

Panshanger Park and Environs

HERITAGE IMPACT  
ASSESSMENT

July 2016





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# 1 Introduction

- 1.01 Beacon Planning Ltd were appointed jointly by East Hertfordshire District Council and Welwyn Hatfield Borough Council in October 2015 to prepare a Heritage Impact Assessment considering the potential impact of development at Panshanger Aerodrome (WGC4), Birchall Garden Suburb (WGC5/EWEL1), Warrengate Farm (WGC9) and also housing sites west of Hertford (HERT 3).
- 1.02 This work follows the publication of each local authority's Local Plan Consultation Drafts in 2014 and 2015 and resulted from representations made by Historic England on these consultation documents. Historic England advised that they would like to see further evidence gathered as to the significance of heritage assets in the vicinity of the potential site allocations promoted in the Draft Local Plans.
- 1.03 The heritage asset considered by Historic England to be most at risk from the site allocations is the Grade II\* Registered Panshanger Park, but the Grade II listed Holwellhyde Farmhouse is also highlighted by Historic England. Additionally, the Grade II listed Birchall Farmhouse, Barn and Stables will also be directly impacted by the proposed site allocations, and the Panshanger Aerodrome Buildings (of local importance) are also noted as warranting consideration of their significance and setting by Historic England.
- 1.04 There are of course numerous other heritage assets in the vicinity and wider area of the potential site allocations including Listed Buildings, other Historic Parks and Gardens, Conservation Areas and Scheduled Monuments. These have been identified by the local authorities and their potential to be affected by the proposed site allocations is assessed in this report. Non-designated heritage assets were also identified and the potential impact of development considered where appropriate.
- 1.05 This work has been undertaken to ensure that, in line with Paragraph 169 of the NPPF, both East Hertfordshire District and Welwyn Hatfield Borough Councils 'have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to their environment'.
- 1.06 Site visits were undertaken on 22<sup>nd</sup> October, 23<sup>rd</sup> November and 17<sup>th</sup> December 2015 and comprised visual assessments of the areas under consideration. Some areas of the potential site allocations were not inspected at close range due to access restrictions. Holywellhyde Farmhouse was also not inspected at close range as it is a private dwelling and residents did not wish to be disturbed.

## 2 Heritage Assets

2.01 The spread and type of heritage assets found in the vicinity of the four potential site allocation areas are shown on the map in Appendix 1. Across the two local authority areas, the following heritage assets were identified as part of the technical brief for this report:

- 4 Conservation Areas – Tewin, East End Green, Essendon and Hertingfordbury Village
- 1 Grade I Registered Historic Park & Garden – Hatfield
- 1 Grade II\* Registered Historic Park & Garden – Panshanger
- 3 Grade II Registered Historic Parks & Gardens – Bayfordbury, Goldings and Tewin Water
- 8 Unregistered/Locally Important Historic Parks and Gardens including 3 in Hertingfordbury
- 1 Scheduled Monument – Settlement site NE of Letty Green
- 3 Grade I Listed Buildings – Hatfield House, The Palace (Hatfield Park) and Church of St Peter (Tewin)
- 4 Grade II\* Listed Buildings – Marden Hill House, Service Block & Annexe; Amores & Outbuildings (Hertingfordbury); Church of St Mary & St John (Hertingfordbury); and Church of St Mary the Virgin (Essendon)
- Approx. 70 Grade II Listed Buildings – including buildings within Panshanger Park and Hertingfordbury; ancillary structures at Marden Hill House; and properties at Birch Green, Cole Green, Labby Green, Letty Green, Tewin and Essendon
- Non-designated heritage assets at Panshanger Aerodrome

2.02 In addition, following discussions with the local authorities, and the Hertfordshire Gardens Trust, and as a result of initial desk-based assessment and a site visit, the following heritage assets were included within the preliminary search area. (These are also noted on the map in Appendix 1.):

- The Beehive Conservation Area (Welwyn Garden City)
- Welwyn Garden City Conservation Area
- 2 Scheduled Monuments – Baroque Garden in Grotto Wood (Hertingfordbury) and Roxford Moated Site (Little Berkhamsted)
- Broadoak Manor, Barns and Garden Walls & Steps – Grade II Listed Buildings
- Goldings including retaining walls and steps to forecourt and terrace – Grade II\* Listed Building (and Grade II listed former Stables, Chapel, Garden walls and Wych Elms)
- Holwell Court gardens – non-designated Historic Park and Garden

2.03 The following sources were consulted to identify the heritage assets listed above:

- Panshanger Airfield Historic Assessment (Atkins, September 2013)
- East Herts Landscape Character Assessment (2005)
- Welwyn Hatfield Landscape Character Assessment (2005)
- National Heritage List (Historic England)

- Hertfordshire Gardens Trust
- Parks & Gardens UK
- The Beehive Area, Report on the Proposal for Conservation Area Designation (1999)
- Hertingfordbury Conservation Area Appraisal and Management Plan (Draft for Consultation, 2013)

2.04 Following the site visit, the above long list of heritage assets was narrowed down to the following short list comprising sites with the potential to be most affected by the site allocations. (These are numbered on the map in Appendix 1.):

- Panshanger Park – Grade II\* Registered Park and Garden
- Panshanger Park – Grade II listed buildings
- Goldings – Grade II Registered Park and Garden
- Goldings – Grade II\* listed building (and ancillary Grade II listed buildings)
- Birchall Farmhouse, stables and barn – Grade II listed buildings
- Holwellhyde Farmhouse – Grade II listed buildings
- Structures on the former Panshanger Aerodrome site (Decoy Site Control Room and Mess Block) – Non-designated heritage assets
- Cole Green House – Grade II listed building
- Holwell Court – Grade II listed building and non-designated Historic Park and Garden
- Church of St Peter, Tewin – Grade I listed building
- Tewin Water – Grade II Registered Park and Garden
- Marden Hill House, Service Block and Annexe – Grade II\* listed building (and ancillary Grade II listed buildings) and locally important historic park and garden
- Hatfield House – Grade I Registered Park and Garden, Grade I listed House and Palace, and Grade II listed ancillary structures
- Essendon Conservation Area
- Church of St Mary the Virgin, Essendon – Grade II\* listed building
- Warrengate Farmhouse and Barn – Grade II listed buildings
- Beehive Conservation Area

2.05 The above buildings and areas are considered to be the most sensitive to potential development on the identified site allocations. This is due to their proximity to the sites or because the sites are considered to form part of their settings (and therefore development on the sites has the potential to affect their heritage significance). Those heritage assets not in close proximity to the sites are generally higher status buildings or historic parks and gardens which have wider settings owing to their history, function or design and development on the sites has the potential to affect this and thus appreciation of their heritage significance.

2.06 Other heritage assets which are perhaps closer to the sites than some of those included above, such as 2 Poplars Green (in Tewin parish) are considered to be potentially less affected by development, in this case, on the Panshanger Aerodrome site and the WGC9 site. This is due to topography and the more limited setting of this heritage asset. Although clearly a previously agricultural related building with a strong connection to its rural

surroundings, the present domestic nature of the building, intervening landscape features and its lack of connection (functional or visual) with the aerodrome site, means that potential development on these sites is unlikely to affect its heritage significance.

- 2.07 On the opposite slope of the river Mimram valley, the Grade II Listed barn on the north side of the B1000 is similarly considered to be potentially less affected by development. Despite being a C18 structure, it was clearly re-sited in its present location in the early C20 as it is first visible on OS maps in 1923 when it appears to the east of a new house. Previous maps show the site of both the barn and the house as open farmland to the north of an existing pair of structures at Archers Green. The barn has also been converted to domestic accommodation and thus has very little, if any historical or functional connection to its rural surroundings. Visually too, connections with the nearest proposed development sites (WGC4 and WGC5/EWEL1) are very limited as the barn sits at the (Mimram River) valley bottom and although the south slope of the valley on which the development sites are located rise southwards, views across to the Panshanger sites are restricted by existing vegetation and landform. The barn is experienced as part of the small group of buildings located around Archers Green and it has no connection to the aerodrome site and its function.
- 2.08 The Dell (Grade II Listed), although in close proximity to Panshanger Park, lies as its name suggests, in a secluded location and has no apparent historic connection with Panshanger estate. It is located adjacent to the former East Lodge to the estate (which is unlisted) but predates the C19 landscaping of the park and is now, as the east lodge also is, cut off from the park by the spur road off the A414. The Dell also lies some distance away from the proposed site allocations to the west of Hertford and is thus not considered to be affected by the potential development.
- 2.09 There are numerous other heritage assets within an approximately 2km radius of the sites but, due to topography, intervening features (built development or natural landscape) or the limited (often domestic) settings of these assets, the functional, visual or associative relationships between these assets and the sites is negligible or non-existent. Their heritage significance as a result is not considered to have the potential to be affected by any future development on the five sites.
- 2.10 Of the higher graded heritage assets that are not considered to be affected, perhaps one of the most important is Woolmers Park (now the Hertfordshire Polo Club) which is a Grade II\* listed C18 house with Grade II listed ancillary structures all set within a locally important historic park and garden. This is one of the many villa type smaller 'country houses' found in the area and is set on the north slope of the River Lea valley. Although in relatively close proximity to Panshanger, the property was designed to look southwards towards the meadows along the River Lea and is well enclosed by mature trees and later structures within its curtilage associated with the Polo Club. Its later (C19) neighbour, Holwell Court, lies between Woolmers and its parkland and the WGC5/EWEL1 site, with the visual and physical barrier of the A414 beyond to the west, separating the WGC5/EWEL1 site from both Holwell Court and Woolmers.

2.11 The following section of the report will now look at those assets requiring further study to understand their significance and an analysis of their settings (including what contribution the site allocations make to their settings) and how their settings contribute to their significance.



### 3 Significance Appraisal

3.01 This section will address the significance of heritage assets as defined in Annex 2 of the NPPF and the contribution made by their setting. These definitions are clear that it is the heritage interest of both designated and non-designated heritage assets that imbue them with significance. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic or historic and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

3.02 The extent to which the allocated sites impact on the setting of the heritage assets listed below varies, as does the contribution which the allocated sites make to the setting (and, therefore the heritage significance) of each asset.

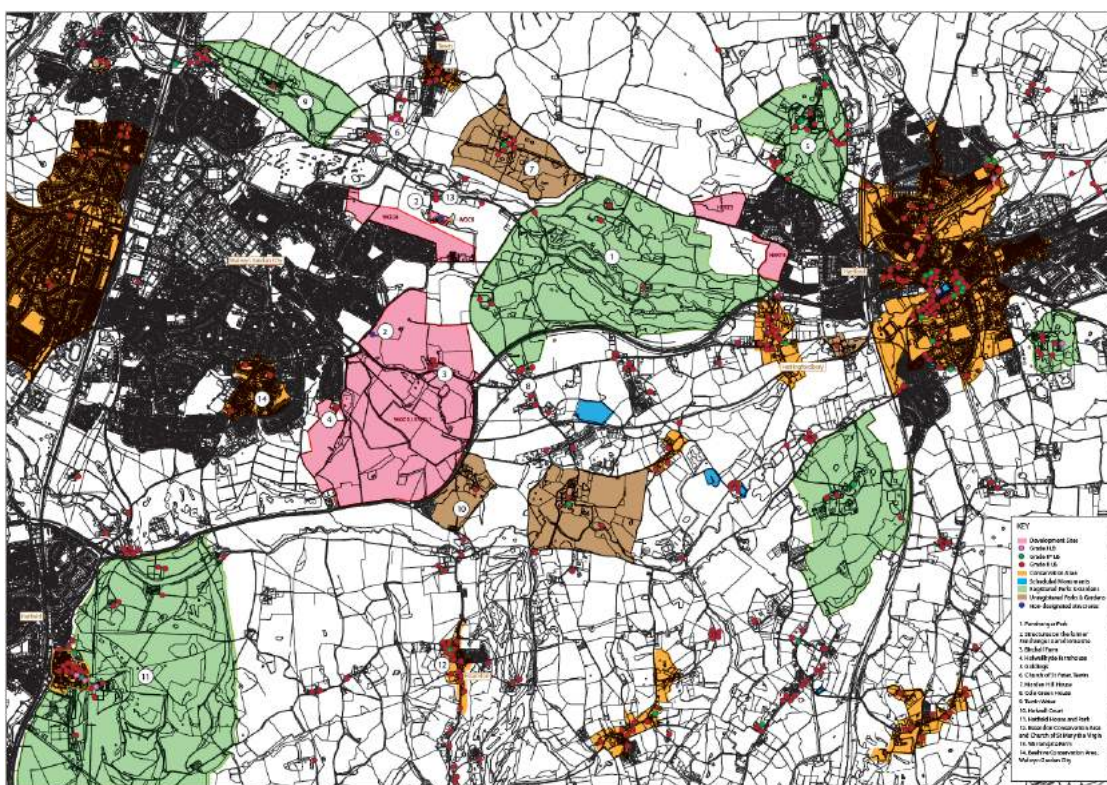


Figure 1: Plan of Heritage Assets (see Appendix 1 for full size map, note mapping approximated, please refer to original source) © Crown copyright and database rights 2016. Ordnance Survey Licence number 100053298.

3.03 Historic England’s planning advice note 3 ‘The Setting of Heritage Assets’ (HE 2015) makes it clear that setting is not a heritage asset in itself, and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance. These are:

- ▲ The asset’s physical surroundings, including, but not limited to:
  - Topography
  - Its relationship with other heritage assets

- Formal design
- Openness, enclosure and boundaries
- History and degree of change over time

▲ The experience of the asset including, but not limited to:

- Views from, towards, through, across and including the way the asset is appreciated.
- Intentional intervisibility with other historic and natural features
- Associative relationships
- Dynamism and activity
- The asset's associations and patterns of use

### 3.1 Panshanger – Grade II\* Registered Park and Garden (including 6 Grade II Listed Buildings)

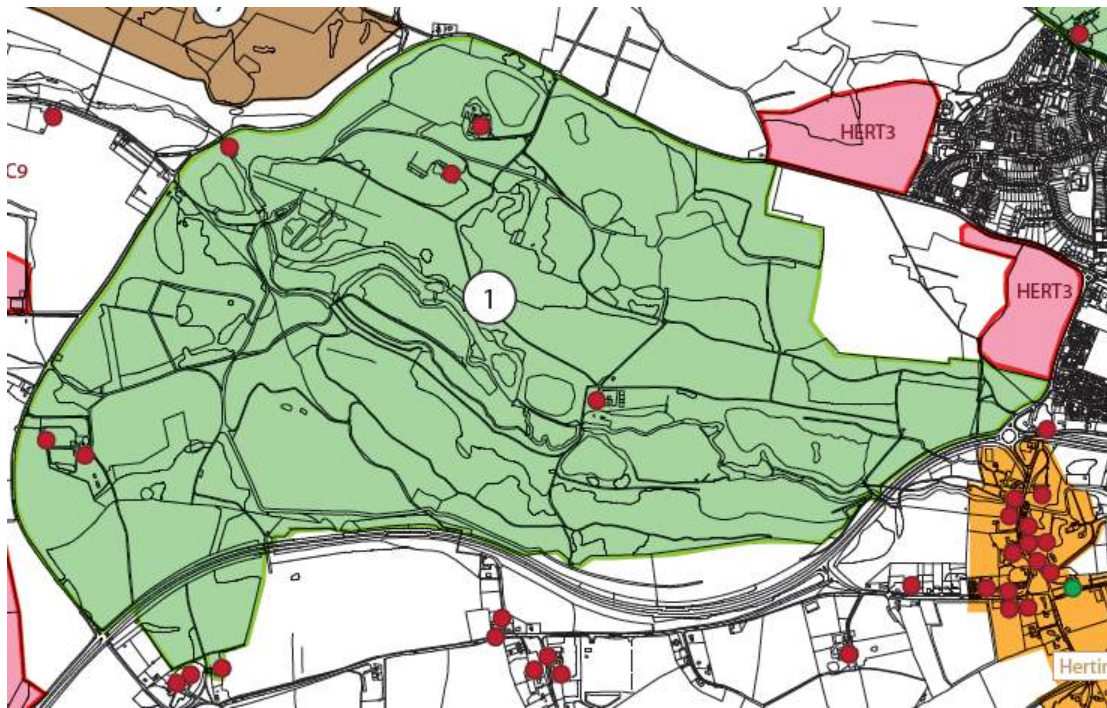


Figure 2: Panshanger Park – Registered Area in green and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

3.1.1 Panshanger Park comprises approximately 1,000 acres of Grade II\* registered parkland, of which 200 acres is currently open to the public, located approximately 2 miles west of Hertford. The park forms the remnants of the former Cowper estate, which was arranged in a 'compact block' around a centrally-situated mansion and wooded parklands.

3.1.2 The park contains six Grade II listed buildings, identified below. These provide different ways in which the Park and Garden is perceived and appreciated. For instance, areas with ruined buildings, such as the Orangery, are appreciated differently to structures such as the Nursery Garden Wall.

- Panshanger Orangery and Conservatory
- Riverside Cottage
- The Nursery Garden Wall
- Panshanger South Lodge (including gate piers and gatehouse)
- Panshanger Stables
- Keepers Cottage

3.1.3 The Registered area of Panshanger is flanked by the western suburbs of Hertford to the east of the site and the eastern suburbs of Welwyn Garden City to the west. The northern boundary is formed by the B1000; the A414 marks the majority of the southern boundary; the western boundary is defined by Panshanger Lane, whilst the eastern boundary partially adjoins Thieves Lane and then steps north and west until reaching the B1000 again. The

village of Cole Green adjoins the southwest protruding section of the park, south of the A414.

### Historic Development



Figure 3: 1766 Dury and Andrews map

- 3.1.4 Records of an estate at Panshanger date from 1198, when a holding named 'Pansangra' was noted. The land currently comprising Panshanger Park is believed to have been divided primarily between the manors of Blakemere and Panshanger during Medieval times. The manors were merged by William de Lodewyk in 1326 to expand the Panshanger estate, which changed hands frequently during the C14 before Walter Chivell was confirmed as lord of both Panshanger and Blakemere in 1446.
- 3.1.5 The Blakemere and Panshanger estates reverted to the Crown when their then owner, the Marquess of Exeter, was beheaded for treason in 1539. Henry VIII then granted the Panshanger estate to the ambassador to France, Nicholas Throckmorton (also a cousin of Henry's surviving wife, Queen Catherine Parr).
- 3.1.6 The land was conveyed through several owners during the course of the next century, reaching ownership of Elizabeth Culling, through whom the land came to William, first Earl Cowper around 1720. The Cowpers resided at Cole Green Park, their original seat in Hertingfordbury, which was extensively remodelled during the early 1700s, with ceilings by Louis Laguerre and later landscaping, commissioned in 1756 by the second Earl Cowper, undertaken by Lancelot 'Capability' Brown.
- 3.1.7 The Cowpers remained at Cole Green until the fifth Earl Cowper demolished the Cole Green residence in 1801 in order to build Panshanger House. The 1766 map shows the Cowper's original Cole Green residence sitting in the centre of a circular park where work was apparently undertaken by Lancelot Brown including the creation of a ha-ha and planting (Historic England List Entry No. 1000916). To the northwest, across the Maran River (now

known as the Mimram), are the Panshanger lands with the original buildings on the site and seemingly small formal pleasure gardens attached.

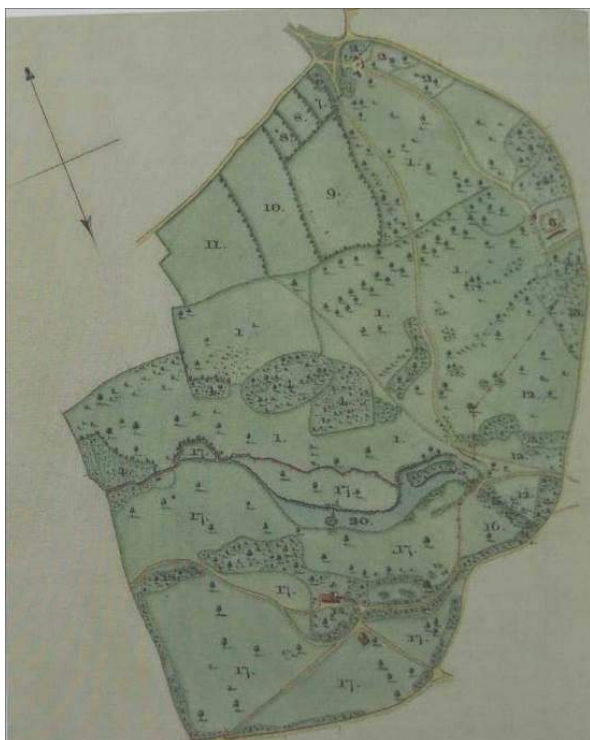


Figure 4: Design for Panshanger by Repton (1799 Red Book)

- 3.1.8 A Red Book regarding the merging of the Panshanger and Cole Green estates was produced in 1799 by Humphrey Repton, recording suggestions on the siting and landscaping of the house and surroundings in regard to diverting the River Mimram to form a lake. However, the house was ultimately built to the design of Thomas Atkinson, adjacent to the site of the previous Panshanger House. These works were completed c.1809 and it is understood that the design replaced an Elizabethan farmhouse extant on the chosen plot, presumably one of the collection of buildings labelled Panshanger on the 1766 map.
- 3.1.9 Although Repton designed the landscape, he was seemingly little involved in the actual implementation of his proposals, which were instead supervised by the Earl until his death in 1837. Repton's original landscape proposals (see the above plan) were expanded almost immediately after they were designed with the inclosure of the Hertingfordbury parish in 1801 which allowed the westward enlargement of the estate to its present boundaries.
- 3.1.10 Bryant's map of 1822 shows the completed Repton landscape and its relationship to Tewin Water and Digswell to the northeast. It also shows how the Marden Hill grounds (although in separate ownership to Panshanger) merged into the Panshanger estate, forming an almost continuous landscape, although separated by boundary woodland planting. Although the estate has expanded to the west through the accumulation of further land from the Hertingfordbury parish, the extents of the park are still shown as designed by Repton. However, the old edition Ordnance Survey of 1834 seems to show the expanded landholding merging into the village of Hertingfordbury, although the Repton landscape is still delineated.

