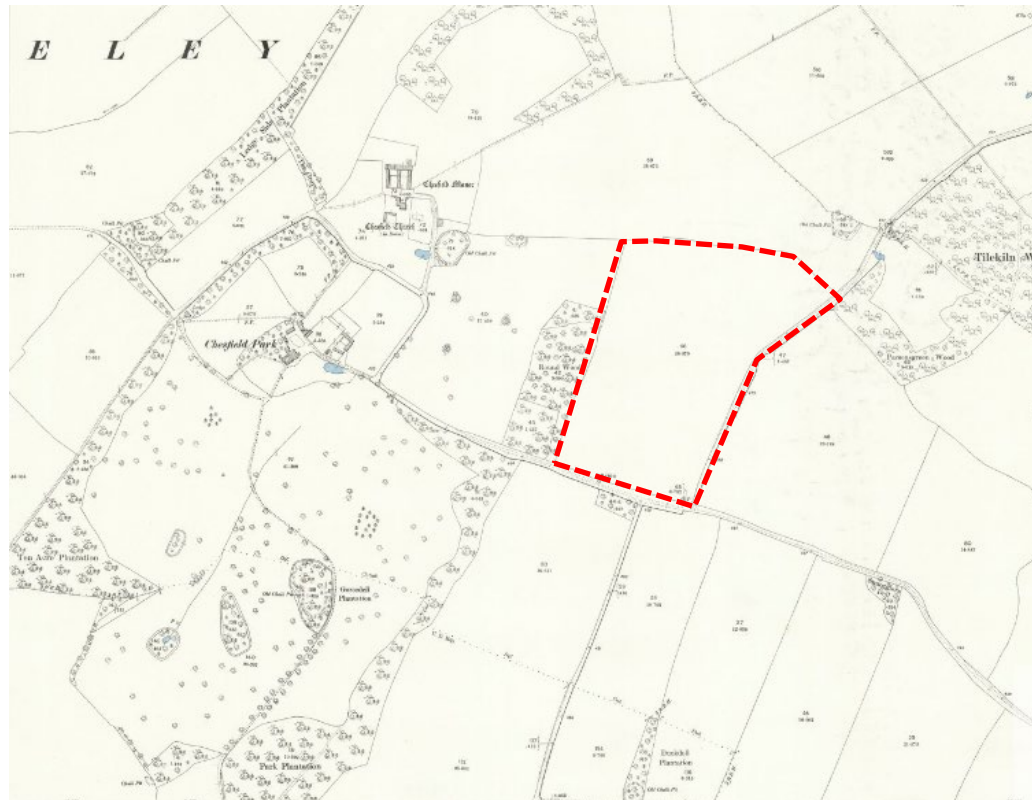


Figure 3 Ordnance Survey Map, published 1898. Site outlined in red.

- 2.2.2 The subsequent OS maps depict no change to the Site itself. There is change in the surrounding area during the last 20 years through the residential development of the area north of Stevenage, transforming the character of the area to the south and east of the Site (see **Figure 1** above).

2.3 Heritage Designations

- 2.3.1 Heritage assets may comprise buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

Designated Heritage Assets

- 2.3.2 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.
- 2.3.3 A desk-top review of the Site and its environs identified four designated heritage assets within the Site and study area and one draft designated heritage asset. In accordance with Step 1 of the methodology recommended by Historic England guidance (GPA3. 2017), some of these designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development in terms of material changes or changes to their setting and significance. This is due to the distance of the asset from the Site, the asset's location, scale and orientation, and the nature, extent and scale of

intervening built form, vegetation and topography between the asset and the Site as well as the scale of the proposals.

- 2.3.4 The designated heritage assets listed below have therefore been identified as having the potential to be affected by the proposed development. This has been confirmed through the site visit. Details of the designation entries are provided in full at **Appendix 3**.

- Manor Farmhouse - Grade II listed building
- Boundary wall and gate piers to garden on southwest and west of manor farmhouse - Grade II listed building
- Church of St Etheldrada - Grade II listed building
- Chesfield Church — Scheduled Monument

- 2.3.5 North Hertfordshire Council are currently consulting on the Chesfield Conservation Area Appraisal and Management Plan (CAAMP) which proposed to designate Chesfield a conservation area. For the purposes of this assessment, the conservation area has been assessed for completeness. The above heritage assets all fall within the boundary of the conservation area, therefore they will be grouped and assessed as one.