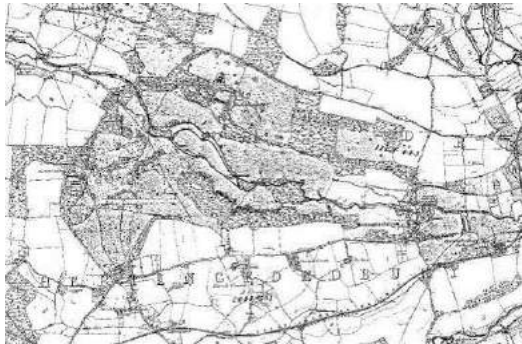


Figure 5: 1822 Bryant Map

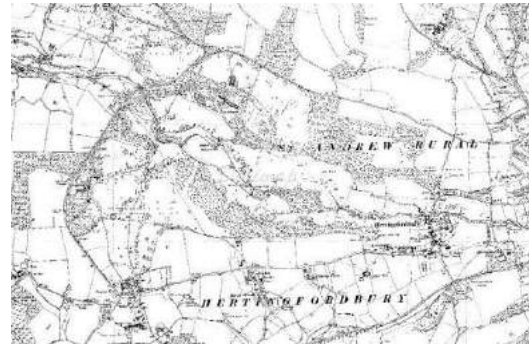


Figure 6: Old Ordnance Survey Map 1834

3.1.11 A serious fire which occurred during the tenancy of the sixth Earl Cowper saw Panshanger nearly destroyed, necessitating a programme of significant repairs from 1855-59. The gardens continued to thrive during this period, with the gardener to Earl Cowper winning first prize in a flower and fruit show for three pineapples grown at Panshanger. The site hosted field days and a 'sham fight' for over 3,000 members of the Volunteer Rifle Corps in 1862; however, the fire ultimately marked the beginning of Panshanger's decline as a country seat.



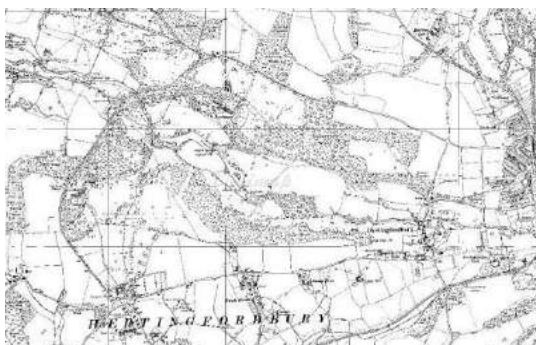
1884 OS



1938 OS

3.1.12 The 1880s Ordnance Survey maps are the first to show the estate and the extent of its C19 landscaping. The detailed 1880 OS map shows that the earlier C19 landscaping has been supplemented by substantial plantation and woodland planting, including Lady Hughes', Evergreen and Blakemore Wood, parts of which survive today despite the quarrying activities. The distinction between the Repton designed parkland and the expanded Panshanger grounds is no longer clearly delineated on this OS with the Osier beds and Chisel shelf of the Mimram valley 'landscaping' blurring the former division and seemingly running unenclosed towards Hertingfordbury.

3.1.13 When the seventh Earl Cowper died without issue, his niece Lady Desborough (née Ethel Fane) inherited the estate. However, Baron Desborough's seat at Taplow Court accommodated the Desboroughs, leaving Panshanger as a 'holiday home' for occasional use.



1965 OS



1981 OS © Crown copyright and database rights 2016.  
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3.1.14 Lady Desborough sold c.1,500 acres of the estate to Ebenezer Howard, and this land was incorporated into the suburbs of Welwyn Garden City. Further, smaller, sales of land and art associated with the house facilitated the disposal of the estate. With the death of Lady Desborough's three sons, two in the First World War and one in a traffic collision, Panshanger was left for sale on Lady Desborough's death in 1952. The house and 89 acres of

the parkland were demolished following their sale in 1953, and the site was, until very recently used for gravel extraction.

3.1.15 The extensive list description for Panshanger Park is included in Appendix 2.

### Heritage Significance

3.1.16 The site's heritage significance is primarily derived from the remains of the south-facing orangery (built for the seventh Earl Cowper in c.1856 and Grade II listed) and the west-facing conservatory form an important part of the site's heritage significance. These ruins suggest the architectural and social history of the site. However, not enough remains to freely communicate the historic uses of the site, and the use of a significant portion of the land for grazing (most likely a legacy of Lady Desborough's plan to avoid inheritance tax on the estate by declaring land for agricultural use) limits the extent to which the landscape reads as a historic park or garden.



*Figure 7: Image from Humphry Repton's red books for Panshanger and Tewin Water, Hertfordshire, 1799-1800 with an introduction by Twigs Way (Hertfordshire Record Society, 2011) p.43*

3.1.17 Bushe said of Panshanger and Cole Green in 1981 that 'The great park they [the Cowpers] created is now largely farmland again.' Similarly, Twigs Way noted in 2011 that 'much of Repton's designed landscape [at Panshanger] has now been destroyed by neglect and later alteration.' The loss of Panshanger's extensive formal gardens is mitigated somewhat by the limited survival of the wider scheme of landscaping (incorporating open pastures), which undeniably played a historic role in defining the site and therefore comprises the bulk of its heritage value today.

3.1.18 Panshanger was designed by Repton to be linked to Tewin Water, Digswell, and Cole Green specifically. Repton was commissioned to landscape the sites at Panshanger, Cole Green House and Tewin Water, but only gave informal advice at Digswell, which was landscaped by



Capability Brown. Cole Green forms part of the Registered area of Panshanger Park (on the south side of the A414).

- 3.1.19 Repton noted in the 1799 Red Book for Tewin Water (quoted below) that, due to Panshanger and Cole Green sharing owners, the four sites gave each other;

*[A] degree of extent and consequence which it could not boast exclusive of the others, and while each possesses its independent privacy and seclusion, their united woods and lawns will be extending thro' the whole valley enrich the general face of the country.*

- 3.1.20 The implication of the notes in the Red Book is that Repton intended that the Panshanger site should not only seek to create beautiful views from the house (particularly views of trees and decorative landscape elements looking east from the site, and of bodies of water viewed along the valley), but also to create views of the house from the other sites. Repton's design therefore incorporated the house, outbuildings and garden elements into a coherent whole, as well as accounting for interaction of views with the landscapes he created at nearby sites.



Figure 8: A view of Panshanger House from across the lake and the aconite and snowdrop wood.

Pub Orig CL 11/01/1936

<http://www.countrylifeimages.co.uk/Image.aspx?id=8c481aa8-fa6b-48fb-8eae-538f5d37e01f&rd=2|panshanger||1|20|14|150>



Figure 9: Marble vase on the south terrace at Panshanger Park.

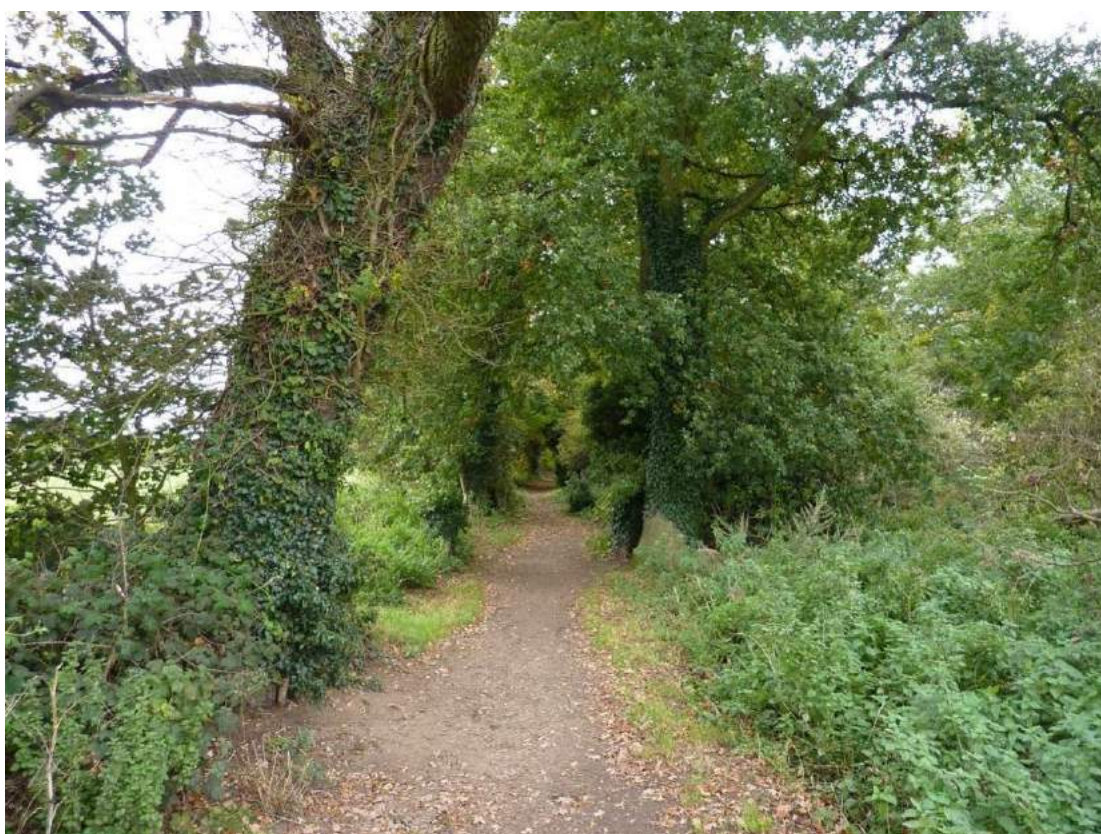
Pub Orig CL 11/01/1936

<http://www.countrylifeimages.co.uk/Image.aspx?id=34a374a3-7284-4aaf-bf90-82a2d62e5780&rd=2|panshanger||1|20|14|150>

- 3.1.21 The role of horticulture and agriculture in maintaining a seat on the scale of Panshanger, both in terms of productivity and social status, is most readily appreciated through the comprehension of land allocation and of the relationship between buildings and grounds; with the buildings mostly lost, this heritage is communicated primarily by the surviving landscape. Therefore, the retention of wooded areas as site boundaries, and undulating areas of pasture sloping towards the valley bottom, convey the diverse historic uses of the

site before, during, and after the Cowpers' occupation, despite the extensive changes the site has undergone over the years.

- 3.1.22 In terms of the park's setting, its physical surroundings have altered considerably as the area around Panshanger has been developed over the years. However, this has not compromised the experience of the asset excessively, as the park's boundaries are generally heavily wooded and provide a buffer against intrusive surrounding elements such as residential roofscapes. One element that has proved intrusive is the bisecting road (A414), which compromises the park's setting both physically and visually, as it once more divides the Cole Green and Panshanger grounds which Repton's designs amalgamated, and in terms of noise with the din of traffic is a very intrusive feature at the southern side of the park.



*Figure 10: Wooded boundary path of Panshanger Park*

- 3.1.23 A further intrusive change to the park's setting is the gravel extraction undertaken in recent years, which impacted the site's heritage interest significantly. This is noted as particularly affecting the depth of the valley bottom in the historic view from the site of Panshanger House towards Cole Green – a view listed in the 1799 Red Book by Repton. This can be considered as having compromised the key view.
- 3.1.24 The park must also be considered in terms of its associative attributes, not only in regard to Panshanger's history, but in light of its design in conjunction with neighbouring sites which formed or complemented the Cowper Estate, such as Tewin Water (discussed below). Changes to the landscape mean that not all of these views can be appreciated from the ground as originally intended, but some do survive.

- 3.1.25 In light of the prominent role of landscaping in creating Panshanger Park and situating Panshanger House, the immediate and adjacent setting of Panshanger Park arguably has a significant impact on how the site is experienced as a heritage asset. Any further loss of (or damage to) the park's landscaping could further divorce the site from the pattern envisioned and established by Repton, reducing its associative historic value as well as the aesthetic value of the key views.
- 3.1.26 The focus of the park was and continues to be the River Mimram the valley of which forms the connection to Tewin Water. Thus any surviving views between these two Registered Parks and the intervening historic landscapes and settlement patterns contribute positively to the setting of both Panshanger Park and Tewin Water (discussed further below).

### **Setting Assessment**

- 3.1.27 The Panshanger Aerodrome site (WGC4), site allocation WGC9 and the Birchall Garden Suburb site (WGC5/EWEL1) all lie in close proximity to the western boundary of Panshanger Park with WGC5/EWEL1 actually abutting the park boundary (albeit across Panshanger Lane) briefly. The two sites on the western fringe of Hertford also partially abut the east and north boundaries of the Park – that to the north across the B1000.
- 3.1.28 Despite the proximity of Welwyn Garden City and Hertford in particular to the east, the immediate surroundings of the Registered Park remain largely rural. However, this rural context has been compromised by the A414 dual carriageway to the south and the gravel extraction that has occurred to the north. The dense woodland plantations on the boundaries of the park which provided the original parkland with a 'landscape of polite exclusion' (Spooner, 2015) however enclose the park and limit views out of and into the park. The historic planting has been reinforced by modern boundary planting, but this has not reflected the full diversity of species used historically. Nonetheless it provides visual screening of the road and urban fringes of Hertford, but cannot sufficiently mitigate the traffic noise from the A414 which also cuts off the Cole Green area of Registered parkland from the bulk of the Panshanger Park.
- 3.1.29 The urban fringes of Welwyn Garden City impinge less on the western boundary of Panshanger as they are currently separated by the Panshanger Aerodrome site (WGC4) which was of course formerly part of the Panshanger estate. The WGC5/EWEL1 site just to the south of the aerodrome, encompasses much of what appears to have been a former manorial estate (related to Holwell), although a vast artificial plateau has been created around Holwellhyde Farm infilling a former huge gravel extraction complex on the site and creating the fishing lake to the east of Holwellhyde Farm. Today, the gravel extraction has finished, but an inert material recycling facility is still evident just south of the B195 to the immediate west of Holwellpark Wood. This facility has a similar appearance to the former gravel extraction facilities and effectively continues this recent (C20) local land use characteristic of the area in and around Panshanger Park.
- 3.1.30 The change in the manorial landscape to the west of Panshanger Park to one disturbed by the aerodrome construction and mineral extraction, has eroded the historic landscape character of this area, but it remains largely rural in character with the return of the land to

grassland and arable cultivation. The aerodrome was never much more than a grass strip, and the retention of several large woodland blocks in the area (Holwellpark Wood, Henry Wood) maintains this historic landscape character feature. The woodland blocks and openness of the land to the west of Panshanger is important to its rural setting as it maintains an element of the park's original landscape context and how it was designed to be experienced.

3.1.31 To the south, the A414 is an unfortunate intrusion into the otherwise relatively tranquil pastoral landscape character that survives to the south of Panshanger Park. In contrast, the landscape to the north of Panshanger is largely flat open arable farmland. However, the heavily wooded Marden Hill estate and Selebroom Wood, breaks up views north and northwest from the northern boundary of Panshanger. Although the Victorian mansion of Goldings and its Registered Park and Garden are just visible in views across from the northeast edge of Panshanger, past the modern development at Sele Farm on the outskirts of Hertford, of the most importance is the relationship between the estates along the Mimram Valley, northwest of Panshanger. Surviving longer views between these estates are therefore of importance to the appreciation of Panshanger park.

3.1.32 The Cowpers were, during the C18 and C19, the owners of all five estates (Panshanger, Cole Green, Marden House (now Hill), Tewin House (now demolished) and Tewin Water) along the Mimram Valley, ensuring a close visual connection in the landscape along the river valley. Although this has clearly been diluted over time with the break-up of the estates and the loss of properties, the connection between the surviving landscapes of these estates is still an important part of the setting to Panshanger Park.

## 3.2 Former Panshanger Aerodrome

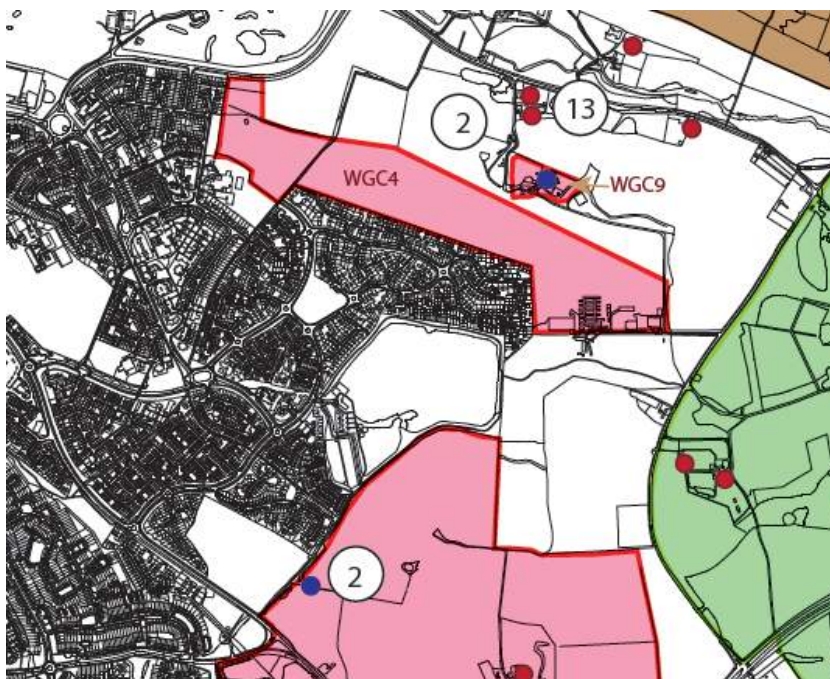


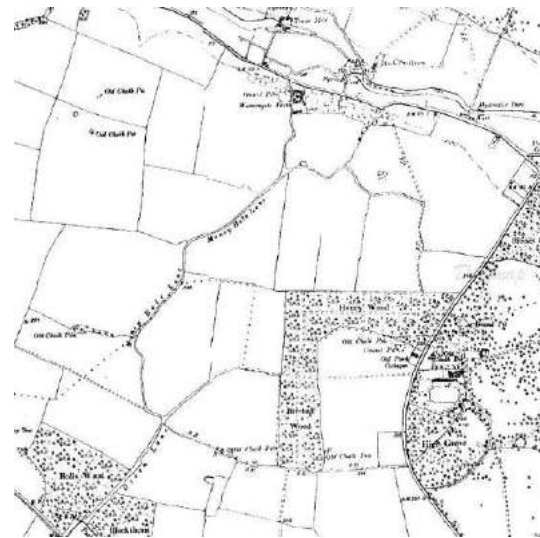
Figure 11: Panshanger Aerodrome – location of non-designated heritage assets (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

- 3.2.1 The former Panshanger Aerodrome and its surviving structures have been assessed for listing (the Mess Block and the Decoy Site Control Room) by Historic England, and conservation area status (by both Welwyn Hatfield Borough Council and the Secretary for State) and were not considered to meet the statutory designation criteria. It is however acknowledged that the aerodrome and some of its structures (notably the Mess Block and the Decoy Control Tower) are of local interest.
- 3.2.2 Atkins produced a Historic Assessment of the Panshanger Airfield in 2013 for Welwyn Hatfield Borough Council. That report sets out the history and significance of the site and its structures in full detail. However, a summary of the report and conclusions together with additional commentary are produced here. It should be noted that since the Atkins Assessment, many of the structures on the site have been demolished.

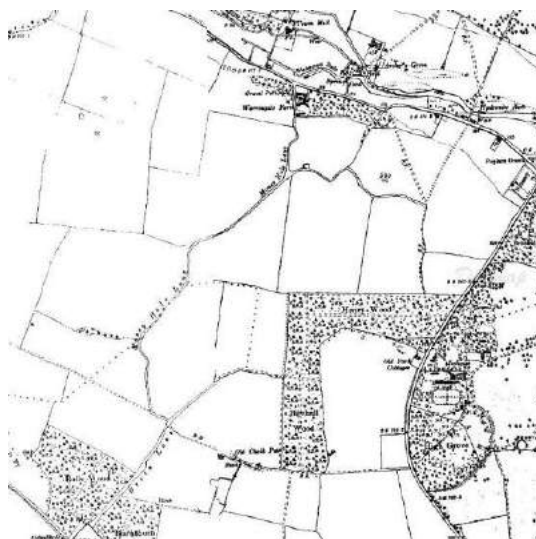
### Historic Development



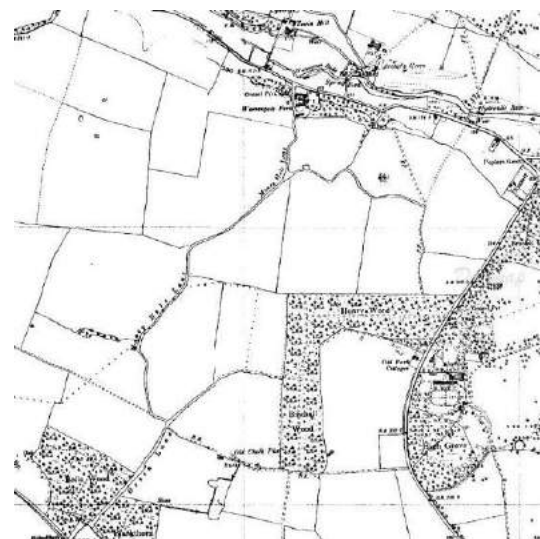
1884 OS



1899 OS



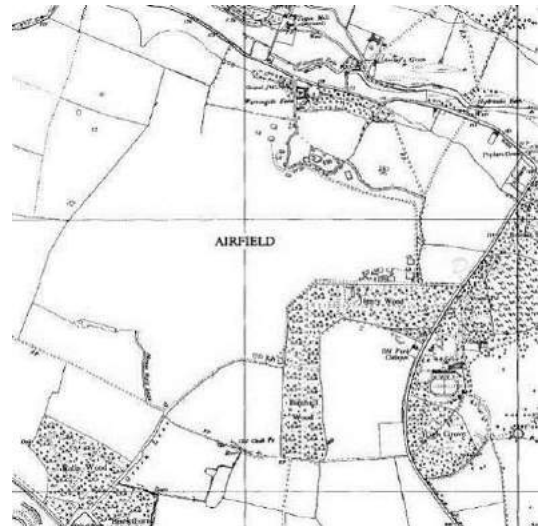
1925 OS



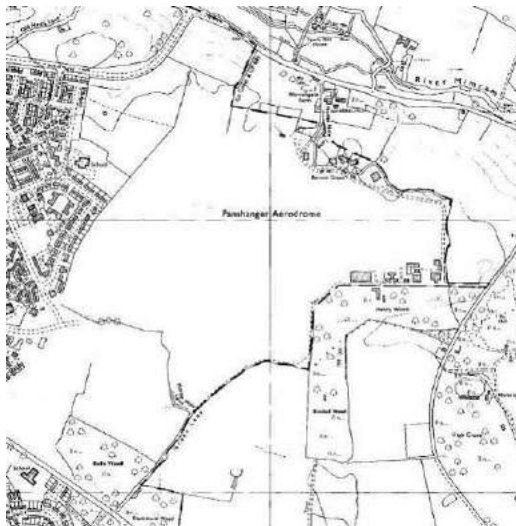
1938 OS



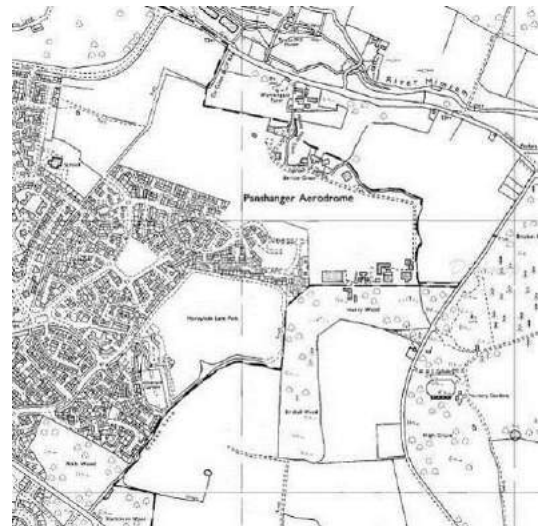
1944 RAF map



1965 OS



1981 OS



1991 OS

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- 3.2.3 Land (248 acres) associated with the Panshanger estate and used historically for agricultural purposes was acquired by the Air Ministry in 1940 and put to use as a three-dimensional decoy factory during the Second World War, diverting German planes from the nearby de Havilland aircraft factory at Hatfield. The structures were all built of wood and canvas except for the control room which was a brick-faced rectangular bunker.
- 3.2.4 In 1941 the grass fields around the dummy factory were used as a reserve landing ground for flying training, resulting in the erection of hangars, technical buildings and barracks north of the airfield (the North Site) at Bericot Farm. Expansion led to a second phase of buildings being constructed at the SE corner of the airfield (the South Site) in late 1942 to 1943 following the dismantling of the decoy factory in 1942.
- 3.2.5 In 1953, the aerodrome was sold in lots, with part going to the Welwyn Garden City Development Corporation, and only the South Site was kept in operational use. The aerodrome had been used by flying clubs for training and recreational flying since 1946 and it became more commercial in nature from around 1960 when the London Aeroplane Club

sought to expand the business use of the airfield. The airstrips were rearranged from their original layout and later provided a base for the North London Flying School, which operated from the site from c.1993 until the site's closure in 2014.