Non-designated Heritage Assets

- 2.3.6 North Hertfordshire does not have a register of Locally Important Heritage Assets. However, they have been in the process of reviewing conservation areas and creating registers for specific areas. None of these areas are in close proximity to the Site.
- 2.3.7 An online search of the Hertfordshire Historic Environment Record (HER) and St Albans UAD identified several entries within 500m of the centre point of the Site. These include the above designated heritage assets and Chesfield Park (HHER 9567). The draft CAAMP also identifies the garden boundary wall surrounding Chesfield Park House as a non-designated heritage asset due to its historic and architectural interest as a remaining structure associated with the original house which was demolished in the 1950s.
- 2.3.8 The other results include find spots and previous evaluation on the Site undertaken by Albion Archaeology in 2010.

3 Statement of Significance

3.1 Definitions

- 3.1.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2021) (NPPF) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 3.1.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).¹

- 3.1.3 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF 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 may be neutral.”

- 3.1.4 Setting is the way in which the asset is understood (i.e., evidential, and historical interests) and experienced (aesthetic and communal values). It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects). Guidance produced by Historic England (GPA3, The Setting of Heritage Assets, 2017).

- 3.1.5 The heritage interests of the assets identified in Section 2 are considered below.

3.2 Chesfield Conservation Area & Chesfield Park

- 3.2.1 The Chesfield Conservation Area Appraisal went to consultation and is awaiting a report to be considered by Cabinet. Located within the boundary are the designated assets: Manor Farmhouse and boundary walls and the Church of St Etheldreda which are clustered in a group and the non-designated heritage asset of Chesfield Park.

- 3.2.2 Chesfield Park comprises a post-medieval landscaped park. The historic map evidence shows a park in 1766 and on the historic Ordnance Survey plans. It was formerly parkland to a late 17th century house, since demolished. The current house is in broadly the same location but dates to the mid-20th century, with a walled herb garden to the northeast. The parkland landscape is located to the south of the house and is characteristically grassland with clumps of mature trees and tree belts along the western and eastern boundaries. An area of land along the western edge has been given over to arable use.

¹ Paragraph: 006 Reference ID: 18a-006-20190723



Figure 4 Landscape of Chesfield Park

3.2.3 The draft CAAMP sets out a summary of significance thus:

“The significance of the proposed Chesfield Conservation Area derives from its special architectural and historic interest.

Architecturally, the proposed Conservation Area contains a rich variety of building types and ages illustrating the development of the area, whilst also contributing aesthetically to the variety of building materials, styles, design, and detailing. The building stock can be easily appreciated within the historic landscape contributing to a strong sense of place.

The historic functions of the buildings and their settings contribute to an understanding of the development of the area and its historic land use.

The landscape of the proposed Conservation Area which includes the unaltered designed parkland of Chesfield Park, the agrarian fields, and dense woodland permit also make a positive contribution to the rural character and appearance of Chesfield.”

3.2.4 The heritage significance of the park is derived chiefly from its landscape and historic interest as an example of designed parkland made fashionable in the 18th century that previously formed the setting to a house of some status known as Chesfield Park.



Figure 5 Manor House and church ruins with Chesfield Park

Manor Farmhouse and Boundary Walls

- 3.2.5 Manor Farmhouse is a former manor house dating to the 17th century, converted to a farmhouse in the second half of the 18th century at which time it was partly demolished. The building is two storeys with attics; the plan comprises a principal range facing south with a west wing extends northwards. The elevations are a mix of timber frame with roughcast and brick infill, and red brick, with hipped old red tile roofs. The list description makes reference to the survival of an original moulded oak mullioned five-light window at ground floor level of the west wing together with internal oak panelling. The farmhouse is bounded by the Grade II listed boundary walls and gate piers which lend the setting of the farmhouse a sense of formality appropriate to its status as a former manor house and later farmstead.
- 3.2.6 The significance of these assets is primarily derived from their high historic interest as a former manor, providing evidence of the previous settlement that once populated this location. Its later conversion to a high-status farmstead in the 17th century provides evidence of the rich farming tradition that has shaped the development of the area.

Church of St Ethelreda

- 3.2.7 The church dates to the 13th or early 14th century and is now in a ruinous condition following its partial demolition by licence issued by the Bishop of Lincoln in 1750. The flint rubble walls survive, including the west gable walls of the church and chapel which stand to full height, and the north and south walls of the nave and parts of the south wall of the chapel also survive well; the remainder have mostly been reduced to ground level. The nave floor is buried; however, the list description notes the survival of slate tablets including an inscription to St Etheldreda and commemorating the ruination of the church in the mid-18th century.

- 3.2.8 The significance of the church is primarily derived from its high archaeological and historic interest as standing remains of a building which was central to the deserted medieval village of Chesfield.

Setting

- 3.2.9 Chesfield Park has a predominantly rural setting to its north, west and south which complements the open character of the parkland and provides a green backdrop to long-distance views into and out from the parkland.
- 3.2.10 Both the church and Manor Farm are the surviving elements of the now lost medieval settlement at Chesfield. The two heritage assets therefore share a close visual and historic relationship, and each makes an important mutual contribution to the significance of the other, located within the park. They sit within rolling topography in a landscape setting in which little other built development is visible. The farmhouse still functions as part of a working farm with historic and modern agricultural buildings located to the north which complement its use together with the surrounding agricultural land. The rural nature of their setting creates a quiet and remote quality which complements the ruinous character of the church.
- 3.2.11 Chesfield Park is separated from the Site boundary to the west by a small area of woodland known as Round Wood which provides visual and physical separation and screening the park from the Site. The Site forms part of the wider agricultural hinterland but has no associative or functional relationship with the assets. Whilst the Site provides a limited positive contribution to how the park is experienced, the intervening distance, existing topography and landscape features means that the Site makes no contribution to the way in which the Manor Farmhouse or the church is experienced.



Figure 6 View of the site, towards the boundary of the Chesfield Conservation Area



Figure 7 View from within the Chesfield Conservation Area looking towards the Site, screened by trees.

4 Impact Assessment

4.1 Introduction

- 4.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF Section 16).
- 4.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 4.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.
- 4.1.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

4.2 Description of Proposals

- 4.2.1 The proposed development at Roundwood comprises the planning application for the 'Erection of 292 dwellings and associated roads, parking, drainage, landscaping, open space and servicing facilities'. The Site layout is formed of three character areas: The Avenue, Mews and Green Edge.
- 4.2.2 The Avenue comprises central section of the Site is the primary road which has a formal character. It will be lined by trees with additional green planting between swales and properties with front gardens. The houses are to be of three storeys with apartment blocks marking the key junction at the centre of the Site.
- 4.2.3 Leading off the primary road are the secondary shared surface roads, the 'Mews' character area. These areas are more informal in character with block paved roads. Houses here are 2 to 2.5 storeys in height with green planting between and building frontages set back to maximise front garden areas.
- 4.2.4 The third neighbourhood style comprises the 'Green Edge' on the periphery of the development fronting onto the surrounding green and open spaces. The road here will be narrower and informal in character to provide access only to the dwellings located off it. The houses will vary in size and type with irregular front gardens but limited to two storeys in height.
- 4.2.5 The character of the new dwellings and proposed materials palette has been inspired by the local area. The principal material will be red brick with hanging tile details and gable roof forms. This is detailed in the accompanying Pattern Book prepared by ECE Architecture.

4.3 Impact Assessment

- 4.3.1 As noted in Section 3, the setting of the individual heritage assets (the Grade II listed Manor Farmhouse and boundary walls, and the Grade II listed Church of Etheldrada and Scheduled Monument; and the non-designated heritage asset of Chesfield Park), is largely derived from the proposed Chesfield Conservation Area with their wider setting comprising the agrarian landscape the north of Stevenage. Whilst the town of Stevenage lies in close proximity to the

southeast of the asset group, they retain a sense of their rural setting with the rolling topography and agricultural landscape.