- 3.2.6 In 1965 the Welwyn Garden City Development Corporation purchased more former aerodrome land and the first phase of housing to encroach on the airfield began. Further development resumed in 1986 (completed 1993), resulting in a considerable portion of the original airfield being developed for housing which has divorced the visual and physical relationship that the aerodrome historically shared with the decoy factory (Atkins 2013). The dispersal of land associated with the aerodrome site has diminished its original footprint (as shown on the map regression below), and the loss of buildings connected to the site's aviation history has compromised the airfield to the extent that it has been considered of insufficient interest to warrant statutory designation as a heritage asset.

### **Heritage Significance and Setting Assessment**

- 3.2.7 Past community consultations concluded that whilst there is a strong communal value assigned to the aerodrome site, this value lies in its historic role as a decoy site, rather than being invested in the surviving structures or elements of landscape. Nonetheless, a handful of structures have been identified individually as being of local historic interest, namely the Decoy Site Control Room, the Mess block and blister hanger on the North Site, and two blister hangers on the South Site. The blister hangers on both the North and South Sites have now been demolished.
- 3.2.8 The Decoy Site Control Room's heritage interest stems from its historical value as a rare survival of an early special fire (Starfish) control room structure. It was also the only permanent building associated with the decoy factory. However, it was located 800 yards south of the decoy factory and although clearly functionally connected, did not have a visual relationship for obvious operational reasons with the temporary decoy factory. It appears to have been outside the defined area of the airfield site by 1944 (see RAF Record Site Plan) and does not therefore have group value with other surviving structures. It is its historic connection to the decoy site (now Moneyhole Lane Park) that is of importance. Atkins' 2013 assessment notes that the building's woodland setting is of importance to its significance as this screened the building when in use. The existing openness of the surrounding agricultural area is historical, but does not directly impact upon the heritage interest of the control room, although it provides a connection to the former decoy site.
- 3.2.9 The Mess Block in the North Site was a key element of the North Site complex and in 2013 survived relatively intact, although partly converted to domestic use. Its interest too lies in its historical value, but as part of an existing group, it is more reliant on the retention of the other structures on the North Site to maintain its heritage interest, particularly as its relationship with the airstrip to the south has been altered and eroded functionally. The maturing of the historic vegetation belt along Moneyhole Lane has further served to divide the North Site from the airstrip, providing a visual barrier. Nonetheless, the location of the Mess Block and the other surviving structures on the North Site would be difficult to

understand without the presence of the airstrip, although the existing severance between them has already impacted upon this appreciation.

- 3.2.10 There were previously three Blister hangers that were identified as being of heritage interest in the 2013 Atkins report; these are now demolished. The South Site hangers were the most publicly visible of the wider site's structures, seen from Panshanger Lane, but still modest structures in the landscape.
- 3.2.11 The late C20 Welwyn Garden City housing development now forms a large element of the setting of what remains of the site, and has altered it from relatively open countryside typical of World War II aerodromes to a well-developed residential area. Similarly, the expansion of housing to the southern boundary of the airfield has divorced the surviving grounds of the airfield from the original decoy site, compromising its associative value. These developments predominantly affect views and the site's setting to the southwest. Fortunately, a comprehensive body of documentary evidence records the aerodrome's history, and so the site's earlier history is well-recorded, though no buildings of special (national) historic or architectural interest relating to the aerodrome survive on the site.

### 3.3 Birchall Farmhouse, Barn and Stables – Grade II listed buildings



*Figure 12: View of Birchall Farm from the north*

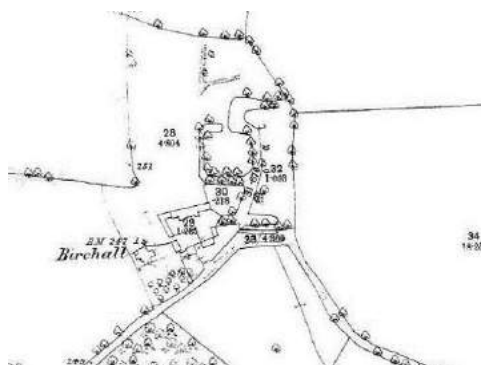
- 3.3.1 Birchall Farmhouse, Barn and Stables are a Grade II listed, partially moated, agricultural site. A plan dated 1738 records Birchall Manor, 'otherwise Birchall Farm', but previous records indicate that the site went by a range of homonyms to Birchall, such as Bircholt. This inconsistency has complicated documentary research regarding the farm.
- 3.3.2 "Bircholt" comprised a parcel of lands granted from c.1316 to c.1325 to the Prior and convent of Holy Trinity, London, by John de Rochford. The convent surrendered these lands in c.1531, with Sir Thomas Audley taking the site in c.1534, before conveying it in c.1539 to William Cavendish.



- 3.3.3 At some stage, the land reverted to the Crown, as it was granted to Henry Best and Robert Holland by Queen Elizabeth I in 1599, then conveyed to Sir Robert Wroth, whose line the site passed down until 1621 before being sold into the Trevor family, in whose line the site passed until 1676 when records of the site briefly cease. Later records of the site show that, in c.1871, Hannah Pennyfather lived at Birchall Farm with her unmarried son William, following the death of Hannah's husband Benjamin Hill.
- 3.3.4 The date at which the existing farm buildings were constructed is unknown, but the list descriptions describe the farmhouse and stables as late C18 and the barn as C17. HHER no. 682 (Moated Site, Birchall, and Hertingfordbury) notes that early C18 estate maps show the house enclosed by a moat. Cartographic records annotate Birchall from at least 1822 (Bryant), although the 1766 Dury and Andrews map also shows a group of buildings (unnamed) just to the west of Cole Green Park which may be the Birchall buildings, although no moat is shown. However, accounts for rents are held 'for the farm of the manor of Bircholt [identified by the archivist as referring to Birchall], 1558 and 1600', indicating that agricultural work was established on the site by the dates given.
- 3.3.5 A snapshot of Hertingfordbury memories compiled by Elizabeth Dodson supports this, having described Birchall Farm in 1964 as below:
- 240 acres run by Mr Pearce, 1 man and a boy with 3 tractors. 110 acres barley 50 acres wheat 40 acres sugar beet 15 acres oats 15 acres potatoes. These were hand-picked by casual women labour from around Hertford and Ware. New venture was a market garden with runner beans and lettuce to supply shops in Welwyn Garden City. The livestock included 5 cows, 7 calves and one bull. [http://www.hertsmemories.org.uk/page\\_id\\_723.aspx](http://www.hertsmemories.org.uk/page_id_723.aspx)*
- 3.3.6 The heritage significance of Birchall Farmhouse, Barn and Stables is largely derived from their special architectural and historic interest as a late C18 (and earlier) farmhouse and agricultural complex, which forms part of the material record documenting farmsteads from this period. This significance is reflected in their Grade II listed status. However, the site also holds significant archaeological interest, recognised by its incorporation within an Area of Archaeological Significance (EHDC), and because of the remains of the possible medieval homestead moat.
- 3.3.7 The site is surrounded by relatively flat, open agricultural land as the farm sits on the plateau between the Mimram and Lea valleys, with hedgerows marking field boundaries. There are woodland plantations nearby with Birchall Wood to the north, Blackthorn Wood to the west, and Holwellpark and Great Captain's Woods to the south across the B195 road which is quite prominent. The partial moat was largely infilled in 1972 when the B195 was constructed to bypass the northward curve of Birchall Lane from which the farm is accessed. This has provided the farm with a private access road, the western end of which is blocked at its junction with the B195, and some separation from the busy B195.
- 3.3.8 The farm complex has evolved from a clear enclosed farmyard arrangement visible in the first edition OS map to the looser arrangement of structures (by 1972) which exists today. The rural landscape of the farm's immediate context has not changed significantly over the course of two centuries, with the clear exception of the development and expansion of

Welwyn Garden City to the west. However, the encroachment of the town is largely screened and contained by the mature vegetation which lines the historic Green Lane which runs between Moneyhole Lane to the north and Birchall Lane.

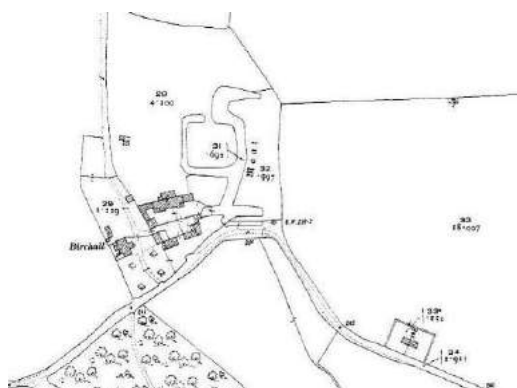
- 3.3.9 The farm complex has a clear functional relationship with the agricultural land which encircles the site on the north side of the B195. This relationship is weaker on the south side of the road with the former gravel extraction site and the strong woodland block, but views across the B195 still look across open fields to the west of Holwellpark and Great Captain's Woods. This rural agricultural landscape contributes positively to the significance of the Birchall heritage assets.



1880 OS



1898 OS



1923 OS



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### 3.4 Holwellhyde Farmhouse – Grade II listed building

- 3.4.1 Holwellhyde Farmhouse is located in the historic parishes of Hatfield and Hertingfordbury (now it falls within the unparished part of Welwyn Hatfield Borough) and is detailed in sketches dating from c.1883. Sale particulars of the farm survive, dating from October 24, 1890. The farm was purchased by Earl Cowper in 1892, and remained part of his estate until it was sold on in 1919.
- 3.4.2 A newspaper article dating from 1883 noted that ‘Holwell Hyde’ contained a ‘modern farmhouse, a very compact set of newly-erected buildings and a pair of good cottages’ in addition to wooded land. Also part of the site was ‘Holwell’, described as containing a ‘substantially-built old-fashioned farm residence’. Attractive hunting prospects and the

‘picturesque aspect of the locality and the social advantages which the situation of the estate’ held were also cited as positive qualities of the site.

3.4.3 The list description is as below:

*C16 or early C17 farmhouse with C19 additions and modern alterations. The gabled cross wing to the left was reconstructed in the mid-late C19, 2 storeys in painted brick with slate roof. The original, central, section is of 2 storeys, tiled and rendered over a timber-frame. One casement window to both storeys. This section has exposed timber-framing to part of the interior and original roof timbers and brick chimney stack, with grouped flues. An extension of one storey to the right, although now mainly of modern brick, incorporates original ceiling beams.*

3.4.4 The listed building on the site, is in all likelihood the ‘substantially built old fashioned farm residence’ referred to in the 1883 newspaper article. Indeed, there are structures evident on the 1766 Dury and Andrews map and Bryant’s map of 1822 in the broad location of Holwellhyde Farmhouse, but no structures are annotated as such until the old edition OS map of 1834 which names ‘Holwell Hyde’. A small hamlet named Holwell (or Holywell) is, however, depicted in earlier maps immediately to the north of the River Lea, by Essendon Mill and Bury, to the south of Holwell Hyde.

3.4.5 The East Herts District Landscape Character Assessment (Area 45) notes that the propensity of Holwell related names indicates a formerly extensive estate in the area and indeed a ‘hyde’ is a Saxon land measurement (120 acres) used as part of the process of enlarging the area of cultivated land around the edge of a manorial site. There are records of a Holwell Manor in the parish of Hatfield until 1794, but after this none (VCH: Hertford, Vol. 3, 1912). It is likely that the farmhouse was related to the manor estate, but that this estate was dispersed in the C19.

3.4.6 An advertisement from 1885, in the form of an article entitled *Why Potatoes are Cheap, Enormous Crops*, cited Holwellhyde Farm as successfully producing a significant crop of potatoes for export to London and Hertfordshire. The documentary evidence supports the agricultural use of the property (most likely continued from its earliest origins), as opposed to any more formal status of the site.

3.4.7 A further advertisement from 1890 announced the upcoming auction of the farm, described as a ‘residence, homestead &c. and 33 acres.’ This indicates the change to a more domestic nature of Holwellhyde Farm as the C19 gave way to the C20. Interestingly, the site is labelled ‘Home for Wayfarers’ in the 1939 OS map, suggesting that the site was not for exclusively agricultural use. However, aside from the accumulation of some small outbuildings, the site retains largely the same footprint throughout the map regression with the main changes occurring in the landscape around it which originally featured woodland plantations – Moat Wood and Thumb’s Wood are evident in the first OS maps.

3.4.8 The site’s heritage significance comes from showing not only the past agricultural function of the site, but situating it in a wider social history that incorporated provision for ‘wayfarers’ (with ‘wayfarer’ sometimes used euphemistically to refer to the homeless). The 1939 OS

map is also notable as it shows the removal of Moat Wood southwest of the farm, presumably for gravel extraction which was already taking place further west. The deforestation of this woodland block has better revealed the moated site that was possibly the location of the original Holwell manorial site, although there is an existing (Grade II listed) Holwell Manor in Essendon.

3.4.9 Post-World War II (certainly by 1960), the open landscape immediately to the north and west of the property became part of the expansion of Welwyn Garden City and the domestic character of Holwellhyde Farm became more established with the construction of Thistle Grove (part of the Hall Grove eastern expansion of Welwyn Garden City). The land to the west had conversely become more open with the loss of the woodland blocks (Moat and Thumb's Woods) and degraded with the loss of historic field boundaries because of gravel extraction. Since the 1930s, the area was gradually infilled as extraction finished and the land returned to secondary grassland and arable use.

3.4.10 Thus the agricultural context of the farm has returned, but it has lost its past historic connection to the site. The change in use of the property away from agriculture to a more domestic/residential character, which seemingly began at the end of the C19, has also substantially altered the relationship with the surrounding landscape.

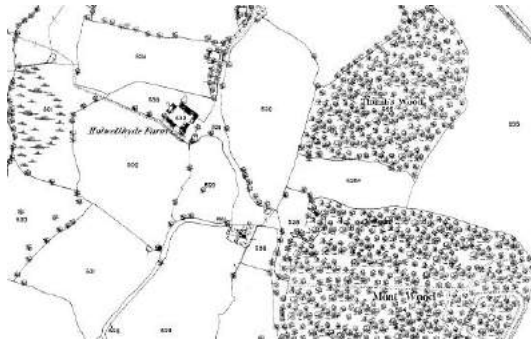


*Figure 13: View of Holwellhyde Farm from southwest*

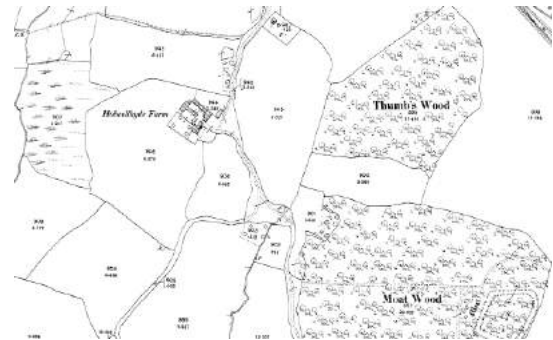
3.4.11 Holwellhyde Farm today has an extremely secluded character from Holwell Hyde Lane despite extensive development to the north of the site, due to being set back from Holwell Hyde Lane and having well-wooded boundaries. As a result, the property is not readily visible from even close proximity from the west due to its densely planted boundaries which imbue the site with a secluded domestic character. It is, however, significantly more open to the south where it overlooks an open arable field to the southwest, and which provides a direct relationship with the surrounding remaining agricultural landscape and enables longer views southwest towards the Mill Green Golf Club on the southern edge of Welwyn Garden City. The presence of a pair of Thistle Grove properties does however provide a reminder of

the proximity of Welwyn Garden City to this farm complex, although the majority of the development is well screened by vegetation.

3.4.12 Consequently, it is considered unlikely that changes in the surrounding environment to the west would significantly impact the farm complex's setting, whilst the land to the north has already been heavily developed. However, the remaining open agricultural setting to Holwellhyde Farm to the south, and particularly to the southwest, is important as the remaining element of the former open agricultural landscape in which it was formerly located, despite the evident decline in importance of its agricultural function over the course of the C20.



1880 OS



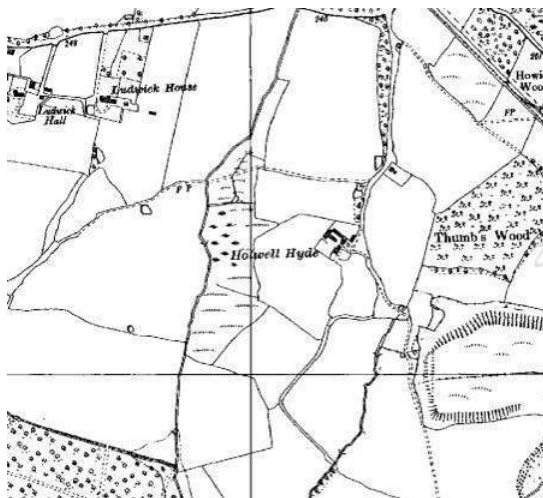
1898 OS



1923 OS



1939 OS



1965 OS



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### 3.5 Goldings – Grade II Registered Park and Garden, Grade II\* Listed Building and ancillary Grade II Listed Buildings

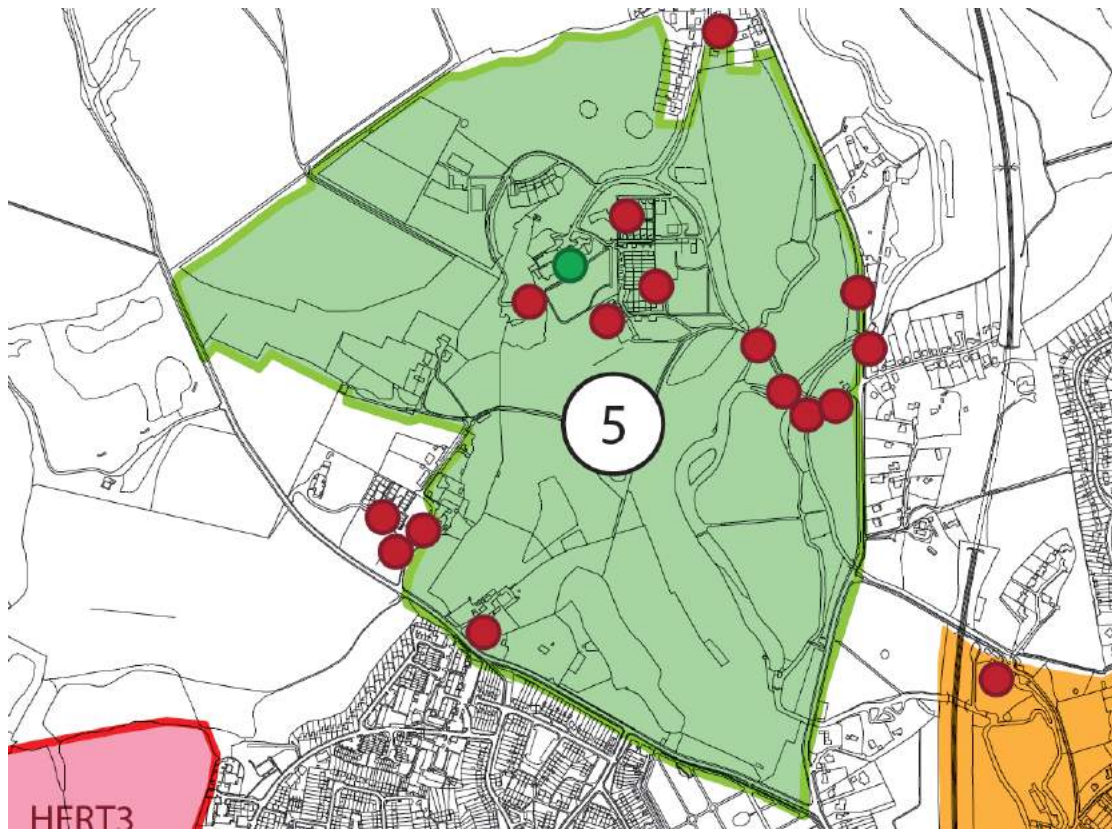


Figure 14: Goldings - Registered area in green, Grade II\* listed house (green dot) and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

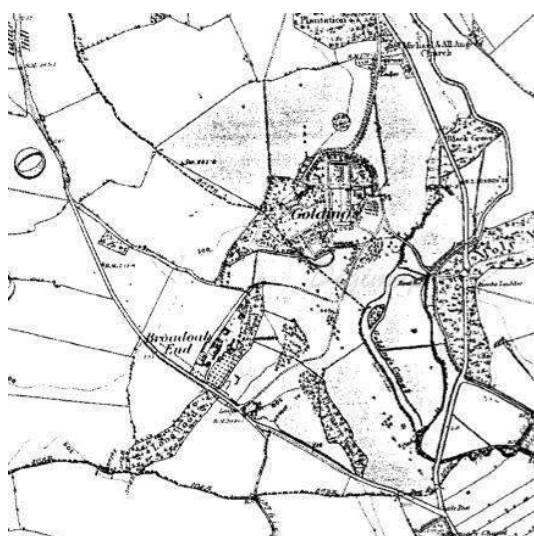
- 3.5.1 Goldings is a Grade II registered C19 Park and Garden within which is the Grade II\* listed main house and Grade II listed ancillary buildings. The site is located 4km to the northwest of Hertford, with the A602 North Road bounding it to the east, the Bramfield Road to the south and west, and Waterford Village to the North.
- 3.5.2 The main house is part of an estate which was owned by the Hall family from 1695 - 1748. In c.1700, Thomas Hall built a house situated in farmland; by the time of the property's sale in 1770, the building was described as 'a large and elegant mansion house built on arches with three fronts and a farm of 210 acres' with adjacent meadowland.
- 3.5.3 From this, it appears that the estate's surrounding farmland was used to create the extensive pleasure grounds sculpted under the ownership of Robert Smith, to whom Goldings passed in c.1861. Smith created a new house in the Tudor style on a higher vantage point in the site, in order to create a view across the site to Hertford, and enlarged the parklands. However, Smith's son sold Goldings in 1921 to Dr Barnardo's Homes; from then the site passed to Hertfordshire County Council before moving into private ownership and being subdivided into flats.
- 3.5.4 The house and parkland have survived well together, and aspects of the C18 estate have survived in the parkland. Notable tree specimens including Wellingtonias are well

established in the grounds, and the remains of walled gardens can be found c.20m from the main house, which related to the original property on the site. The survival of the physical and ornamental aspects of the grounds is significant and make a positive contribution to the setting of the site, although nearby developments (notably along Devey Way) reduce the extent and impact of the historic grounds.