- 4.3.2 The boundary of the proposed Chesfield Conservation Area runs concurrently with the western edge of the Site from Back Lane to the top of the Site. Whilst the general surroundings of the conservation area are rural to the north, west and south, its surroundings to the east and southeast comprises the suburban expansion of Stevenage and the Site.
- 4.3.3 The Site and the proposed Chesfield Conservation Area are both physically and visually separated by the mature tree plantation known as 'Roundwood'. This mature tree belt extends around to the north of the Site, providing further visual and physical screening of the Site from the proposed conservation area. These tree belts establish a clear edge to the conservation area and assist in separating the Site from the wider rural agricultural landscape. As such, the Site is considered to make a limited contribution to how the proposed Chesfield Conservation Area is experienced and no contribution to how the listed buildings and Scheduled Monument contained within are experienced.
- 4.3.4 However, the proposed development has the potential to affect the wider experience of the proposed Chesfield Conservation Area by virtue of a change within its wider setting, particularly when viewed from the approach to the conservation area along Back Lane. However, this has been considered during design development and as such is considered to be mitigated through the following design proposals:
- 4.3.5 The proposed layout seeks to respond to the character of the Site and adjacent heritage assets through setting back built form on the Site from its edges, creating a green edge. Around the edges of the Site are habitat areas, public open space and recreational routes which connect to the existing Public Right of Way (PRoW) which assist in providing a buffer between built form and the proposed conservation area boundary. This will be further reinforced through the retention and supplementation of the existing planting around the edge of the Site.
- 4.3.6 The proposed built form around the edges of the Site will be of a lower density, with a more informal character and limited to 2 storeys in height. This will assist in creating an edge of settlement character, whilst development of up to 2.5 and 3 storeys is concentrated within the central parts of the Site. This will reflect the wider surroundings of the Site, including the proposed conservation area, to the southeast which comprises the suburban expansion of Stevenage.
- 4.3.7 It is therefore considered that the development would not harm to the identified heritage assets as their significance would be sustained.

5 Conclusions

- 5.1.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.
- 5.1.2 This Heritage Statement has sought to demonstrate that the development proposals for the Site are not considered to result in any harm to the significance of the identified heritage assets at Chesfield, or their setting. The proposed plans demonstrate a sensitive response to the surrounding heritage assets, taking a considered approach to layout, scale and massing, which preserves their setting and by extension their heritage significance.
- 5.1.3 As such, the proposals meet the statutory and policy tests set out in the 1990 Act and Chapter 16 of the NPPF. For the same reasons, the proposals are considered to be in accordance with Policies HE1, HE3 and GA1 of the North Hertfordshire Local Development Plan which guides that proposals should preserve significance, make a positive contribution to local distinctiveness and of GA1 in particular provide sensitive design and landscaping on the Site which minimises impacts upon the wider landscape and heritage assets.

Appendix A Designation / List Entry Records

BOUNDARY WALL AND GATE PIERS TO GARDEN ON SOUTH WEST AND WEST OF MANOR FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1347400**

Date first listed: **27-May-1968**

List Entry Name: **BOUNDARY WALL AND GATE PIERS TO GARDEN ON SOUTH WEST AND WEST OF MANOR FARMHOUSE**

Statutory Address 1: **BOUNDARY WALL AND GATE PIERS TO GARDEN ON SOUTH WEST AND WEST OF MANOR FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BOUNDARY WALL AND GATE PIERS TO GARDEN ON SOUTH WEST AND WEST OF MANOR FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Graveley**

National Grid Reference: **TL 24679 27944**

Details

GRAVELEY CHESFIELD TL 22 NW 4/2 Boundary Wall and 27.5.68 Gate Piers to garden on SW and W of Manor Farmhouse

GV II

Wall and gate piers. C18. Red brick in Flemish-bond. About 3M tall garden wall with swept offset on W side a little below the brick on edge coping. Square piers for gateways project and are carried higher with stone plain caps. Gateway blocked by brickwork on W. (RCHM (1911)93).

Listing NGR: TL2467927944

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **162615**

Legacy System: **LBS**

Sources

Other

Inventory of the Historical Monuments of Hertfordshire, (1910)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 31-Aug-2023 at 12:48:49.

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End of official list entry



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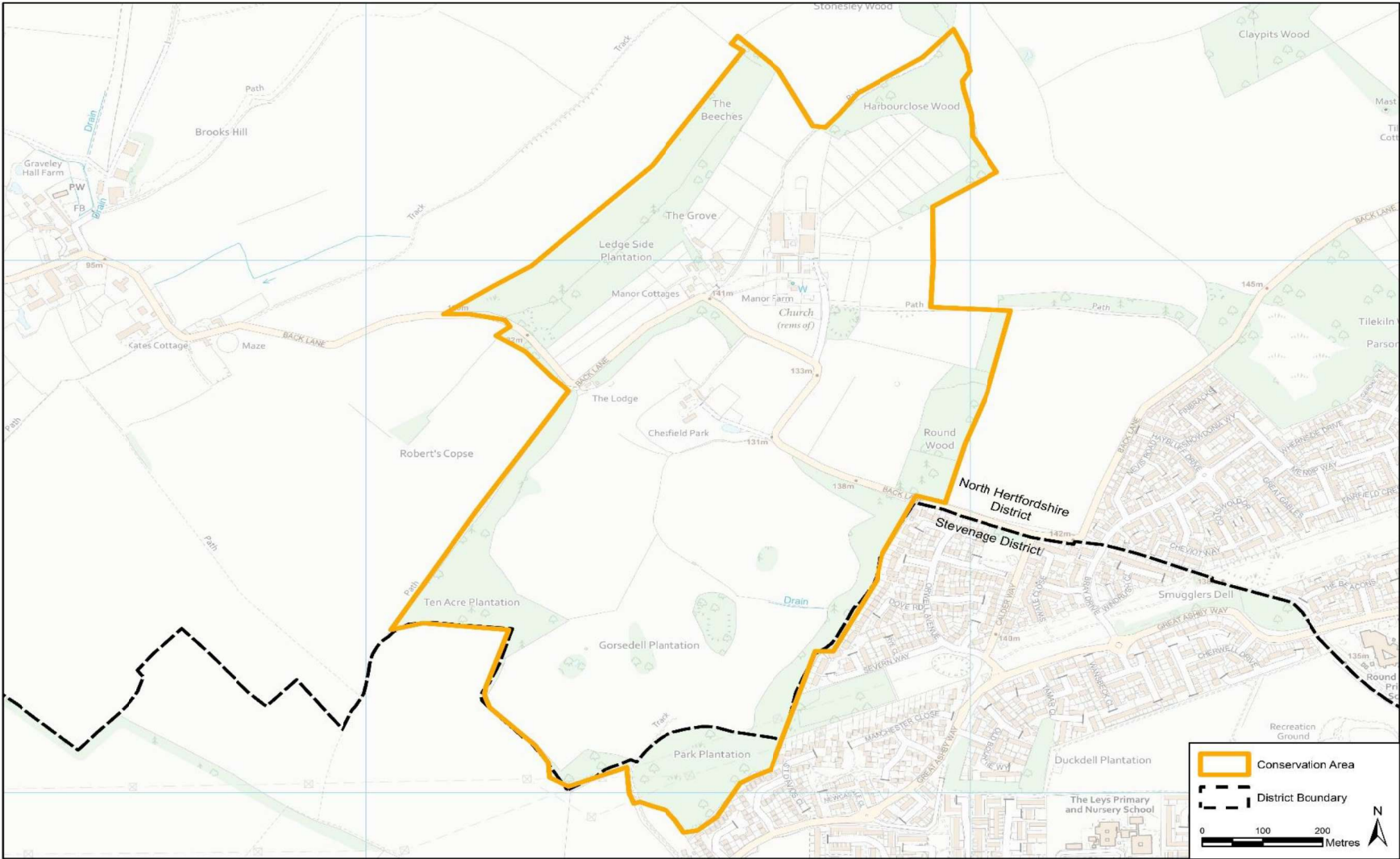


Figure 1: Location Plan showing proposed Chesfield Conservation Area boundary and district boundary

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HHER Number: 9567

Type of record: Landscape

Name: CHESFIELD PARK, CHESFIELD, GRAVELEY

Summary

Post-medieval country house replaced in 1950; in its original park

Grid Reference: TL 244 273

Map Sheet: TL22NW

Parish: Graveley, North Hertfordshire, Hertfordshire

Map: [Show location on Streetmap](#)

Monument Types

- COUNTRY HOUSE (Post Medieval - 1501 AD to 1900 AD)
- LANDSCAPE PARK (Post Medieval - 1501 AD to 1900 AD)
- PUMP (Post Medieval - 1501 AD to 1900 AD)