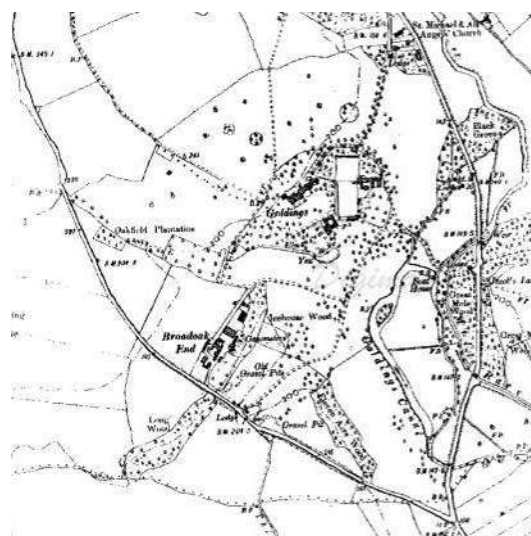
3.5.5 Modern enabling development at Goldings has had a neutral impact on the setting of the site. Whilst development has reduced the degree to which the extended historic landscape has survived, which is clearly a negative outcome, it has facilitated the continued residential use of the site in a positive way that has maintained the listed buildings, and has also enabled the preservation of aspects of the historic parkland and gardens. This has generated a balance of survival and adaptation within the site overall, which can be viewed as a neutral long-term impact on the site.

3.5.6 The Sele Farm western expansion of Hertford now abuts the southwestern boundary of the Registered area of parkland across the Bramfield Road which was diverted in 1870 to bring more land into the park to the south and west. The new house (1871-77) was positioned to take advantage of views south/southeast across the 'Canal' towards Hertford and the landscaping ensures that the eye is drawn in this direction, although views are also possible eastwards to the wooded hillside east of the River Beane.

3.5.7 Unlike many of the other properties in the area, Goldings was never part of the Cowpers (the owners of Panshanger) landholdings and it is clear that there was no intentional views between the Panshanger estate and Goldings, and indeed Broadoak End (Grade II listed) lies just south of Goldings, further separating the two. The land between the two estates was however open farmland with small blocks of woodland such as Hanging Grove and Long Wood which survive today. The open farmland has however been much eroded with the north-western expansion of Hertford and extensive mineral extraction has occurred south of Long Wood along the B1000, including within the northernmost of the two proposed allocation sites west of Hertford.



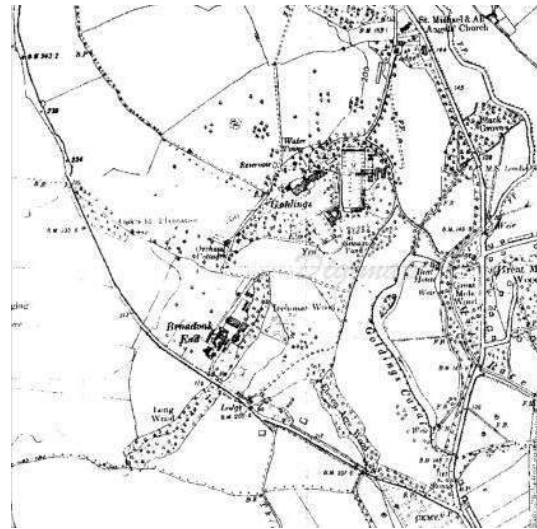
1884 OS



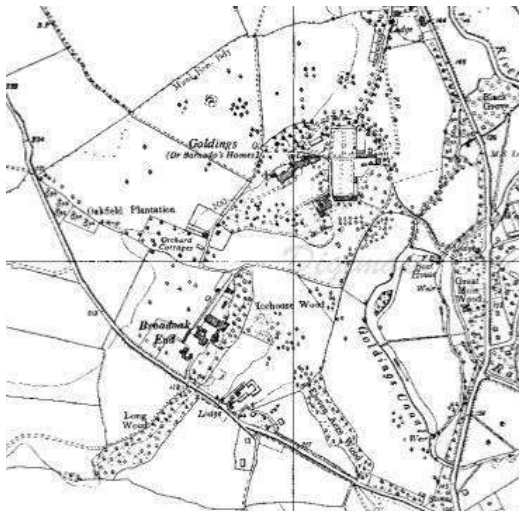
1899 OS



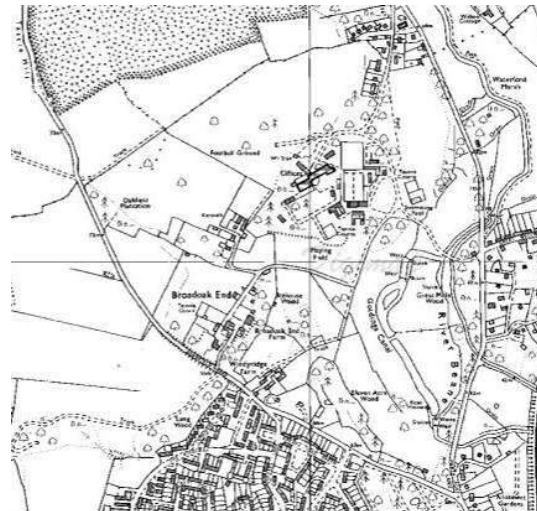
1925 OS



1938 OS



1960 OS



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### 3.6 Church of St Peter, Tewin – Grade 1 listed building



Figure 14: Church of St Peter, Tewin (south elevation)



- 3.6.1 The church of St. Peter is a flint-rubble walled, stone-dressed church in a rural location south-west of Tewin village. The church has a very low west tower, and consequently does not command the surrounding landscape in views north up the north slope of the Mimram Valley. Instead, it appears “nestled” in its surroundings when viewed from Panshanger Aerodrome. The church is set within pockets of mid-density woodland and gently rolling fields, bounded by hedgerows, creating a very rural scene.
- 3.6.2 The church is composed of a chancel with a vestry to the north, a nave with an aisle and porch to the south, and a tower to the west. Registers of the church date from 1559, although artefacts maintained by the church include a communion cup dated from 1564.
- 3.6.3 It is believed that the nave and chancel date from the C11 or early C12, with adaptations made in the C13 to insert the south aisle and clerestory windows. The C15 nave roof with moulded tie-beams survives. The addition of the west tower is believed to first date from the C15 or C16, with repairs carried out during the C19. The building’s evolution is illustrated below:

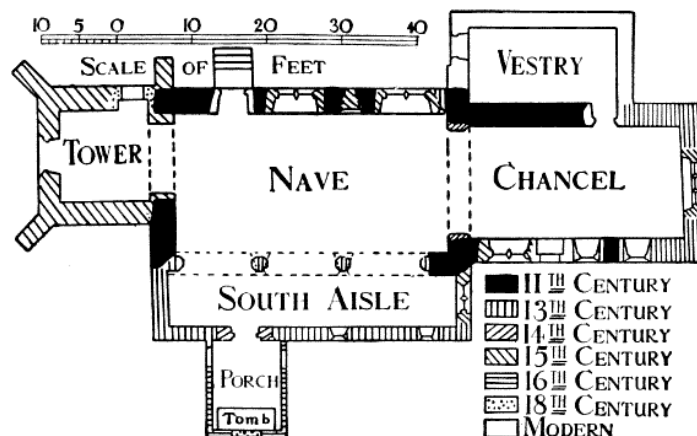


Figure 15: plan of Church of St Peter, Tewin [Parishes: Tewin', in *A History of the County of Hertford: Volume 3*, ed. William Page (London, 1912), pp. 480-487 <http://www.british-history.ac.uk/vch/herts/vol3/pp480-487>]

- 3.6.4 The church is visible from the west end of the Panshanger Aerodrome site (WGC4) as it lies directly north from this part of the site across the Mimram Valley on the rising land of the north slope. It sits on the southern edge of the scattered village of Tewin within a small churchyard which is well landscaped with shrubs and trees which filters views south from within the church’s ‘curtilage’. However, the edge of the existing Panshanger development is visible on the horizon in long views from the southern side of the church’s ‘curtilage’ through the existing landscaping belt that defines the northern edge of the former aerodrome site, particularly in winter. The existing woodland block just to the west of the airstrip (within the publicly accessible area of site allocation WGC4) provides a stronger screening element and the Panshanger development is far less visible here.
- 3.6.5 In wider views south, from north of the church, the tower particularly is seen in the skyline with the southern side of the Mimram valley rising gently behind. These views to the south are filtered by vegetation along the river and around the edge of the Panshanger part of Welwyn Garden City, but are extensive in comparison to vistas in other directions which are

limited by woodland. These views south allow glimpses of open areas on the southern slope of the river valley which contribute to the the tranquil rural setting (and therefore the heritage significance) of the church with its edge of village position.

### 3.6.6 Marden Hill – Grade II\* listed house, ancillary Grade II listed buildings and non-designated historic park & garden



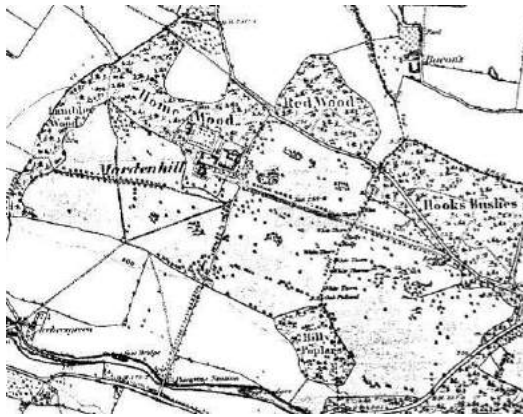
Figure 16: Marden Hill - non-designated park & garden in brown, Grade II\* listed house in green and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

- 3.6.7 Marden Hill House is a Grade II\* listed former country house in an extensively wooded setting also featuring open grassland, and is listed along with its service block and an annexe. The property originally comprised a yellow brick country house, with a two-storey tetrastyle Ionic porch added c.1819 by Soane. The main house has Portland stone dressings and a stone-flag hipped mansard roof. The annexe and service block are in red brick, with tiled roofs.
- 3.6.8 The Manor of Marden was granted in 1540 to William Cavendish, later passing to Edward North, in whose line a house was constructed at Marden Hill c.1655. Parts of the house built for North remain in the surviving structure. After 1672, the property is believed to have been sold to Edmund Field, from whom the site was bought by Edward Warren by 1700. Warren's grandson is understood to have sold Marden to Robert Macky c1785, as it was in Macky's possession in 1810. The property was then conveyed to Richard Flower, but sold again in 1817 to Claude George Thornton, whose grandson held the property in 1877. An insurance certificate concerning Marden Hill has survived from 1868.
- 3.6.9 Marden Hill House was acquired by the Earls Cowper in 1878, whose Panshanger estate formed a significant portion of local landownership. The property ceased to be part of the Panshanger estate in the mid-C20. From then on, Marden Hill was leased, with a co-ownership company ultimately being formed to facilitate multiple occupancy through the subdivision of the property into flats.

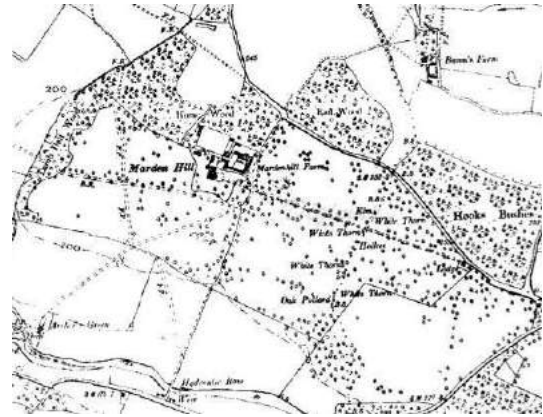
- 3.6.10 The partially-landscaped, semi-rural setting of Marden Hill house has been largely maintained over time, and remains a positive supporting feature in the site's character, surrounded by open countryside and wooded pockets, which emphasise its historic rural setting.
- 3.6.11 The site's division into multiple residences has increased the intensity of residential use on the site, and the removal of agricultural activity has compromised the communication of the site's historic division between Marden Hill house and Mardenhill Farm. However, the primary emphasis of the main approach remains Marden Hill house, and access has largely followed original paths and roads, maintaining a coherent approach which reflects historic circulation around the site.

### **Setting**

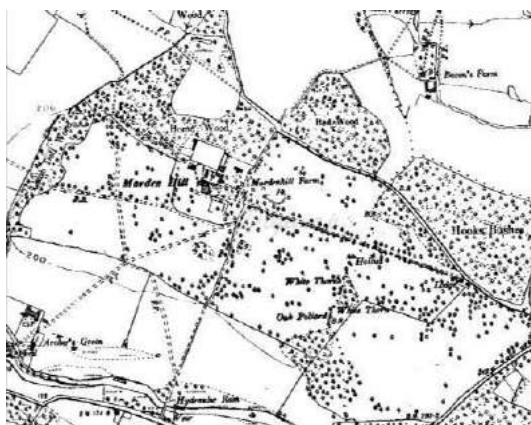
- 3.6.12 Cartographic evidence from 1766 (Dury and Andrews) onwards show significant gardens around the residence. These maps also show a huge number of trees on the estate which still today frame views south from the house towards the river meadows with glimpses of the open fields (pastoral and arable) beyond. Despite the private nature of the Marden Hill estate, it shares a strong landscape relationship with Panshanger which it adjoins and the other former Cowper estates west along the Mimram Valley. Indeed, the Marden Hill estate was within the view designed west from Panshanger by Repton, even though it was then outside the ownership of the Cowper family. It therefore shares a strong visual and associative relationship with Panshanger to the southwest and to the estate parkland landscape that continues along the south-facing slope of the Mimram valley towards Tewin Water.
- 3.6.13 Marden Hill and parts of its estate parkland are visible from the eastern side of the Panshanger Aerodrome site (WGC4). This site therefore forms part of the wider backdrop in views south from the house and is part of the historically open character on this southern slope of the Mimram valley. Views between the aerodrome site and Marden Hill become more limited further west due to the belt of vegetation that lines much of the northern edge of the aerodrome which sits on the plateau between the Mimram and Lea valleys. This vegetation belt thickens around the North Site of the aerodrome and west of this, Tewin Church becomes the principal visible building on the north side of the Mimram valley (see below). Intervisibility between Marden Hill and the aerodrome which sit at similar heights on the opposite sides of the Mimram valley will therefore vary by season and over time as trees and shrubs along the aerodrome edge mature.
- 3.6.14 The relationship between the southern slope of the Mimram valley and Marden Hill (and its gardens) is thus of lesser importance to the heritage significance of the property than the relationship with the parkland character of the northern slope and along the river valley. The surviving completeness and unity of the parkland along the river Mimram is distinctive and highly scenic and the most important part of Marden Hill's setting, although the open surroundings to the south are clearly part of the historic setting to the house.



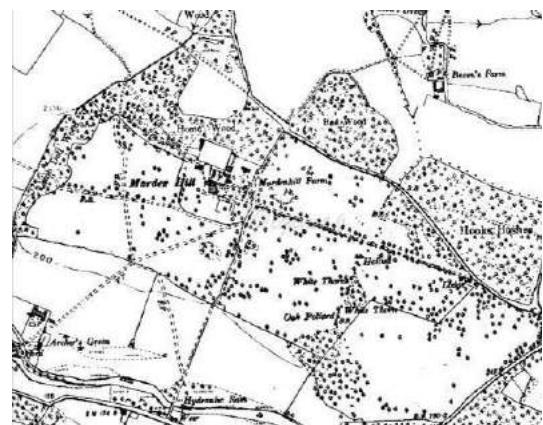
1884 OS



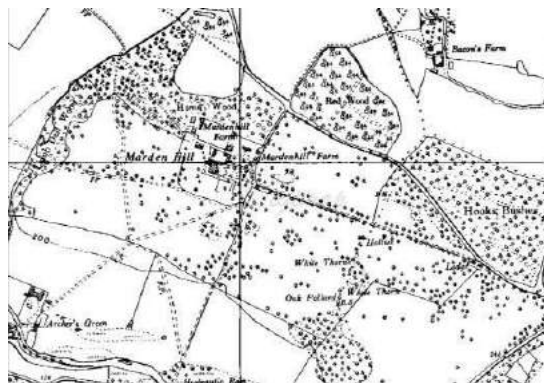
1899 OS



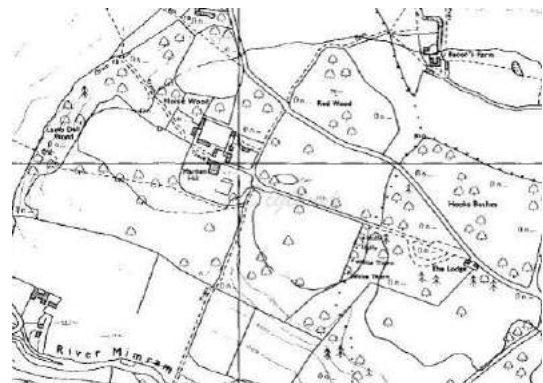
1925 OS



1938 OS



1965 OS



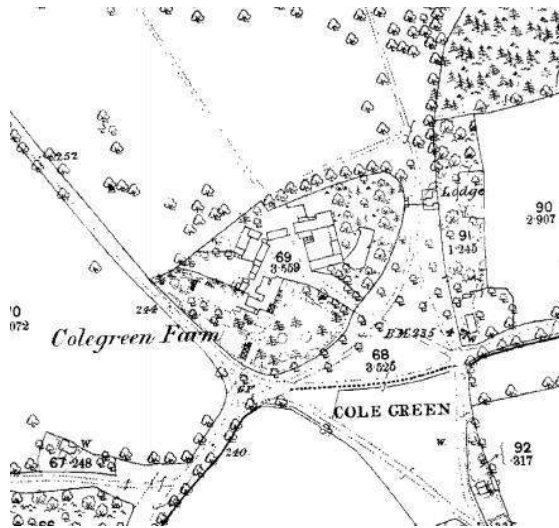
1981 OS © Crown copyright and database rights 2016.  
Ordnance Survey Licence number 100053298.

### 3.7 Cole Green House – Grade II Listed Building

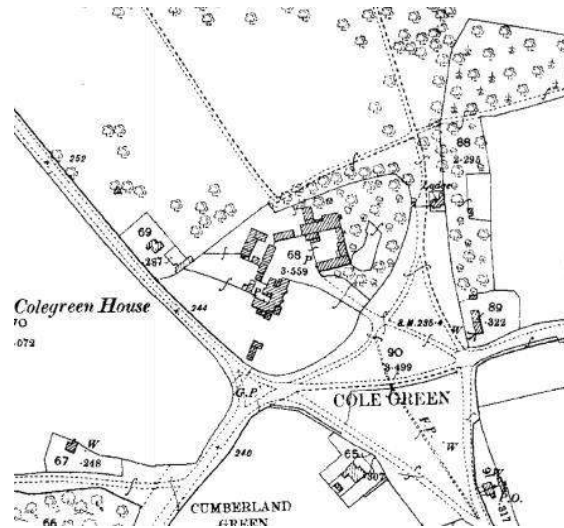
- 3.7.1 The building annotated as Cole Green House on the National Heritage List is a modern commercial unit. The actual property lies a short distance to the west, at Cole Green, in close proximity to the also Grade II listed South Lodge, Game Larder and Stables. It is this property that is considered below.
- 3.7.2 Cole Green House incorporates an existing C18 structure but consists largely of early C19 elements, having been built for the 5<sup>th</sup> Earl Cowper as part of the Panshanger estate. It is not to be confused with the Cole Green House which the Earls Cowper resided in prior to the

construction of Panshanger, which was demolished in 1801. The property is constructed in stock brick, with some red brick, and has predominantly slate roofs.

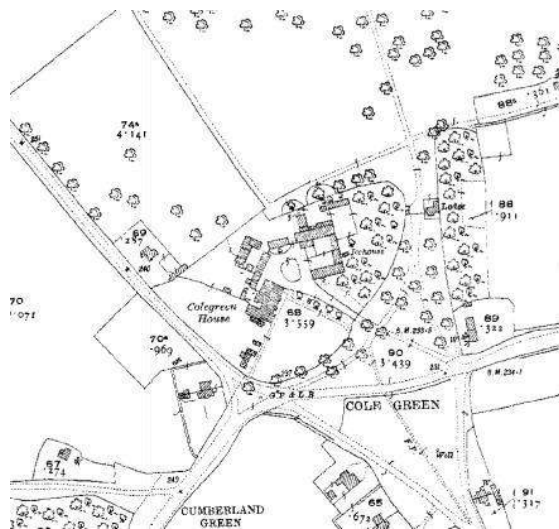
- 3.7.3 The cartographic record shows Cole Green House referred to as Colegreen Farm prior to the 1890s, with the site marked as Colegreen House after that point. Distinct structures noted on historic maps include an icehouse and lodge.



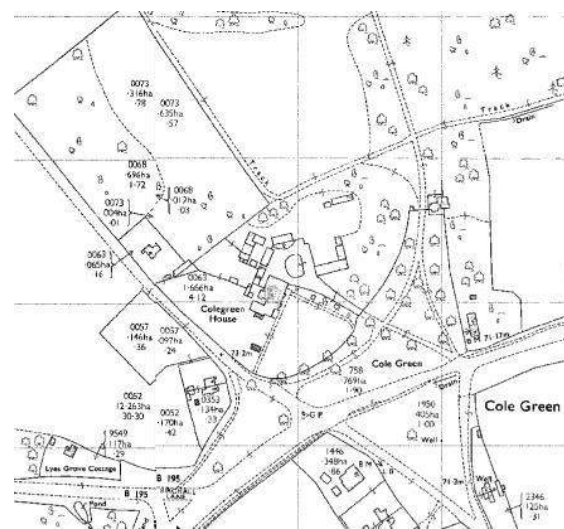
1880 OS



1898 OS



1923 OS



1972 OS © Crown copyright and database rights 2016.  
Ordnance Survey Licence number 100053298.

- 3.7.4 The layout of the site changed between 1898 and 1923, moving away from the agricultural layout of structures around yards and adopting a grassy “roundabout” in the centre of the buildings. This change probably reflects the increasingly domestic nature of the structures on the site.