Protected Status

- SHINE: Chesfield Park post-medieval landscape park

Full description

There is a significant park shown in 1766, on the 1st ed. OS map and on E Stanford's map of c.1925. The present house was built in 1950 on the site of a 17th century house [[18th, century?, -see, \[2895\]](#)]. The site was visited in the early 1980s by HCC Landscape staff who reported a 'very attractive, saucer shaped landform with almost continuous tree belts around margin; carefully placed spinnies and individual trees - of a very wide variety of species.' Park was 'visually intact - mostly sheep pasture and only a small amount of arable'. A feature of special interest was the herb garden adjacent to the house - walled on three sides with a hedge on the 4th. Also young specimen trees around the house eg Judas tree, Tulip tree. The 1990 HCC aerial photomap shows tree belts and clumps in parky landscape; circular feature near house; mature trees around house and ? walled garden <1, 2>. A print dated 1850, showing the house in the park, is reproduced by <3>.

Some sort of channel/ditch is depicted on <4>, linking two ponds. A small structure is shown 25m NE of the larger of the two ponds labelled 'pump'. This may relate to a garden feature such as a fountain or water supply to the house. The channel is still visible for much of its length on <5> as a slight earthwork.

<1> Rowe, Anne, 1997, *Historic parks & gardens of Hertfordshire: pilot research project*, RNO 1718 p15 (Unpublished document). SHT563.

<2> HCC Planning Dept, 1979-82, *Historic parklands and gardens in Hertfordshire; record sheets & supplementary material* (Unpublished document). SHT8294.

<3> Roberts, Harold A, 1952, *Chesfield, near Stevenage: the history of an ancient Hertfordshire parish* (Bibliographic reference). SHT8396.

<4> OS 25 inch map, 1st edition (Cartographic material). SHT8116.

<5> Hertfordshire County Council, *HCC vertical photomapping, 2010* (Aerial Photograph). SHT8853.

Sources and further reading

- <1> Unpublished document: Rowe, Anne. 1997. Historic parks & gardens of Hertfordshire: pilot research project. RNO 1718 p15.
- <2> Unpublished document: HCC Planning Dept. 1979-82. Historic parklands and gardens in Hertfordshire; record sheets & supplementary material.
- <3> Bibliographic reference: Roberts, Harold A. 1952. Chesfield, near Stevenage: the history of an ancient Hertfordshire parish.
- <4> Cartographic material: OS 25 inch map, 1st edition.
- <5> Aerial Photograph: Hertfordshire County Council. HCC vertical photomapping, 2010.

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Chesfield Church

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1003542**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Graveley**