- 3.7.5 The list description is as below:

*C18 origins but largely early C19 as dower house for 5th Earl Cowper of Panshanger (q.v.) with later C19 and C20 additions. Stock brick probably stuccoed originally, some C18 red brick, later red brick additions. Slate roofs with some tiles. 2 storeys. 3 bay early C19 main*

*range. Ground floor: C20 entrance to left with panelled door, semi-circular fanlight, projecting Doric porch, small flanking lights, central glazing bar sash, tripartite sash to right. Plat band to first floor with 3 sashes. All windows are recessed with segmental heads. Panelled eaves soffit. End pilaster strips. Coped gable end parapets with extruded end stacks.*

*Set back at ends are contemporary or slightly later wings: 1 bay to right, sashes, plat band, pilaster strip, hipped roof. 2 bays to left set back further, ground floor French doors into C20 conservatory addition, first floor sashes. To rear left is C18 red brick block with tiled roof, hipped to rear. Outer elevation has a lean-to outshut, late C19 attic addition. To rear catslide roof over lean-to. Double doors on inner elevation. To rear right is late C19 range parallel to front. Broad gable on right end with bargeboards, follows earlier range in detail, stacks with oversailing caps, a gabled wing extends to rear centre. Interior not inspected.*

- 3.7.6 Cole Green House has a strong associative interest with the other Grade II listed structures in the cluster of structures with which it forms a group. There is also a clear visual and historical relationship with the Registered Panshanger Park which it technically pre-dates, but was part of the Cowper family's original Cole Green estate and was then altered to meet the needs of the new/remodelled Panshanger/Cole Green estate.
- 3.7.7 It has been a domestic residential property for some time, c. two centuries, and any agricultural character has been long since lost. It therefore has a very domestic setting with little direct relationship with the surrounding agricultural land. The immediate rural context is however important to the setting and therefore significance of the property and its group as it maintains the long established village landscape which reflects the area's former parkland character. The A414 does however provide a distinct physical barrier between this historic settlement character and the adjoining areas to the west and north. There is thus no real relationship between the Birchall Garden Suburb Site (WGC5/EWEL1) to the west and this Grade II listed property.

### **3.8 Tewin Water – Grade II Registered Historic Park and Garden (and associated Grade II listed buildings)**

- 3.8.1 Tewin Water is a Grade II Listed, C18 Registered Park and Garden, with associated listed buildings. The earlier house is shown on an estate map c.1785-9, which included a 16ha paddock named 'The Warren', later renamed 'The Park'. A 3ha garden was depicted adjacent to the site.
- 3.8.2 A house was first constructed at Tewin Water in 1689, and was first described as a 'capital messuage, repaired and beautified' in 1746. This property was demolished in c.1797 and replaced with a building constructed in the Neo-classical style. In 1799 the fifth Earl Cowper engaged Humphry Repton to improve his estates. In 1902 Alfred Beit acquired the estate, extending the house and adding formal elements to the gardens. During the late 1940s and 1950s the estate was sold into divided ownership.



Figure 18: Tewin Water - Registered area in green and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

- 3.8.3 Repton’s extensive design notes consciously referenced the architecture on the site, by ‘Mr Grove’, and used the landscape to improve the existing building and landscape designs, both of which Repton considered poor. In order to create a new character ‘perfectly in harmony’ with the house, the landscape required extensive adjustment, and Repton noted how each element of the landscape was considered carefully in order to retain existing assets such as historic trees whilst creating an outlook more suited to the style of the new house.
- 3.8.4 The interaction of views is a key aspect of the setting of Tewin Water, as Repton designed treelines and garden features to emphasise views to the south, and to the west, although he considered the aspect to the east to be ‘the best of all possible aspects’. Consequently, change to the areas visible from the site over time has impacted the site’s setting in regard to the views it was intended to command.
- 3.8.5 It is understood that alterations and extensions were made to the interior of Tewin Water shortly before Alfred Beit purchased the house c.1902. This gave the property a distinctive Edwardian style. Further alterations were made by the Beit family, including the construction of additional service areas and outbuildings, and the completion of a three-storey extension of the west elevation.
- 3.8.6 Following a brief period in use as a country club, the Tewin Water estate came into the ownership of a Mr Adey, who used the land for agricultural purposes before it was sold to the County Council c.1950. Under the council, the property became a school for the partially deaf, with attendant alterations such as the tarmacking of the formal gardens to create a playground. The estate was largely dispersed during the 1950s.

- 3.8.7 Tewin Water has been developed significantly since World War II, due to the division of the estate. Developments included a programme of construction including a development at Tewin Wood, which is well-populated by commuters to nearby towns or London, and the felling of much of the parkland timber. This C20 development has impacted the setting of the park considerably, but should be considered in the context of new schemes altering views of the grounds, including the work of Beit, which ran through the C20.
- 3.8.8 The north-eastern suburbs of Welwyn Garden City flank Tewin Water along its southwest boundary whilst Digswell encloses the western end of the Registered park. Its setting is far more rural to the north and east with the land to the north rising through strongly undulating mixed arable farmland and woodland towards the Oaklands plateau. The view eastwards is along the estate parkland which continues throughout the floodplain pasture and woodland of the Mimram valley towards the Panshanger estate. The Panshanger Golf Complex adds a managed landscape feature to the setting at the southeast edge of Tewin Water.
- 3.8.9 The proximity of Welwyn Garden City, Digswell and the railway line to the south and west has inevitably impacted upon the former estate character of Tewin Water with the abrupt transition to the urban edge. Later C20 development within the Registered parkland has also clearly impacted on its former estate character, but the connection to Panshanger Park along the Mimram valley remains despite changes in landscaping and use and remains an important aspect of the site's heritage significance.
- 3.8.10 The views east along the Mimram valley are not, however, narrowly focussed, and the eastern end of Panshanger Aerodrome is glimpsed in views southeast from the eastern end of Tewin Water, and seen against the backdrop of Brocket Hill within Panshanger. Although not a key element of its setting, it does contribute to the rural context of the estate towards the east and southeast.

### **3.9 Holwell Court – Grade II listed building and unregistered historic park & garden**

- 3.9.1 Holwell Court is a Grade II listed former country house by Sir Ernest George, which has now been subdivided into flats and the entrance lodges are also in separate ownership. The property is set within an unregistered historic park and garden which contributes significantly to the property's setting and communicates the site's historic role as the country residence of a member of the 'urban elite' (Spooner, 2015). It is however a much later example of this type of development than the numerous other historic houses in the area such as the neighbouring Woolmers.
- 3.9.2 The property is in the Queen Anne Revival style, and dates from c.1900. It has giant Ionic brick corner pilasters at the gable end, with a six-column Doric loggia between projections on the garden elevation. It was built after Holwell Stud Farm and the entrance lodges on the western boundary were constructed by 1898 in the north end of the site. With the construction of the Farm buildings it seems the landscape was laid out into a series of irregular open spaces enclosed by planted and treed borders, including around all the



perimeters of the site except the south, and with two pairs of 'garden' structures erected in the centre of the site. The centremost of these pairs was subsequently replaced by Holwell Court with consequential changes to the landscape to create pleasure gardens around the house, although some of the previous landscaping was retained, particularly to the south of the site and the perimeter planting.

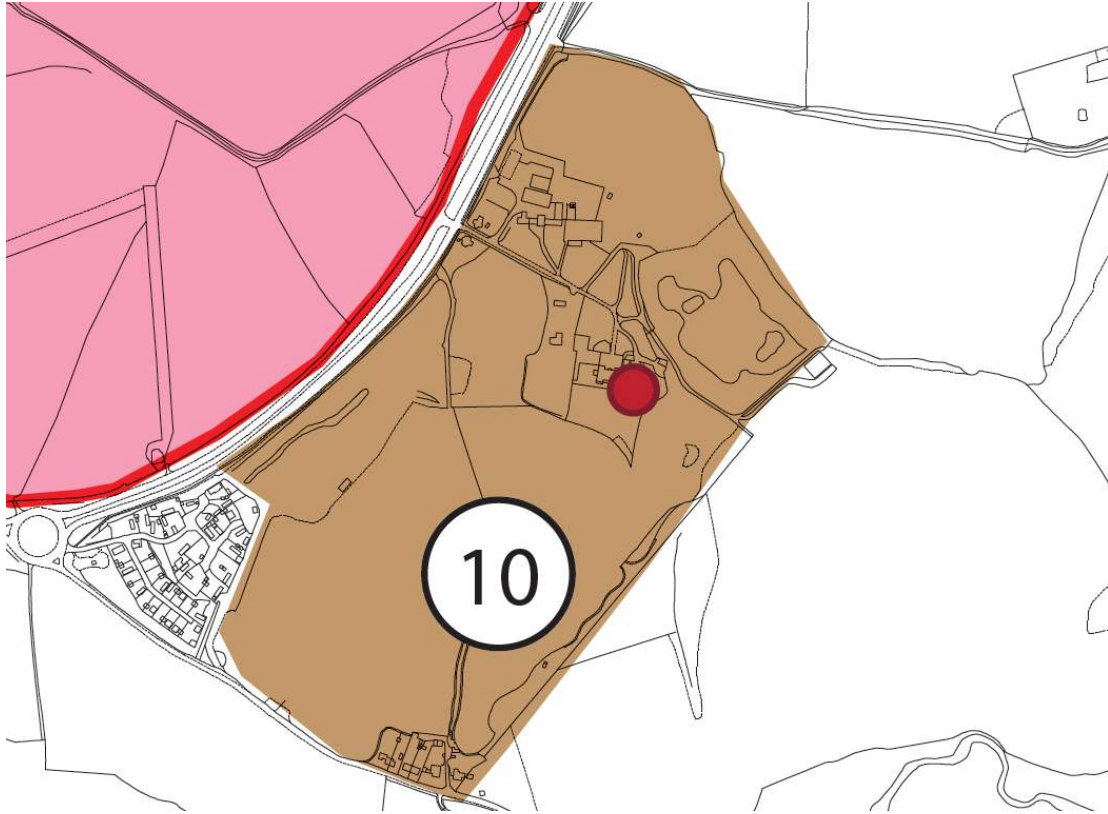


Figure 17: Holwell Court - Non-registered park & garden in brown and Grade II listed house in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

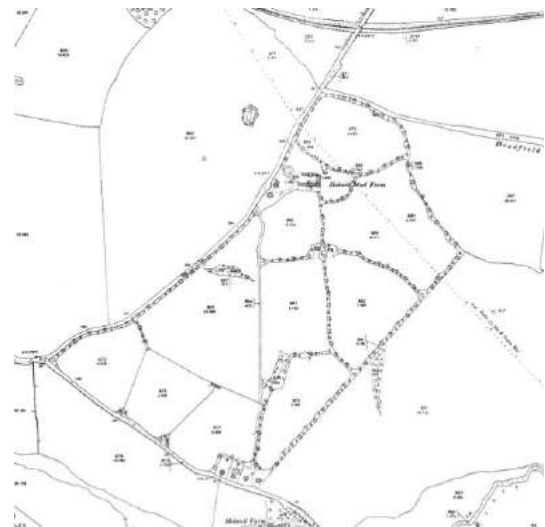
- 3.9.3 In common with the older historic houses in the area, it would appear that Holwell Court was positioned in its site and the parkland around it landscaped to embrace wider views outside the site's boundaries. However, the strongly planted perimeter boundaries would only have encouraged views south/southwest which was the only boundary left open, allowing vistas across the River Lea valley. This differs from the older properties which tended to allow the landscape to 'flow' between the property boundaries, with aspects from houses 'borrowing' from the landscape of neighbouring properties.
- 3.9.4 There is nonetheless a visual connection in the area through the grouping of small settlements and the road network which reflects the area's former parkland character which was formed by a band of smaller 'villa' landholdings of which Holwell Court is one. This grassland landscape historically extended further west along the valley across what is considered to be an extensive manorial estate (discussed under Holwellhyde Farm). The construction of the A414 has 'caused severance of [this] previous historic unity' (East Herts District Landscape Character Assessment) as has the mineral extraction (the beginnings of which are evident on the 1923 OS) and the construction of Welwyn Garden City and

Panshanger Aerodrome that has all occurred to the west of Holwell Court. The infilling of the former huge gravel extraction to the west of Holwell Court has substantially disturbed the estate pattern in this area, although the return to secondary grassland and arable use on the artificial plateau that has been created as a result retains some of the former rural character. The A414 dual carriageway does however form a distinct edge and further divides Holwell Court from the wider landscape to the west, forming an additional barrier to the historic perimeter planting along this western side of its grounds.

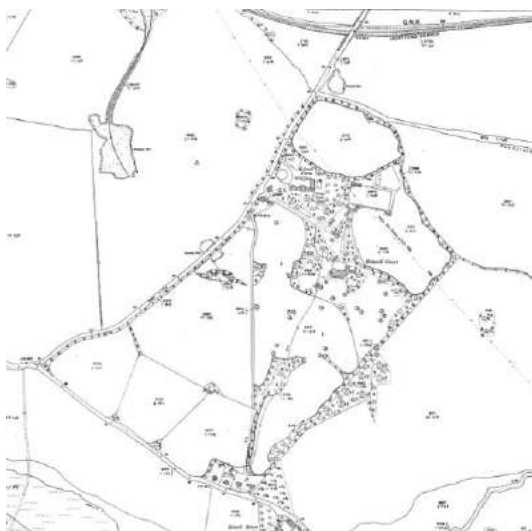
3.9.5 To the southwest, the traveller site within the grounds of Holwell Court is also a detrimental element, but is fortunately well-screened from the property's key aspect to the south. The historic landscape setting of Holwell Court to the northeast, east and south however survives relatively intact and contributes most to its heritage significance.



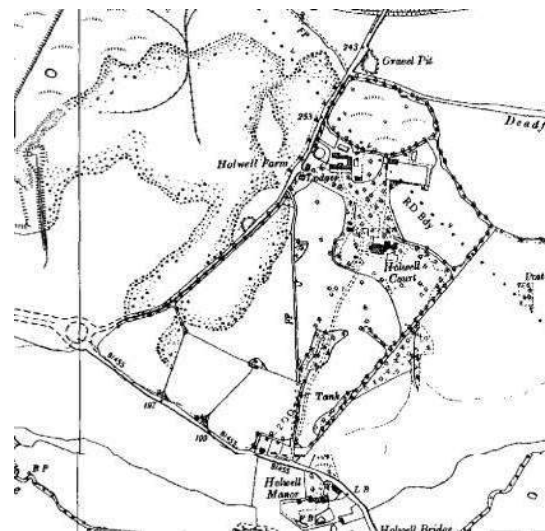
1880 OS



1898 OS



1923 OS



1965 OS

### 3.10 Hatfield Park, House, Palace and associated structures – Grade I Registered Historic Park & Garden, Grade I listed House and Palace, and ancillary Grade II listed buildings

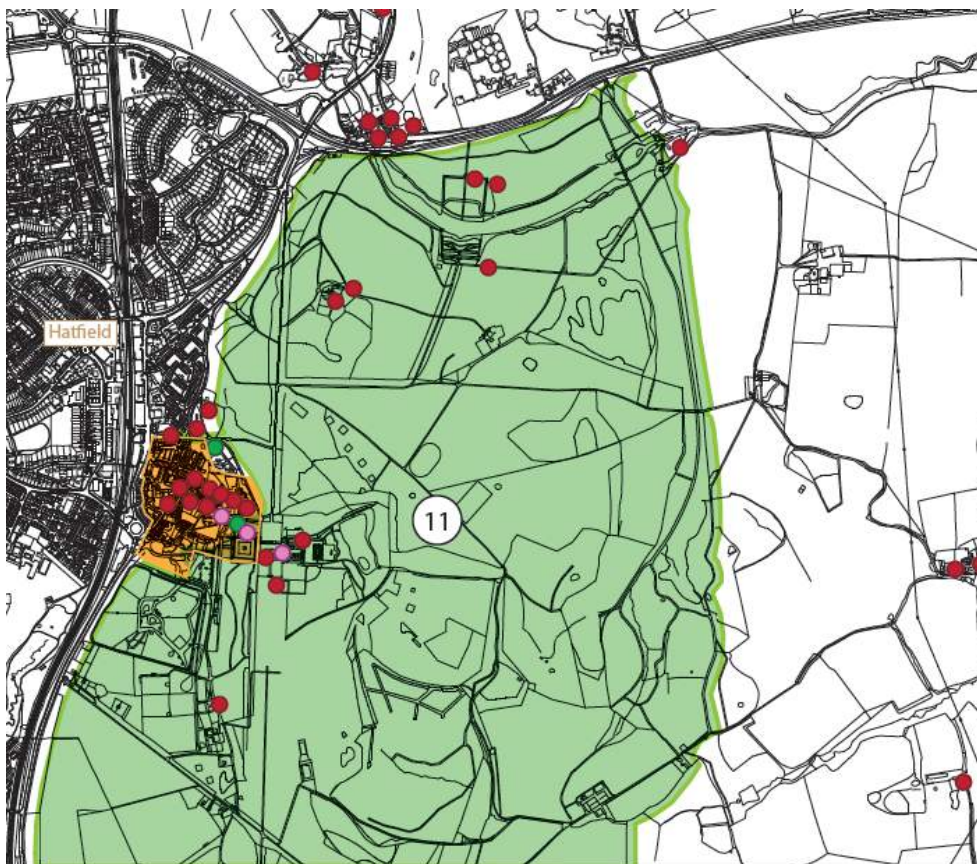


Figure 20: Hatfield House and Park - Registered area in green, Grade I listed House and Palace in pink, Grade II\* listed buildings in green and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

- 3.10.1 Hatfield House is a remarkable Grade I listed building, situated within a deer park and adjacent to the Grade I listed former hall of Hatfield Palace (the 'Old Palace') which stands approximately 90m away, as well as incorporating further medieval hunting parks in the grounds. The Hatfield Palace was built between 1485 and 1497 for the Bishop of Ely, but came into Crown possession during the dissolution of the monasteries.
- 3.10.2 The formal gardens of Hatfield House were designed by John Tradescant the elder, who imported plants from continental Europe and established a maze amongst a range of other features. The gardens fell to neglect during the C18, but endeavours to re-establish them began during the Victorian period and are sustained by the current family. The grounds are a Grade I Registered Historic Park and Garden.
- 3.10.3 Hatfield House is renowned for its connection with Queen Elizabeth I, and for the fine examples of Jacobean craftsmanship installed in the property to cater for Royal visits. Well-known features of this kind include the chapel's stained glass window, and the carved Grand Staircase. The property was traded to the Cecil family by King James I following the death of Elizabeth I and, having remained in the Cecil family for 400 years, is now owned by the 7<sup>th</sup> Marquess and Marchioness of Salisbury.

3.10.4 Due to the political might of its former inhabitants, the house and grounds have strong military associations. A memorial to fallen soldiers from the Rhodesian Bush War, erected by the Rhodesian Light Infantry Regimental Association stands in Hatfield's grounds, due to the Cecil family's association with Southern Rhodesia. Similarly, a Mark I tank stood in the grounds for over 50 years, to commemorate their use as a test ground for British tanks during the First World War, when part of the gardens were excavated to create a trenched area representative of the Western Front.



*Figure 21: Hatfield House gardens from the roof of Hatfield House*

3.10.5 The heritage significance of Hatfield House and its associated grounds is not only derived from their very high architectural and aesthetic value, which has been well-documented and analysed, but also from the very important historic and associative significance of the site as the former residence of Edward VI, Mary I, Elizabeth I, and several generations of the Cecil family. The events which took place in the property are communicated through a large collection of memorabilia and historic artefacts relating to the former inhabitants. The continued presence of commemorative pieces communicate the site's broader significance in regard to military history, particularly that relating to World War I and the Rhodesian Bush War.

### **Setting**

3.10.6 Hatfield Park has a strong estate boundary which is defined by numerous peripheral lodges which also enforce the parkland character. The well enclosed (often by woodland blocks) boundaries restrict views and access into and out of the park, although there is some informal local public access and the park is open to the general fee-paying public along with the house at restricted times.

3.10.7 The park is tightly enclosed on its west side by Hatfield which is an intrusive feature, whilst the northern boundary is formed by the busy A414 (Hertford Road) with Welwyn Garden City visible in parts beyond, although heavily screened by woodland planting. The park only

retains its historic rural setting to the east and south with the outlook to the east across agricultural land and woodland.

3.10.8 The WGC5/EWEL1 site is not visible directly from within the park (although it can be seen from the roof of the Grade I listed house) because of the strong boundaries to the Registered parkland. However, it is viewed in association with the park from the rural land to the east, heading towards Essendon. The woodland blocks within Hatfield Park are also a distinctive feature of the area and are visible on the horizon in views southwest from within the WGC5/EWEL1 site itself which rises towards Birchall Lane (B195). It is the extensive forestry plantations within the park which create a locally prominent coniferous skyline.

3.10.9 The WGC5/EWEL1 site therefore does not have direct impact on the heritage significance of Hatfield Park, but it does form part of the wider rural backdrop that survives to the east of the Registered Park and is an important part of its setting. This rural character is especially important where it survives in the park's surroundings given the significant urban development and transport infrastructure that has impacted substantially on the character of the park to the west with the immediate adjacency of Hatfield particularly, but also to a lesser degree to the north with the A414 and Welwyn Garden City further afield.

### 3.12 Essendon – Conservation Area, Grade II\* Listed Church of St Mary the Virgin, and Grade II listed buildings



Figure 18: Essendon - Conservation Area in orange, Grade II\* listed Church in green and Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

3.12.1 Essendon is characterised by 'gently undulating arable slopes' leading towards the Lea floodplain, and pockets of woodland which characterise steeper slopes, tending towards the

south. The area has been impacted negatively by programmes of mineral extraction. Similarly, the use of land in this area as a golf course has limited the extent to which the landscape has retained its historic characterisation as wooded farmland.

- 3.12.2 Historically, Essendon has been characterised as arable land, conforming to a landscape type typical to Hertfordshire. The post-C19 field pattern, with medium-large fields bounded by hedgerows, has been disturbed by the maintenance of a golf course, which has introduced visually alien patterns of land-use and planting.
- 3.12.3 There are wide views towards Holwell Hyde from Essendon, and panoramic views along Essendon Hill.
- 3.12.4 A number of buildings in the area are listed, notably Wytmead house and the Manor House, both Grade II C17 timber framed buildings. The nearby Grade II\* Church of St Mary the Virgin is an important C15 structure with C19 and 20 alterations; it was noted in 1977 as having significance not only in relation to the surrounding architecture, but as a landmark in itself. Within the churchyard, several tombs are Grade II listed.