National Grid Reference: **TL 24734 27931**

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

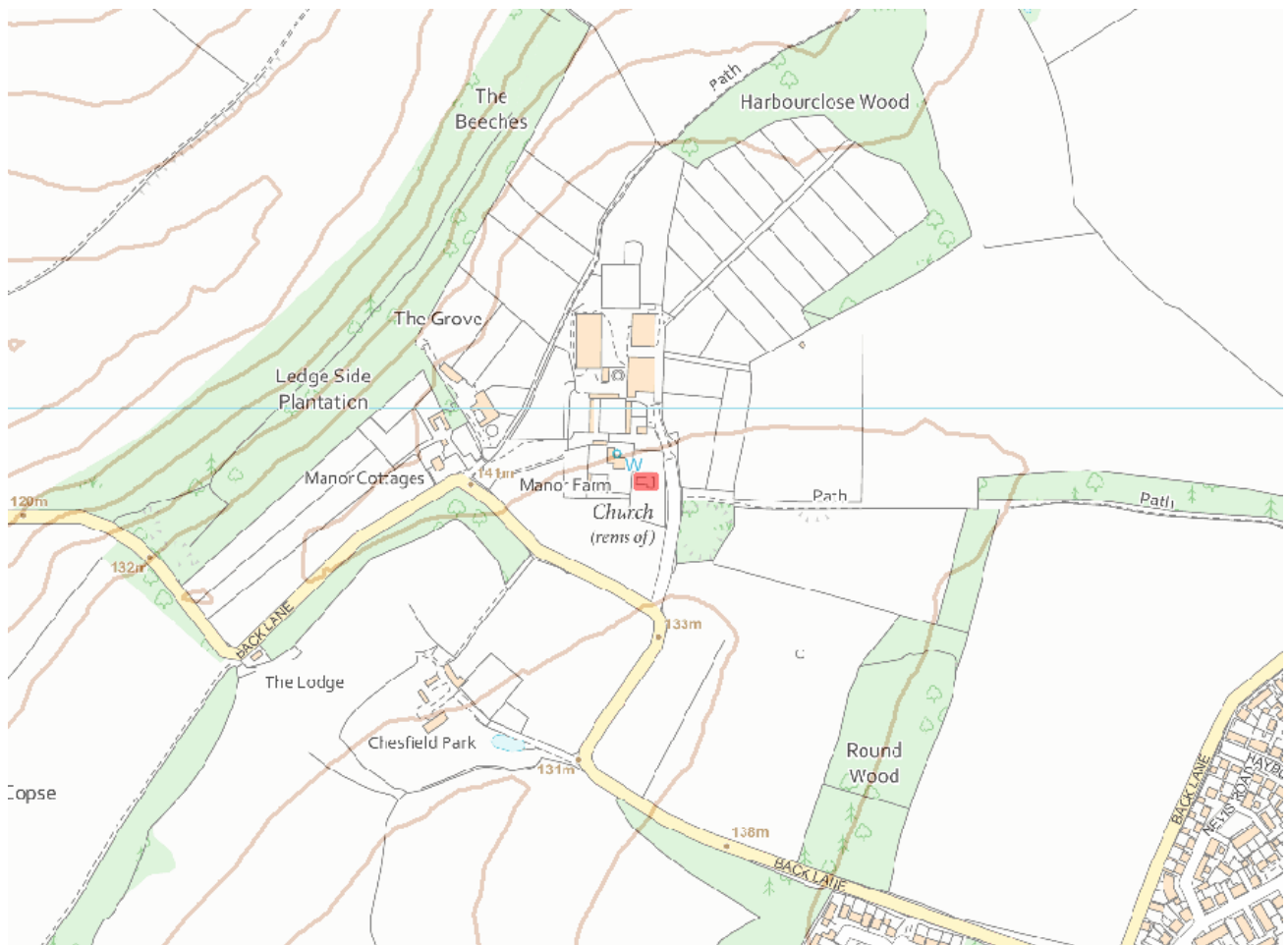
The contents of this record have been generated from a legacy data system.

Legacy System number: **HT 12**

Legacy System: **RSM - OCN**

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



Map

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End of official list entry



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CHURCH OF ST ETHELDRADA

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1102564**

Date first listed: **09-Jun-1952**

Date of most recent amendment: **28-May-1987**

List Entry Name: **CHURCH OF ST ETHELDRADA**

Statutory Address 1: **CHURCH OF ST ETHELDRADA**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST ETHELDRADA**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Graveley**

National Grid Reference: **TL 24732 27932**

Details

GRAVELEY CHESFIELD TL 22 NW 4/3 Church of St. Etheldreda 9.6.52 (formerly listed as Ruins of Church of St Etheldreda, Clayfield)

GV II*

Ruined church. C13 or early C14, SE chapel mid C14, dismantled 1750 by licence of Bishop of Lincoln, ruins consolidated in 1980s. Flint rubble walls with clunch dressings, chapel walls have many pebbles. Unroofed. External plastering remains on some walls, internal plaster has traces of painting to simulate masonry on N and S walls of nave. A large rectangular church, internally 50ft x 18½ft, of nave and undivided chancel, with angle buttresses. Added SE chapel of equal height, internally 21ft x 13ft, with diagonal corner buttresses, and E wall in line with the E wall of the church. Chapel floor at present ground level but church nave floor buried by about 1½ft. W gable walls of church and chapel stand to full height, N and S walls of nave, and W half of S wall of chapel also, NE angle of chancel is nearly complete, but walls elsewhere are reduced to ground level and have been marked out with consolidated walltops. The standing walls have putlog-holes at 3 levels with clunch surrounds. Wide, 2-centred, N and S doors to nave with continuous external chamfer, scroll-moulded external drip, and internal door checks. Long bar-slot in N wall in E jamb of doorway. Remains of jamb and sill of a N and a S window, and a tumbled section of wall lies within the chancel. Tall narrow 2-lights W window has continuous splay-stones in the head but has lost its central mullion. Stubs of tracery show it had cinquefoil heads to the lights and a quatrefoil above in the head. Similar but narrower doorway in middle of W wall of chapel has continuous chamfered jambs with doorcheck, but a pointed segmental rear arch and exposed threshold. Single-light narrow pointed cinquefoil window in remaining half of S wall. Straight joint between W wall of chapel and S wall of nave. Slate tablet set on floor of nave inscribed, 'SAINT ETHELDREDA/BY BIRTH PRINCESS/BY MARRIAGE QUEEN/BY CHOICE ABBESS/630 - 679/HER PARISH CHURCH/FOR THE PEOPLE OF/ CHESFIELD MANOR/DOUNE