*Figure 23: Church of St Mary the Virgin, Essendon*

- 3.12.5 Several properties in Essendon also hold associative significance from their influence on the author and illustrator Beatrix Potter; indeed a sketch of Mill Green Mill in Essendon by Potter is the earliest known image of the building and unique in recording the operational mill which is today Grade II listed. The nearby Farmhouse is also Grade II listed and both sit at the bottom of the Lea valley and are viewed from the northern end of the Conservation in

an open countryside setting (especially the farmhouse), although the Holwell Court Caravan Park is visible in these views.

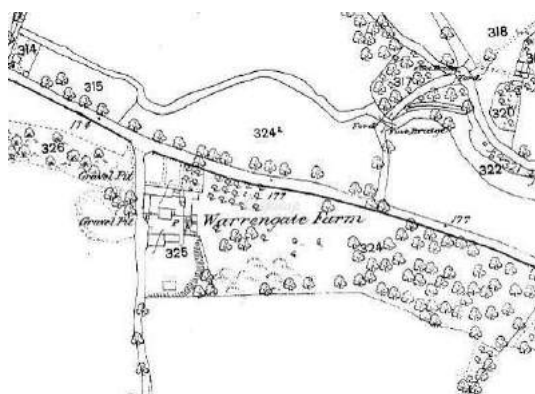
- 3.12.6 Views down the north-facing slope of the Lea Valley on which Essendon is positioned are gained from the west side of the linear village, but are limited by vegetation due to the contained landscape of woods, treed field boundaries and irregular fields. However, views of the WGC5/EWEL1 site are gained through trees from the west side of the churchyard and from the north-western edge of the Conservation Area. The views north across the Lea valley also demonstrate that although Essendon is positioned on a hill, and despite the open character, there is relatively limited impact on the tranquillity of the village from the A414 or Welwyn Garden City.
- 3.12.7 Although the valley to the north and the associated development there has a limited impact on the character of the village, Essendon conversely makes an important contribution to the landscape context in views from the other side of the Lea valley. Indeed the church tower is just visible in long views south from the WGC5/EWEL1 site. There is therefore a visual association between the WGC5/EWEL1 site and Essendon, although not a particularly strong one.

### **3.13 Warrengate Farmhouse and Barn – Grade II listed buildings**

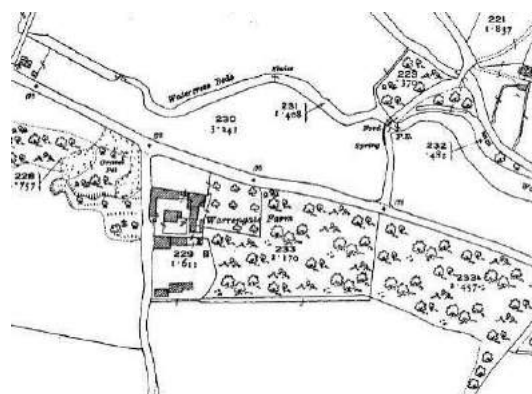
- 3.13.1 Warrengate Farmhouse is a Grade II listed red-brick house dated between c.1700-1720. The property has two storeys and three bays, and includes some later features, including a C18 bay, C19 fixtures and fittings, and a C20 lean-to outshut. The three-bay barn, also Grade II listed, is dated from the C19 and is constructed from a weatherboarded timber frame on a brick base.
- 3.13.2 Warrengate Farmhouse and Barn are set within the parish of Tewin, which has a strong connection to the Cowper estate, as much of the arable land in the area was owned by the estate from 1720-1953. This link is visualised in the continuity of former estate buildings, with residential buildings often in yellow brick and farmhouses in red, sometimes decorated with the Cowper Crest.
- 3.13.3 The farmhouse and barn date from the earlier phase of the village's history however and exemplify the scattered development pattern of Tewin. Warrengate Farm is one of the isolated farmhouses that characterise this floodplain pasture and woodland area. Historically, the farmhouse and barn have been set within a densely wooded site, which has been largely retained.
- 3.13.4 The key change in the farm's setting arose in the 1940s with the development of the Panshanger airfield with the first phase (after the decoy site was cleared) of military development (the North Site) developed with access from Moneyhole Lane and through the farm. Since then, the airfield has undergone several changes, most notably the severance of the North Site functionally and in land ownership terms from the realigned airstrip and the later South Site buildings. The immediate surroundings of Warrengate Farm have not however changed during this period, although the cessation of military activities on the site

has reverted the character to a more agricultural one again, despite the later residential conversion of the barn and commercial expansion of the farm.

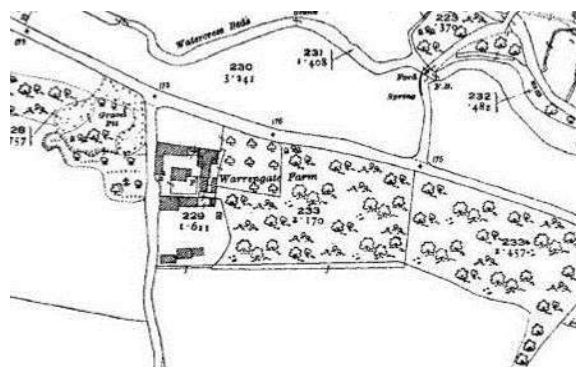
3.13.5 Panshanger airfield (site WGC4) is now separated from Warrengate Farm by an earth bund and sits on an artificial plateau beyond the densely overgrown North Site. It therefore makes little contribution to the setting of the farmhouse and barn, although the open nature of the airstrip (despite its manmade character) contributes to the historical openness of the wider area. Site WCG9 however comprises the North Site of the former airfield and the proximity of the site and the functional relationship it once had with the farm results in a much closer association with the farm, especially given the open boundary the site has with the remaining agricultural land to the north. The WGC9 site now forms an important part of the context to the Warrengate Farmhouse and barn, and contributes to the understanding of the evolution of these heritage assets.



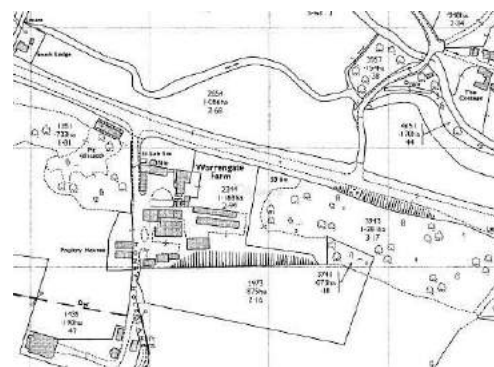
1880 1<sup>st</sup> Edition County Series Map of Hertfordshire 1:2500



1898 1<sup>st</sup> Revision County Series Map of Hertfordshire 1:2500



1923 2<sup>nd</sup> Revision County Series Map of Hertfordshire 1:2500



1976 National Grid Map 1:2500 © Crown copyright and database rights 2016. Ordnance Survey Licence number 100053298.

### 3.14 Beehive Conservation Area, Welwyn Garden City

3.14.1 The Beehive Area, in the south-east of Welwyn Garden City, was designated a Conservation Area in September 1999, and is considered to contain ‘particularly fine examples of the “Garden City” characteristics.’ It was one of the first residential areas to be developed after the 1947 New Town designation and so is of historic significance.



3.14.2 The Beehive area was built in two phases from 1953, designed according to the 1947 masterplan design. This saw characteristic retention of open spaces and green pockets, in common with existing parts of Welwyn Garden City; of particular note is the use of the 'step and stagger' arrangement of street-facing elevations, in order to provide a varied streetscape with front gardens.

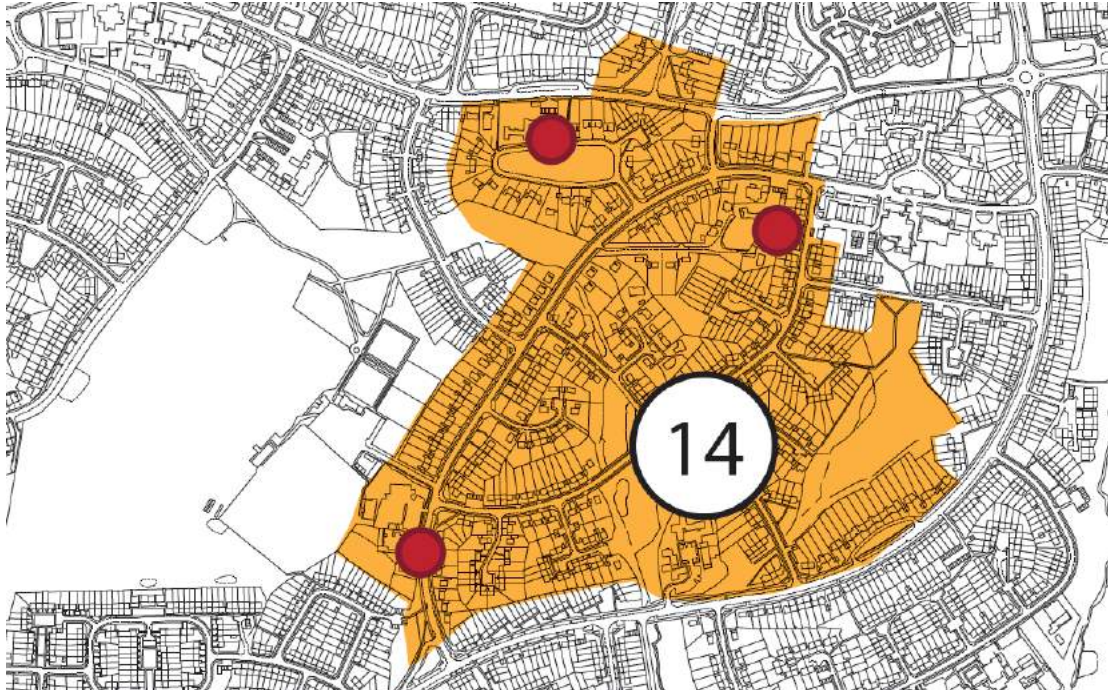


Figure 19: Beehive Conservation Area in orange with Grade II listed buildings in red (extract from map in Appendix 1) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

3.14.3 Similarly, the use of mature trees in the original design has contributed to the long-term retention of soft boundaries between properties and roads, and has contributed to the sense of short, unfurling views which narrow as trees obscure winding corners.

3.14.4 This stylistic conformity also lends the neighbourhood architectural significance, as it displays a revised pattern of Garden City building approaches, incorporating higher density of building and cheaper fabric, whilst adhering to patterns of spatial use and landscaping which characterise the wider area.

3.14.5 The use of architectural styles based around Neo-Georgian designs contributes further to the integration of the Beehive area with earlier parts of the city. Whilst the designs are varied, and the use of terraced, detached and semi-detached buildings lends a sense of diversity to the area, the careful arrangement of streetfront elevations by Louis de Soissons facilitated the coherence of these designs.

3.14.6 The Beehive Conservation Area lies in close proximity to the WGC5/EWEL1 site, separated by only a few streets which form the outer fringe of Welwyn Garden City. However, the setting of the conservation area does not contribute hugely to the heritage significance of this asset.

3.14.7 The Beehive area is unique on the east side of Welwyn Garden City as it echoes many of the characteristics of the west side (the original Garden City development), yet incorporates

cheaper materials typical of the New Town Development. When the area was designated as a conservation area, a larger area was assessed and parts not taken forward for designation, including those areas which separate the conservation area from the WGC5/EWEL1 site.

- 3.14.8 It must therefore be concluded that these areas do not contribute to the area's special character, although clearly they continue the New Town Development, but with far less design success. The Beehive area is a distinctive urban area surrounded by further urban development; the nearby rural surroundings do not contribute to its character.

## 4 Assessment of Potential Site Allocations

### 4.1 WGC4 – Panshanger Airfield



Figure 25: WGC4 Panshanger Aerodrome (from Local Plan Consultation Document January 2015)  
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#### Capacity for Development

- 4.1.1 Panshanger Aerodrome includes two individual structures of local heritage interest – the Decoy Site Control Room (located some 800m south of the present aerodrome) and the Mess Block on the North Site of the airfield (now known as No.4 Bericot Green). (The blister hangers on the North Site (outside WGC4) and the two on the South Site (within WGC4) have now been demolished.) Any development on the WGC4 site will therefore have the potential to cause harm to the setting of the two non-designated structures within the wider aerodrome site. The aerodrome site itself also has some local historic interest.
- 4.1.2 Paragraph 135 of the NPPF states that the scale of any harm or loss to a non-designated heritage asset should be balanced against the significance of the asset. In 2013, a Historic Assessment of Panshanger Airfield was undertaken by Atkins to establish that significance (and also to consider whether statutory designation of the airfield and any of its structures was warranted). A summary of that assessment’s findings together with commentary and further conclusions on the importance of the identified non-designated heritage assets is set out in section 3.2 of this report.
- 4.1.3 In brief, the significance of the site as a whole is considered to be linked to its historical communal interest as a decoy site with little particular importance attached to the surviving physical remains themselves. Although the airfield provides evidence of the changes in need that occurred as WWII progressed, this story has been eroded over time, most notably by the housing development that has fragmented the site, but also by the loss of buildings, changes in landscaping (including the reorientation of the airstrip as a result of the encroachment of Welwyn Garden City) and changes in use of the buildings. It is however

acknowledged that there will clearly be a loss of the existing recognisable character of the aerodrome complex with any development on the site.

- 4.1.4 It is nonetheless considered that the heritage interest of the aerodrome as a whole does not preclude its development, although the significance and the varying sensitivity of the site (including the retention or recording of surviving structures) should be reflected through appropriate development criteria and mitigation measures which are discussed below.

#### *Development Criteria and Mitigation*

- 4.1.5 In line with the recommendations of the 2013 Atkins report, the aerodrome and all its remaining associated structures should be fully recorded to an appropriate level (see 'Understanding Historic Buildings: A guide to good recording practice' Historic England, 2016) before any further demolition or other development occurs on the site. This record should be made publicly accessible.
- 4.1.6 The existing northern boundary of site WGC4 follows the existing landscape boundary at the western end, but then does not appear to follow any existing contour or boundary. The site's topography, lying approximately on an artificially levelled area between the 75 and 80m contour line on the north-facing slope of the Mimram valley, and the maturing planted boundaries which denote the northern extents of the aerodrome would seem to offer scope to expand the developable area to extend very slightly northwards. The development line would then follow the existing historic field boundary in the central portion of the airfield, west of the north-south leg of Money Hole Lane, but still leave the more sensitive (due to falling land levels) northward projection of the former aerodrome site (directly south of Tewin Church) outside the development zone.
- 4.1.7 Further east, it is suggested that the development boundary follows the line of Money Hole Lane which then becomes the RAF access road around the aerodrome to the South Site. This route is heavily wooded along most of its length and already effectively divides the North Site of the aerodrome from the airstrip and the South Site, and provides some screening in wider views. Extending the development line slightly northwards (to the south side of the lane) would potentially enhance the understanding of the site as development would then largely follow existing and (to the west) historic boundaries without any significant additional impact on Marden Hill, St Peter's Church (Tewin) and Panshanger Park.
- 4.1.8 Money Hole Lane too is a historic route and its former south-westward line (across the airstrip) could be denoted in any development proposals. However, the line of the airstrip is a strong feature of the aerodrome's character (although only a grass landing strip) and it would be beneficial to the interpretation of the site's significance and past if this line could be accommodated within the development proposals.
- 4.1.9 Good interpretation of the aerodrome's history and heritage significance will be vital to ensuring any development on the site reflects the remaining heritage interest of the site. There is a vast body of information which has been compiled by various experts and communities and the provision of interpretation materials offers an excellent opportunity to

involve the local and wider community in the development of the site. It may also provide a good opportunity to gain the community's input to the planning of the site's development.

- 4.1.10 Part of the interpretation strategy could include reflecting the layout of the aerodrome in the street pattern and using aerodrome associated names for streets and parks, etc. Consideration also needs to be given to the retention or otherwise of the remaining existing structures. The 2013 Atkins report is quite clear that most of the South Site structures were of little inherent heritage interest, the two exceptions being the Blister Hangers (now demolished). (The North Site structures fall outside the proposed development zone of site allocation WGC4 (and is discussed further under WGC9, see below), as does the former Decoy Site, now Moneyhole Lane Park).
- 4.1.11 The opportunity to reflect the layout of the existing airfield structures when considered against the poor quality / condition of most of the structures on the site and the lack of innovation in the design of the buildings / airfield, means that little of heritage value would be retained if the existing structures were maintained. Even the blister hangers which were acknowledged to be of interest and in relatively good condition were not rare enough to warrant retention, and they have already been demolished. They would have proven very difficult to convert to a new use, and could not have been simply left in situ without any remedial works which would have needed to be worthwhile (financially and justified in terms of heritage significance) in the long term.
- 4.1.12 Views into the airfield from Panshanger Lane (which forms the western boundary of the Grade II\* Registered Panshanger Park just to the east of the airfield) emphasises the open landscape of the airfield as there was no boundary planting along the east side of the airstrip for operational reasons. The South Site and the airfield was accessed from this Lane and the now demolished blister hangers were formerly visible from here, but despite their bulk, were recessive elements in this view. Development on the airstrip and south site therefore has the potential to be highly visible in this location which would detrimentally affect the heritage significance of Panshanger Park. Screening boundary planting would be necessary as a mitigation measure along the east edge of site WGC4 to ensure the rural edge to Panshanger Park is maintained. Such planting should follow the established mix of species found in Henry Wood and along Money Hole Lane.
- 4.1.13 The height of development will also be key in this location and indeed across the whole of the WGC4 site. Most of the existing buildings on the site are small single storey structures, although these were interspersed with larger structures such as the hangers. Even the former larger hanger structures were however simple volumes and not prominent in the landscape and there is significant open space between buildings and generally of course across the site with the airstrip and ancillary grassland. The development of this site will clearly fundamentally alter the ratio of built up area to open space and the scale of development will inevitably increase from the existing surviving low-key building forms which are clustered against Henry Wood which further limits their visibility. This will not only affect the setting of Panshanger Park, but also the wider views south from the Grade II\* listed Marden Hill to the north on the south-facing slope of the Mimram Valley. This property's distance from the site will mitigate the impact of development to a great extent,

but will introduce development where there was previously none – the previous housing encroachment into the aerodrome site is to some extent screened from view by the planting that lines Money Hole Lane. The effectiveness of this landscape screening is however significantly affected by seasonal change and intervisibility between Marden Hill and the aerodrome is much more extensive in winter. It is therefore important that the height of development is kept to a modest scale throughout the WGC4 site, but particularly so at the sensitive eastern end of the site, and that the impact of any development at this end is further mitigated through the use of effective and appropriate boundary planting screening. The effect of seasonal change on the effectiveness of any landscape screening must be carefully considered in the selection of species and the depth of planting in particular.

- 4.1.14 Consideration should also be given to the provision of open space on the site and how this could be used to best reflect the existing aerodrome character of the site and perhaps help to mitigate the impact of development on Panshanger Park and Marden Hill particularly. Two potential options present themselves. Firstly, a linear park along the line of the existing airstrip could be considered and secondly, an area of open space at the eastern end of the site, nearest Panshanger Park, or at least a sparser development pattern at this end, would help to mitigate the loss of openness at this end of the site and the resultant impact this has on the setting of Panshanger Park and the wider setting of Marden Hill.
- 4.1.15 The western end of the WGC4 site is meadowland, divided from the airstrip by an earth bund. Unlike the airfield however, although technically still private property, this area is publicly accessible and is generally characterised by open scrubland with a small woodland area towards the bend at Hens Lane. The Church of St Peter's at Tewin is clearly visible from this area, and is viewed across the woodland area within the WGC4 site with the tower and roof of the church seen above its boundary planting. Further west, the eastern end of the Grade II Registered area at Tewin Water, including Home Wood is just visible, with the landscape rising northwards towards Dawley Plantation and Dawley Wood.
- 4.1.16 Tewin Water is linked to Panshanger Park by the River Mimram, but there are wider views southeast from Tewin Water which look across the Panshanger Aerodrome (WGC4) and Bericot Green (WGC9) sites towards Brocket Hill within Panshanger Park. Although these sites do not feature prominently in these views, there is the potential for development on the Panshanger Aerodrome site to interrupt this intervisibility, although Home Wood within the grounds of Tewin Water now forms the backdrop to views east and southeast from the house itself. Careful consideration of development, or indeed the retention of open space, at the eastern end of the Panshanger site (as suggested above), together with associated landscape works, would potentially mitigate any impact.
- 4.1.17 The wider rural setting of the Church of St Peter at Tewin could also be affected by the proposed development of site WGC4 as the church is visible from much of the western half of the aerodrome site and there are views from the churchyard towards the site, especially in winter. The existing area of Welwyn Garden City that encroached onto the aerodrome site is not however prominent in views from around the church southwards and is seen against the backdrop of trees that enclose Moneyhole Park behind the housing. Given the distance between the church and the proposed development site, with adequate and

appropriate landscaping and tree planting, it is likely that much of the impact of development further north of the existing housing could likewise be mitigated. The screening shown in figure 26 is the minimum necessary to minimise the impact of development on this site on the setting of the heritage assets considered to be affected. The Structural Landscape Area allocated in the Welwyn Hatfield District Plan 2005 extends further than the screening planting suggested in Figure 26 and would therefore provide better mitigation, assuming that it is appropriately managed

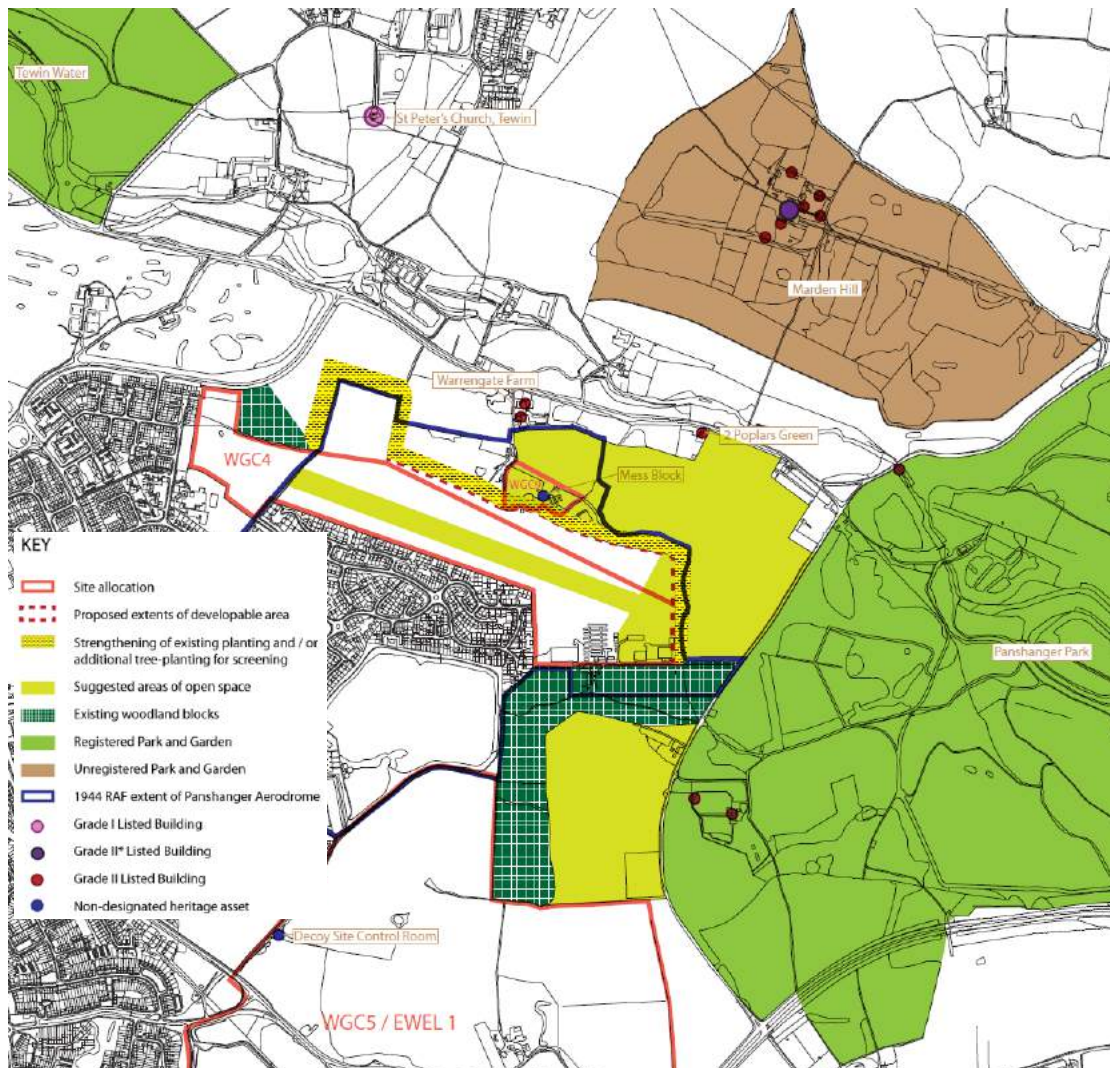


Figure 20: Development Concept Diagram for site WGC4 (full size map in Appendix 3) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

## 4.2 WGC9 – Bericot Green

### *Capacity for Development*

- 4.2.1 This site forms part of the original extent of the Panshanger Airfield. It comprises a substantial part of the North Site of the aerodrome which was the first phase of development on the site to support its use as an airfield once the decoy site was cleared. It also incorporates the former Mess Block (now known as No.4 Bericot Green) which is considered to be a non-designated heritage asset. As with site WGC4, any development on

this site therefore has the capacity to directly affect the heritage significance of the Mess Block as a heritage asset, and the setting of the other non-designated structure within the wider aerodrome site.