RUINATED/AND PLUNDERED 1750'. A stone coffin was noted in a hole in the chancel by RCHM (1911:93) and VCH (1912:90). Statue outside W door of chapel a standing figure of St. Etheldreda on an inscribed plinth by Mary Spencer Watson 1982. There is documentary reference to a chapel at Chesfield manor in 1216 which may have preceded the church for the deserted medieval village of Chesfield the ruins of which remain. (RCHM (1911)93: VCH (1912)90: Kelly (1914)105: Pevsner (1977)149: inf Mr. George Seebohm).

Listing NGR: TL2473227932

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **162616**

Legacy System: **LBS**

Sources

Books and journals

Doubleday, A, The Victoria History of the County of Hertford, (1912), 90

Pevsner, N, Cherry, B, The Buildings of England: Hertfordshire, (1977), 149

'Kelly's Directory' in Kelly's Directory, (1914), 105

Other

Inventory of the Historical Monuments of Hertfordshire, (1910)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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MANOR FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102563**

Date first listed: **27-May-1968**

Date of most recent amendment: **28-May-1987**

List Entry Name: **MANOR FARMHOUSE**

Statutory Address 1: **MANOR FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **MANOR FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Graveley**

National Grid Reference: **TL 24700 27954**

Details

GRAVELEY CHESFIELD TL 22 NW 4/1 Manor Farmhouse 27.5.68 (formerly listed as Chesfield Manor Farmhouse)

GV II

Manor house, now a farmhouse. C17, part demolished and remainder converted to a farmhouse in c.1770s, renovated and rear extensions C19. W wing timber frame, now with roughcast on 1st floor on N and E, exposed timbers on W side with brick infill, red brick ground floor casing on S and SW to match red brick of south wing. Steep old red tile hipped roofs. A 2-storeys and attics house facing S with a long 2-storeys W wing joined to its NW corner and linked only by a single-storey lean-to. The S wing has a 2-rooms, end chimneys, single-room-depth plan with an older very large projecting rearwall chimney to the W room and a large rear stair tower adjoining it on E. Entrance now by a gabled C19 low porch in the NW angle of the stair tower and the S wing. W wing has a large internal chimney a third from the N end a 3-cells plan later adapted to service rooms. S front has 2 windows to each floor. 3-lights casement windows on ground floor, 2-lights on 1st floor, and segmental arched heads on both floors. Sash windows to E end, stair tower, and C19 extension at rear. Near S end of W side of W wing is a 5-lights original moulded oak mullioned window on the ground floor. 3 tall diagonal shafts to rearwall chimney of S wing. Interior of W room of this wing said to have oak panelling. Stair of dog-leg plan, oak with square newels, moulded caps, and turned balusters. (RCHM (1911)93: VCH (1912)86: Pevsner (1977)149: RCHM Typescript).

Listing NGR: TL2470027954

Legacy

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Legacy System number: **162614**

Legacy System: **LBS**

Sources

Books and journals

Doubleday, A, The Victoria History of the County of Hertford, (1912), 86

Pevsner, N, Cherry, B, The Buildings of England: Hertfordshire, (1977), 149

Other

Inventory of the Historical Monuments of Hertfordshire, (1910)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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Appendix B Heritage Decision Making Framework

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Local Planning Policy

The North Hertfordshire Local Development Plan 2011-31 was adopted in November 2022. Policy HE1: Designated heritage assets, Policy HE3: Non-designated heritage assets and Policy HE4: Archaeology are relevant to this application.

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

Policy HE3: Non-designated heritage assets

Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of

harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:

- a) The replacement building contributes to preserving the local character and distinctiveness of the area; and
- b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.

Policy HE4: Archaeology

Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and
- c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.

Policy GA1 Land at Roundwood

The Site is allocated for 330 homes in the local plan, Policy GA1 Land at Roundwood (Graveley Parish). In relation to heritage, the policy details the need for: *“Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.”*