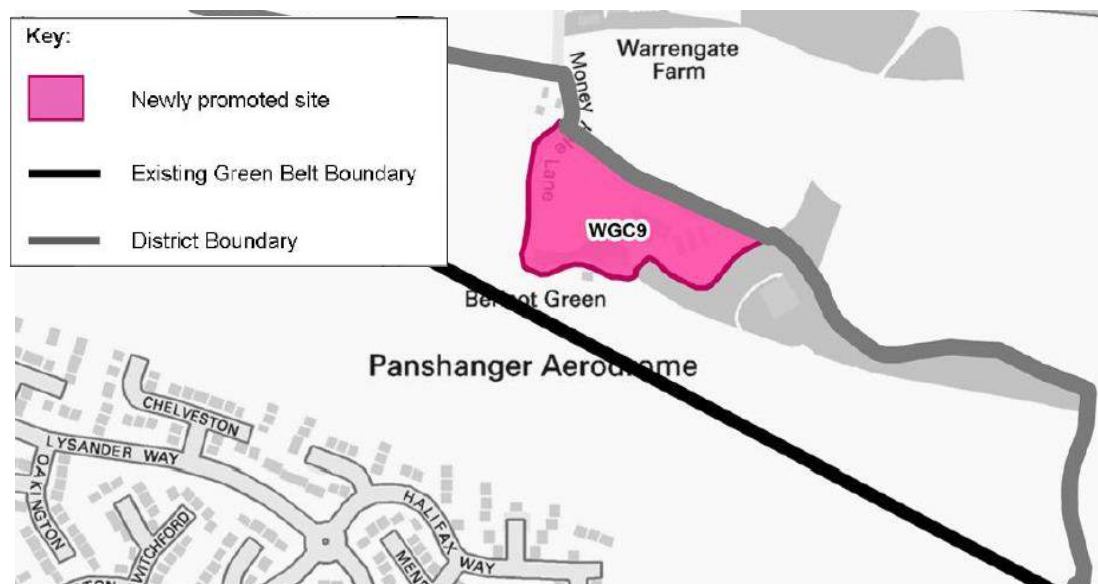


Figure 217: WGC 9 Warrengate Farm, Bericot Green (from *The Local Plan Update report presented to the Cabinet Housing and Planning Panel on 25 June 2015*) (c) Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA1000 19547 2016

- 4.2.2 As described above, the NPPF requires a balanced judgment having regard to the scale of any harm or loss to a non-designated heritage asset and the significance of the heritage asset. The heritage significance of the North Site, as part of the Panshanger Aerodrome is fully described in the 2013 Atkins Report and is further discussed in section 3.2 of this report. However, in summary, the North Site’s significance stems from its historic interest demonstrating the designed response to the imminent threat of bombing in the earlier years of WWII. The dispersed form and layout of the site together with the mix of uses amongst the buildings is still evident in the surviving structures, although their condition varies greatly, with the foundations of some being the only remaining elements.
- 4.2.3 The North Site has, however, become quite distinct from the rest of the airfield due to ownership changes, the maturation of the tree and shrub vegetation along Moneyhole Lane and the construction of an earth bund between the site and the airfield. The change of use of key buildings such as the Mess block has further diluted the military character of the site, whilst the demolition of the Blister hangers has further eroded the site’s functional connection with the airstrip. The heritage significance the aerodrome and those structures of identified local interest connected with it do not therefore in themselves preclude development of the WGC9 site. However, the impact of development of this site on nearby designated heritage assets is more significant and is discussed below.
- 4.2.4 Warrengate Farmhouse and Barn, both Grade II listed, lie just to the north of site WGC9, accessed off Moneyhole Lane, with the Farmhouse facing the B1000. Although these buildings are now domestic in nature and enclosed with other converted agricultural structures and later commercial premises, they retain an agricultural character which relates to their rural surroundings. Clearly, the development of the aerodrome immediately behind



the farm encroached upon the rural context of the farm, especially as the North Site was originally accessed from Warrengate Farm. However, the retention of open fields between the North Site and the farm and the low-key form and layout of the buildings on the North Site, mitigated the impact of the airfield to a large extent.

4.2.5 Today, the North Site, feels more like part of the farm than the airfield and there is an open boundary between the North Site and the farmland between the Warrengate buildings and the North Site. Given that the land rises gently behind the farmhouse and barn, development on this site has the potential to be quite prominent, especially as the existing vegetation cover of the North Site would need to be largely removed to accommodate development. Development here would significantly erode the rural setting of the former farm buildings which is important to their retained agricultural character and therefore special interest.

4.2.6 For the reasons set out above, it is therefore considered that site WGC9 does not have significant capacity for development without substantial mitigation measures. The local authority will need to weigh the harm caused to the special interest of the Grade II listed Warrengate Farm buildings against the public benefits of the proposed development of site WGC9 in deciding whether to allocate this site in the local plan process.

#### 4.3 WGC5/EWEL1 – Birchall Garden Suburb

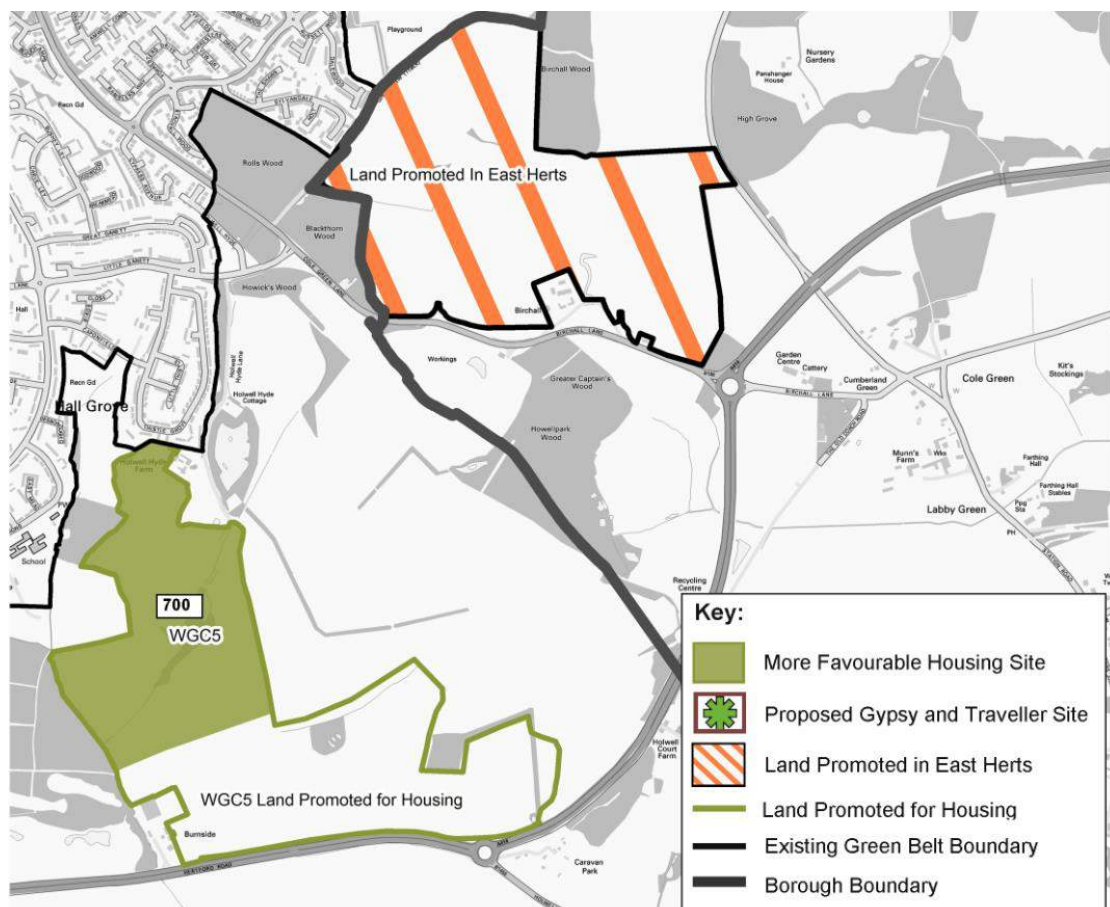


Figure 22: WGC5/EWEL1 Birchall Garden Suburb (from Local Plan Consultation Document January 2015) (c) Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA1000 19547 2016

### *Capacity for Development*

- 4.3.1 This site encompasses three Grade II listed buildings at Birchall Farm – the farmhouse, barn and stables – which sit just north of the B195, immediately to the north of Holwell Park Wood. At the north-western edge of the site, within Blackthorn Wood, is the Decoy Site Control Room, a non-designated heritage asset, which is associated with the Panshanger Aerodrome to the north. The former decoy site itself is situated in Moneyhole Lane Park which is considered to form part of the aerodrome, and lies adjacent to the northern edge of the WGC5/EWEL1 site. Immediately adjoining the western boundary of the WGC5/EWEL1 site, along Holwell Hyde Lane, is the Grade II listed Holwellhyde Farmhouse, whilst just across the A414 (Hatfield Road) from the site's south-eastern edge, lies the Grade II listed Holwell Court and its unregistered grounds. The Grade II\* Registered Panshanger Park (and its associated Grade II listed structures) also lies in very close proximity to the north-eastern corner of the WGC5/EWEL1 site, just across Panshanger Lane.
- 4.3.2 Further afield to the south lies the Essendon Conservation Area within which is the Grade II\* listed Church of St Mary the Virgin, and outside the Conservation Area, to the north in the Lea Valley lie the Grade II listed Essendon Farm and Mill. To the southwest of the WGC5/EWEL1 site are the Grade I Registered grounds of Hatfield House within which are the Grade I listed House itself and the former Bishop's Palace and numerous ancillary Grade II listed structures within the grounds. The site therefore has the capacity to directly affect the setting of a large number of heritage assets of varying heritage significance, both within the site and within the surrounding context. Any potential level of harm to the heritage significance of these assets therefore needs to be weighed against the public benefits of the proposals and/or balanced against the scale of any harm or loss and the significance of the heritage assets in line with paragraphs 134 or 135 of the NPPF. (Paragraph 133 is not considered to be relevant given that any potential harm caused by the development of site WGC5/EWEL1 is unlikely to be considered substantial, according to the 'bar' set by the Bedford Borough Council v Secretary of State for Communities and Local Government and NUON [2012] decision which states 'that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away'.)
- 4.3.3 The development of the WGC5/EWEL1 site will clearly have the most direct impact on the Birchall Farm grouping of Grade II listed buildings which are positioned near the centre of the site. As a still functioning agricultural group which sits within an agricultural landscape (particularly to the north), the site is clearly an important part of the setting to the farm and contributes to its heritage significance (as discussed in section 3). Development on this site, particularly on the northern side of the B195 which has the most direct relationship with the farm buildings will therefore have the potential to harm the heritage significance of these Grade II listed buildings. Development also has the potential to harm the archaeological significance of the moated site (now infilled) which is recorded on this site (HHER no: 682) and is a non-designated heritage asset.
- 4.3.4 The Panshanger Aerodrome Decoy Site Control Room also lies within the site boundary, on its north-western edge and development on the WGC5/EWEL1 site will also directly impact

the setting of this non-designated heritage asset. The potential impact on this structure will however be minimal as the site does not currently contribute to its heritage significance, but does have the potential to further obscure the Control Room's connection to the former Decoy Site at Moneyhole Lane Park to the north of the WGC5/EWEL1 site which would cause some harm to its heritage significance. Panshanger Aerodrome is considered above in section 4.2 as it is directly impacted by the proposed development of the airstrip itself.

- 4.3.5 Immediately adjoining the site on the western boundary, is Holwellhyde Farm. Section 3 concluded that this Grade II listed building's connection to its surroundings (including the site) had been much eroded over the centuries with the development of Welwyn Garden City to the north and west, a move away from an agricultural use of the buildings including development of the farm site and the increasing seclusion of the property, and the landscape changes that have occurred over the C20 in the WGC5/EWEL1 site with mineral extraction and subsequent infilling. Nevertheless the site does constitute the remaining open context to the Grade II listed building and has the potential to impact on its heritage significance.
- 4.3.6 The Grade II\* Registered Panshanger Park lies almost immediately northeast of the WGC5/EWEL1 site, only really separated by Panshanger Lane which forms the eastern boundary of the Registered area. The WGC5/EWEL1 site, although significantly altered through mineral extraction (resulting in the loss of woodland blocks on the site) and the resultant infilling and profiling of the land, separates the eastern fringes of Welwyn Garden City from the park and retains a rural edge. This rural edge to the park is important in ensuring that Panshanger Park alone does not become the green wedge that separates Hertford and Welwyn Garden City. Although the Panshanger parkland was designed to be enclosed on its boundaries by planting, it formed part of a wider rural and parkland landscape in the area in which it was experienced. If it was to be substantially enclosed by built development up to or very close to its boundaries, this would further separate the Park from the context in which it should be experienced and has the potential to harm its heritage significance.
- 4.3.7 The Grade I Registered Hatfield Park together with the Grade I listed House and Palace and associated Grade II listed structures, is one of the most important heritage assets in the country. Its setting has already been significantly eroded by the development of Hatfield New Town tight against its western edge and the construction of the A414 on its northern boundary. The impact of Welwyn Garden City further to the north is less significant, although still intrusive, because of the integration of this settlement into the landscape. The rural nature of the landscape to the east is therefore all the more important to the setting and heritage significance of the Hatfield estate as this allows it to be experienced as a prestigious country seat of nobility and gentry. Large scale development in the area to the east would not impact on views out of the well enclosed boundaries of the Registered area of parkland or on key views from the house or its approaches, but the potential development of the WGC5/EWEL1 site would encroach into the important eastern rural setting to the house, albeit the distance involved would mitigate the potential impact to a reasonable degree. Nonetheless the development of site WGC5/EWEL1 has the potential to lead to some harm to the heritage significance of the sensitive Hatfield Park complex.

- 4.3.8 Essendon Conservation Area and the Grade II\* listed Church of St Mary the Virgin in the village lie on the north-facing slope of the Lea valley to the south of the WGC5/EWEL1 site which lies on the south-facing slope of the Lea valley. There is some limited intervisibility between the site and the village, notably with the church as a distant landmark, but site WGC5/EWEL1 does not contribute substantially to the setting of the conservation area or the church other than to form part of the wider rural backdrop that is glimpsed through vegetation in some long views from the village.
- 4.3.9 Essendon Farm and Mill lie in the Lea Valley bottom and are viewed from the north-western edge of the Conservation Area with the WGC5/EWEL1 site visible in their wider surroundings and forming a rural backdrop on the north slope of the valley. Due to their situation at the bottom of the Lea Valley and intervening landscaping, however, the WGC5/EWEL1 site is not experienced directly in conjunction with the mill and the farm from within their curtilage. Overall, the development of site WGC5/EWEL1 therefore is considered to have the potential to have a minimal impact on the heritage significance of the Essendon heritage assets.
- 4.3.10 The Grade II listed Holwell Court is separated from the site's south-eastern edge by the busy A414 which forms a distinct physical barrier between the site and the unregistered parkland which encircles the house. The property is accessed directly from the A414 between two modest single storey gate lodges, which are actually contemporary to the pre-existing Holwell Stud Farm that was built in the north of the Holwell Court site a few years (by 1898) before the main house. This approach to the estate has the potential to be affected by development on the eastern edge of the WGC5/EWEL1 site, but this approach has been much affected by the changes in the landscape to the west and the upgrading of the original road to a busy dual carriageway. The development of the WGC5/EWEL1 site is therefore considered to have a limited potential effect on the heritage significance of this heritage asset.

#### *Development Criteria and Mitigation*

- 4.3.11 The WGC5/EWEL1 effectively splits into two areas, divided by the B195. The potential development of each side has different effects and implications for the various heritage assets identified as being potentially affected. The north side of the site has the most impact on Birchall Farm, the Panshanger Aerodrome Decoy Site Control Room and Panshanger Park, whilst the south side has is more sensitive in terms of its potential impact on Hatfield House and its more direct impact on Holwellhyde Farm.
- 4.3.12 There is little in the way of mitigation that would alleviate the potential significant harm caused to the heritage significance of the Birchall Farm Grade II listed buildings by the development of its surrounding agricultural land and thus the erosion of much of its setting. However, the retention of a reasonable amount of space around the farm grouping including the site of the moat and the green area immediately to the south of the grouping (that area cut off by the alignment of the B195) would alleviate this impact to some degree. It would at least allow the farm grouping some 'breathing space' to allow the buildings to be appreciated in something like a spacious setting. Alternatively, an area of open space within the development could be accommodated adjacent to the farm grouping to provide it with

the necessary separation from the proposed development. Some form of boundary planting may also be desirable around any retained area around the farm group, although the appropriateness of this will be determined by the layout and uses of the potential development in its immediate surroundings.

- 4.3.13 The Panshanger Decoy Site Control Room is nestled within the edge of Blackthorn Wood along the historic Green Lane on the north side of the site. It is important that this route is retained as it provides a direct connection to the former Decoy Site at Moneyhole Lane Park to the north which is important to understanding the heritage significance of the Control Room, assuming that the Control Room is retained. If it becomes necessary to remove it for any reason, it should be fully recorded to an appropriate level.
- 4.3.14 The important existing rural edge to the west of Panshanger Park has the potential to be significantly eroded by the development of the WGC5/EWEL1 site as this will potentially bring the eastern edge of Welwyn Garden City (currently not really experienced in conjunction with the Panshanger parkland) within very close proximity of Panshanger's western boundary. A buffer zone, particularly to the northeast of Birchall Farm where the WGC5/EWEL1 site comes closest to Panshanger, would help to mitigate the impact of the encroachment of Welwyn Garden City westwards. This has the potential to work well with the suggested retention of an open area around/adjacent to the Birchall farm grouping. In addition or, if necessary, alternatively, a continuation of the woodland block at Henry Wood just to the north of the site would provide screening of the development, helping to mitigate the visual impact.
- 4.3.15 The secluded nature of the Grade II listed Holwellhyde Farm immediately adjacent to the western boundary of the WGC5/EWEL1 site has been discussed in section 3 of this report. It has historically however had a clearer and more direct relationship with the surrounding landscape than it does now, although this has been eroded for some time over the course of much of the C20. Nonetheless, its formerly agricultural setting is still evident to the south/southwest and is important to the experience of this heritage asset. It would be beneficial to its heritage significance if an element of open space could be retained in its immediate surroundings to the south which is the most open aspect of its setting.
- 4.3.16 The form of development in the wider area of the south side of the WGC5/EWEL1 site is key to the acceptability of the proposed development of this area given its visibility in the predominantly rural Lea valley, although it is acknowledged that this character is affected by the route of the A414. The existing New Town development of Welwyn Garden City that forms the current south-eastern edge of the town has been relatively successfully amalgamated into the landscape through the continuation of the founding garden city principles of the original settlement. Indeed the Beehive area which lies close to site WGC5/EWEL1 is acknowledged to be particularly successful in design terms.
- 4.3.17 The WGC5/EWEL1 site in theory offers the potential for another expansion of the garden city ideals translated into a modern idiom in the way that the Beehive area was. Key to the success of any such application of the garden city principles will be a thorough and careful consideration of how the layout of the development will respond to existing landscape

features and topography and how it will be viewed in the wider context. The location and landscaping of open spaces will also form an important part of mitigating the potential impact on the wider setting of Hatfield House the rural quality to the east of which is important to its setting and heritage significance. Currently the southern edge of Welwyn Garden City is not prominent in views from around the Park, but if development were extended to the southern extremity of the WGC5/EWEL1 site, this would start to enclose the eastern views with development, to the detriment of the Park.

4.3.18 The mitigation measures required will depend upon the nature of the development that comes forward, for example with regards to density and scale. The retention of open spaces and landscaping is suggested here as a means of mitigating potential impacts, however the precise placement and extent of these measures will need to be given detailed consideration as part of the development process. Any impacts on the heritage assets along with the mitigation measures will need to be justified in line with local and national planning policy.

4.3.19 It is considered that there is scope for development on site WGC5/EWEL1, but this will need to be very carefully considered and designed to integrate as successfully into the landscape as the existing extents of Welwyn Garden City do. If this can be achieved then there is scope for mitigation of the impacts on the affected heritage assets.

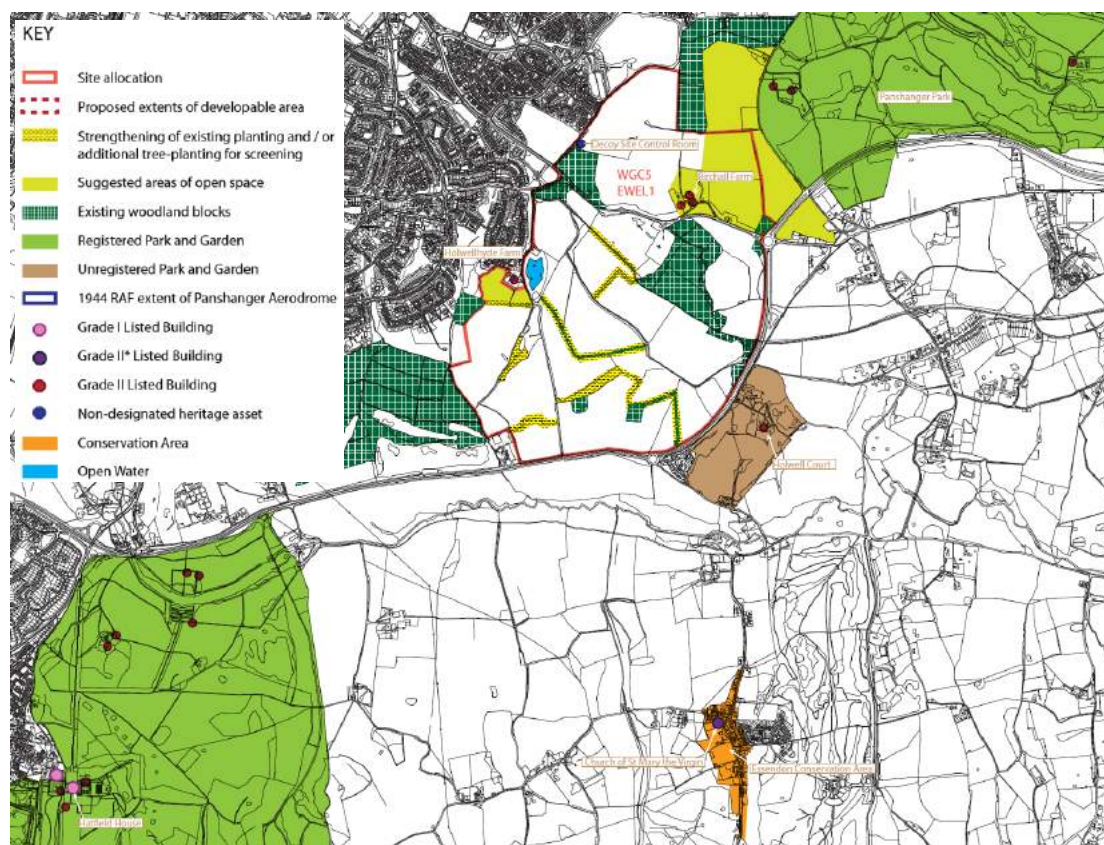


Figure 29: Development Concept Diagram for site WGC5/EWEL1 (full size map in Appendix 3) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

#### 4.4 HERT3 – Sites West of Hertford

##### *Capacity for Development*

- 4.4.1 These two sites form two parts of one site allocation known as HERT3. They lie just to the north and east of the Grade II\* Registered Panshanger Park, the setting and therefore heritage significance of which, the sites have the potential to affect. The northernmost of the two sites is also considered to have the potential to affect the setting of Goldings, a Grade II Registered Park and Garden which lies northeast of the site allocation.



Figure 30: HERT3 Sites West of Hertford (from East Herts Council Draft District Plan – Preferred Options Consultation 2014) © Crown Copyright and database 2016. Ordnance Survey 100018528.

- 4.4.2 Panshanger has dense woodland plantations on its boundaries which limits the interaction it has with the surrounding landscape, the important exception being the historic estate connection along the River Mimram to Tewin Water to the west. However, its rural surroundings outside of these enclosed boundaries contributes to the way the asset is experienced. Therefore, the potential development of parts of this rural area, especially in close proximity to the eastern boundaries of the Park which the outer suburbs of Hertford already partially meet, has the potential to cause harm to the heritage significance of the Registered Park and Garden.
- 4.4.3 Goldings to the northeast of Panshanger has no designed intervisibility with the larger Park with views from within Goldings designed to take advantage of prospects to the southwest, towards Hertford. The intervening land between the two parks was open farmland interspersed with woodland blocks, a landscape feature that remains today. The farmland closest to Panshanger has however been affected by mineral extraction works which have changed the landscape context between the two parks. Long Wood screens the northern site from any distant views from Goldings in this direction. Potential development of this site is therefore considered to have the potential for at worst, only a very limited impact on the heritage significance of Goldings.

##### *Development Criteria and Mitigation*

- 4.4.4 The eastern site abuts the far eastern point of the Registered parkland area on its north side. This boundary is formed by a woodland block known as Lady Hughe’s Wood through which a public footpath known as Chain Walk runs. A permissive footpath runs across the southern end of the potential development site and meets Chain Walk in Blakemore Wood which

forms the western boundary of the east development site. There is a small gap between these two woodland blocks at the southwest corner of the east development site which allows views into the adjoining open land to the west, but this lies outside the Registered area, although there is no definition between this open land and that within the Registered area further west.

- 4.4.5 Development on this eastern site would therefore be very self-contained and discrete from the Registered area, but would be directly adjacent to the boundary of the parkland. This would erode the already small rural buffer that still exists at this eastern end of Panshanger, further enclosing the parkland with urban development. If development is to occur in this location, careful consideration must be given to how the development will be designed to ensure as much of the rural character of this small area can be retained. It would be desirable to maintain an open area along the south side, perhaps using the existing permissive footpath route as the edge against which a screening boundary could be planted to mitigate the visual impact of development in this location. This would perform a similar function to the existing densely treed boundaries of the park which mitigates the existing visual impact of the western suburbs of Hertford.
- 4.4.6 Development on the northern site has the potential to also effectively further enclose Panshanger with urban development. However, the existing western edge of the Sele Farm suburb is rather untidy, if not unduly prominent, and some development in this location may actually be beneficial as it could form a more appropriate urban edge which would be an enhancement to the landscape in this area. It would similarly however be beneficial to leave the western end of this development site more open in order to leave a buffer zone between the new development and the Registered area of Panshanger.
- 4.4.7 In both the HERT3 sites, the scale of development should be kept modest to reflect the urban fringe location of the sites and to mitigate the potential impact on Panshanger Park, and more indirectly Goldings.



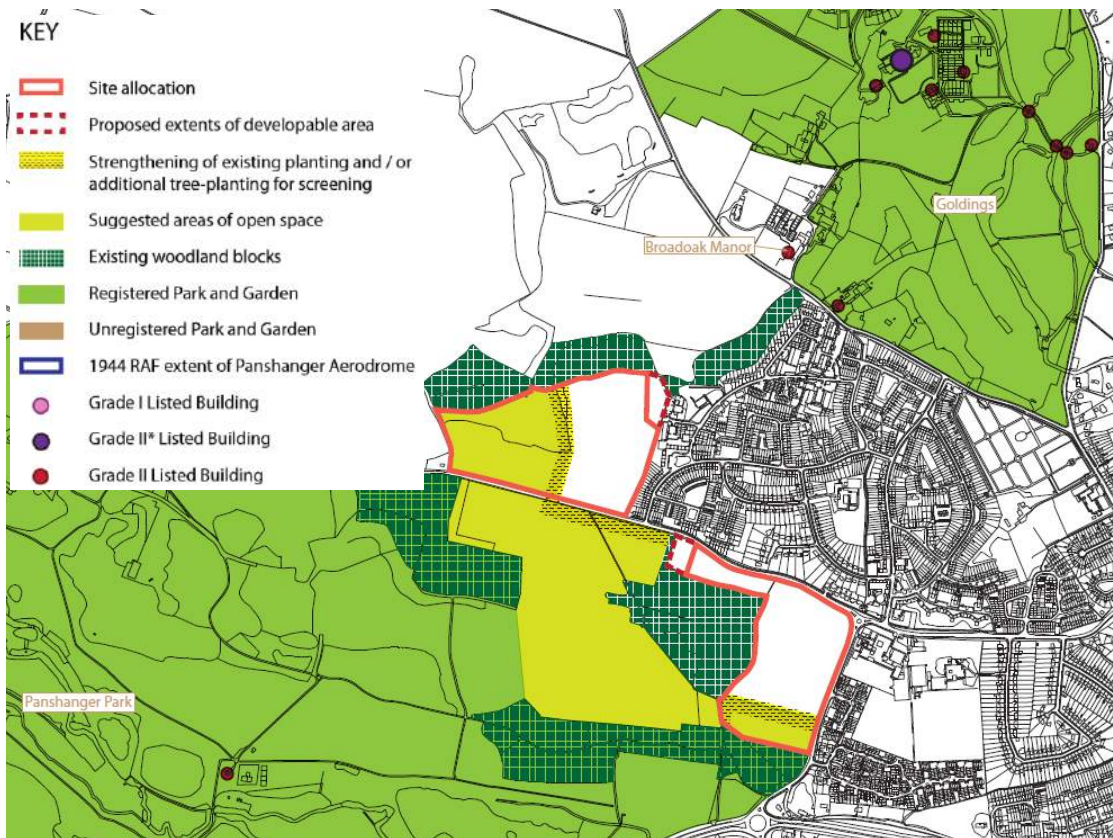


Figure 23: Development Concept Diagram for sites HERT3 (full size map in Appendix 3) © Crown copyright and database rights 2016. Ordnance Survey Licence number LA 100019547.

## 5 Development Proposals Criteria

- 5.01 Stage 3 of Historic England’s Advice Note 3 ‘The Historic Environment and Site Allocations in Local Plans’ sets out the recommended contents of site allocation policies from a heritage perspective. This advice has been followed in the suggested set of criteria against which development proposals on the site allocation should be assessed at the masterplanning stage. Slightly differing criteria are proposed for each of the site allocations considered to be acceptable, i.e. WGC4, WGC5/EWEL1 and HERT3, to reflect the varying sensitivities of heritage assets affected and the size and complexity of each site.

### WGC4 – Panshanger Aerodrome

- 5.02 *What is expected* – The Panshanger Aerodrome site will form an almost entirely housing led northeast extension to Welwyn Garden Suburb, extending the existing Panshanger area development. Assuming an estimated dwelling capacity of 700 units in a range of housing types, there will be a requirement for an individual convenience store at the eastern end of the site.
- 5.03 *Where it will happen on the site* – Following the assessment of the site’s capacity above, from a heritage perspective, it would be beneficial to have significantly less, or ideally no, development at the eastern end of the site to mitigate the impact of the development on the setting of Panshanger Park and Marden Hill. If this development principle is not adhered to in any masterplan proposals brought forward for the site, such proposals should demonstrate how the harm caused by development in this location to the heritage significance of these heritage assets will be avoided or mitigated.
- 5.04 It has also been suggested in the assessment above that consideration could be given to revising the Green Belt boundary to ensure there is not an overall loss of developable area. It is however acknowledged that in the 2012 Local Plan Consultation, the supporting text for this site (in Land for Housing Outside Urban Areas – 3 Welwyn Garden City) states that only minor revisions to the Green Belt boundary would be considered and only where this would be necessary to demonstrably improve the layout and sustainability of development. Para 4.1.6 of this report notes that there would be benefits for the heritage interpretation of the former aerodrome if the northern boundary of the site followed historic field boundaries and the existing route of the airfield which would offer a slightly deeper site area and potential consequential benefits to the spatial layout of the site. However, the onus would be on the masterplanners of the site to demonstrate the sustainability of any proposals to revise the Green Belt boundary on this basis.
- 5.05 *Mitigation and enhancement measures* – A full record of the remaining structures on the aerodrome site will need to be undertaken before any development on the site occurs. Developers will be required to set out how and when this will be undertaken with reference to the appropriate English Heritage / Historic England guidance and other best practice

advice. This will increase understanding of the heritage significance of the aerodrome site and its structures through research and recording.

- 5.06 Masterplanners will be required to provide proposals for strengthening and additional planting along the northern and eastern boundaries of the site. The screening shown in Figure 26 is the minimum necessary to minimise the impact of development on this site on the setting of the heritage assets considered to be affected. The Structural Landscape Area allocated in the Welwyn Hatfield District Plan 2005 is generally more extensive than the screening planting suggested in Figure 26 and would therefore provide better mitigation in these areas, assuming that it is appropriately managed. Details of maturity, species, numbers of specimens, and depth of planting areas will be required to ensure the appropriateness of the proposed planting and to demonstrate the effectiveness of the resultant screening function of these planted areas. Information regarding the management of these areas must also be provided to ensure the long term effectiveness of such measures.
- 5.07 The provision of public access to the aerodrome site through its redevelopment offers scope for significant interpretation of the site's heritage significance and would make good use of the wealth of material already available which would be supplemented by the full recording of the remaining structures on the site. Interpretation of the site should be incorporated into the layout of the development (see below) and be a fully integrated part of the masterplan process. Developers will need to set out how they envisage the appropriate interpretation of the site's significance will be integrated into the underlying principles of the masterplan.
- 5.08 *Design principles* – The development capacity of the site in section 4 of this report is predicated on the principle of a medium density (approx. 20-40 dph) almost entirely housing development of approx. 2 storey properties. This is considered to be the most appropriate form of development for this site taking into account the existing topography and wider landscape setting of surrounding heritage assets. Developers must justify any proposals that significantly increase the density of the site or the height of buildings over and above the above assumed development density and height, and demonstrate that they will not cause further harm to the heritage significance of the affected heritage assets or provide details of how this harm will be mitigated.
- 5.09 The layout of the development should aim to reflect the key characteristics of the aerodrome site through the alignment of routes and/or open spaces and development parcels. Perhaps the key feature of the aerodrome is the airstrip and the retention of its memory through the layout of the development should be incorporated into the proposals unless it is demonstrated through the masterplan process that this would result in an unsustainable layout. The prudent choice of names for key routes and spaces is a consideration for the detailed design stages of the development, but should be considered as part of the interpretation strategy for the site.

- 5.10 Developers must also demonstrate that the infrastructure of the development will not significantly increase the amount of traffic using Panshanger Lane as this would be detrimental to the rural quality of the western edge of the Grade II\* Registered Panshanger Park. Traffic management measures will be required through the masterplan process anyway, but should also therefore consider the impact of additional traffic and new routes etc. as part of the infrastructure of the new development, on the quality of the historic environment, with particular regard given to the setting of Panshanger Park.

#### **WGC5/EWEL1 – Birchall Garden Suburb**

- 5.11 *What is expected* – This site is estimated to be able to provide approx. 1200 homes within the Welwyn Hatfield Borough and approx. 1700 new homes within the East Herts District in a primarily housing led development, forming a new suburb to the southeast of Welwyn Garden City. Supporting infrastructure will include a small new neighbourhood centre which will contain appropriate local retail and employment opportunities. Primary and secondary schools will also be required alongside other social infrastructure including community facilities, health services, green open space and play areas.
- 5.12 *Where it will happen on the site* – Two broad areas for development are suggested through the two local authorities’ draft local plans. That in Welwyn Hatfield, to the south of Holwellhyde Farmhouse, and that in East Herts to the east of Panshanger Park, around Birchall Farm and which is by far the larger of the two broad areas (in terms of potential housing numbers). The propensity for harm to these heritage assets has been discussed in section 4 above, and it is considered that in order to mitigate this potential harm to the setting of these assets, adequate areas of open space need to be retained around them. This is demonstrated in the concept plan in section 4. If this development principle is not adhered to in any masterplan proposals brought forward for the site, such proposals should demonstrate how the harm caused by development in this location to the heritage significance of these heritage assets will be avoided or mitigated.
- 5.13 The visibility of the site in views from Hatfield House and Park and the Essendon heritage assets (and to a lesser extent Holwell Court) will be a key consideration in the development of a masterplan for the part of the site within Welwyn Hatfield (WGC5). In order to accurately assess the likely impact of development in this portion of the site, views from these heritage assets must be prepared to demonstrate the likely impact of development on their setting. This further analysis should then inform the development of a masterplan that responds to the identified relative heritage sensitivities across the site along with mitigation measures such as structural planting so as to adequately mitigate any potential harm to their heritage significance.
- 5.14 *Mitigation and enhancement measures* – Masterplanners will be required to provide proposals for maintaining and strengthening existing woodland blocks and tree belts on the site as a key part of strengthening the landscape character of the site and ensuring the development of the site is underpinned by a landscaping strategy which links in with the Green Biodiversity Corridor aims of the emerging local plans. This connection to the wider

natural environment is also a key principle of the Garden City ethos which the site's development should seek to achieve in order to continue the success of the nearby Beehive Area in reinterpreting the Garden City principles in a modern idiom.

- 5.15 Additional planting will also be required following the contours of the site to ensure that development is integrated into the landscape in the same successful manner that much of the existing Welwyn Garden City is when viewed from the surrounding area. Details of maturity, species, numbers of specimens, and depth of planting areas will be required to ensure the appropriateness of the proposed planting and to demonstrate the effectiveness and quality of the resultant screening function of these planted areas. Information regarding the management of these areas must also be provided to ensure the long term effectiveness of such measures.
- 5.16 If the inert waste recycling facility currently located on the south side of the B195 is removed as part of the development of WGC5 and EWEL1, this this area will then need to be returned to a suitable state for either development (if this part of the allocation site can be successfully integrated into the landscape without harm to the setting of the nearby heritage assets following the exercise advocated in para 5.13 above). Or, if contamination or other issues preclude development, this area could be used as part of the generous green space that should characterise the design of a new Garden City suburb.
- 5.17 *Design principles* – As an extension to an existing Garden City, it is essential that masterplanners for the site demonstrate how the development of the site will meet the Garden City principles and contribute to the holistic planning of Welwyn Garden City. Fundamental to this is the enhancement of the natural environment which is a key part of the setting to many of the heritage assets identified as being potentially affected by the development of this site. Retention and enhancement of the natural qualities of the site will be key to acceptability of development on this site and masterplanners will be required to demonstrate how this underpins the development.
- 5.18 The Garden City principles do not ascribe values or measurements to control the height, scale or density of development. However, there is a strong emphasis on the provision of homes with gardens which will likely steer building types towards certain forms. Given the topography of the site and the importance of fusing the built environment with the natural, it is also likely that development should not be of any great scale or height, of 2-3 storeys generally in common with the existing housing stock, and perhaps rising to 4 storeys for more commercial buildings. The onus is on developers to demonstrate that the scale, height and density of any proposals are appropriate to the site and that they will not cause further harm to the heritage significance of the affected heritage assets or provide details of how this harm will be mitigated.
- 5.19 The positioning and scale of the social and retail infrastructure will need to be especially carefully considered to ensure this potentially intrusive form of larger scale development is successfully integrated into the development and landscape. The use of open spaces and tree-lined streets within which to set such facilities should again form a key part of the

masterplan for the site and which developers will need to demonstrate has been adequately considered.

### **HERT 3 – Sites West of Hertford**

- 5.20 *What is expected* – These two sites will form an almost entirely housing led extension to the west side of Hertford to meet the East Herts short term housing requirement. Assuming an estimated dwelling capacity of 550 units (300 on the northern site and 250 on the southern site) in a range of housing types (including affordable units), there will also be a requirement for various supporting facilities.
- 5.21 *Where it will happen on the site* – Development of the southern of the two HERT3 sites has the greater potential to harm the significance of the Grade II Registered Panshanger Park. Development here would expand the urban environment of Hertford across Thieves Lane for the first time, into an area that has historically formed a continuation of the rural parkland/agricultural character of the Registered Park, and would lie immediately adjacent to the Registered boundary. For this reason, it is considered that if development is progressed on this site, it is suggested that an appropriate buffer zone is maintained between any development and the boundary to ensure some separation between it and the urban environment of Hertford. This is demonstrated in the concept plan in section 4. If this development principle is not adhered to in any masterplan proposals brought forward for the site, such proposals should demonstrate alternatively how the harm caused by development in this location to the heritage significance of these heritage assets will be avoided or mitigated.
- 5.22 It is also suggested that the northern ‘arm’ of this southern site could be extended marginally to the west to meet the existing tree line in this location which may help to partially mitigate the potential loss of developable area if the suggested buffer zone (see above) is progressed.
- 5.23 The northern of the two HERT3 sites is of less importance to the setting of Panshanger Park, but still contributes to the rural environment of the park which is an important element of the way the park is experienced. However, this site has also been historically disturbed by past mineral workings and affords views across the existing urban edge of the Sele Farm part of Hertford which is not well-defined. Development in the eastern part of this site would therefore offer the opportunity to create a better defined urban edge to Hertford, whilst the western part of the site should be kept open to ensure an appropriate buffer to Panshanger Park (as discussed above) is maintained. As before, if this development principle is not adhered to in any masterplan proposals brought forward for the site, such proposals should demonstrate alternatively how the harm caused by development in this location to the heritage significance of these heritage assets will be avoided or mitigated.
- 5.24 Again, it is also suggested that this northern site is marginally extended to the northeast to encompass the whole of the existing field boundary to create a logical development boundary, up to the existing tree block.

- 5.25 *Mitigation and enhancement measures* – In addition to the proposed areas of open space discussed above, it is also considered important that adequate tree screening belts or alternative appropriate visual screening is incorporated into any development proposals for both sites. The purpose will be twofold – firstly to mitigate the visual impact of the new development on the Registered Panshanger Park, and secondly to provide an appropriate transition between the rural and urban environment. Details of maturity, species, numbers of specimens, and depth of planting areas will be required to ensure the appropriateness of the proposed planting and to demonstrate the effectiveness of the resultant screening function of these planted areas. Information regarding the management of these areas must also be provided to ensure the long term effectiveness of such measures.
- 5.26 *Design principles* - The development capacity of the sites in section 4 of this report is predicated on the principle of a medium density (approx. 20-40 dph) almost entirely housing development of modestly scaled buildings. This is considered to be the most appropriate form of development for these sites taking into account their proximity to Panshanger Park and their urban fringe location. Developers must justify any proposals that propose a high density scheme and/or taller buildings than those in the immediate vicinity and demonstrate that they will not cause further harm to the heritage significance of the affected heritage assets or provide details of how this harm will be mitigated.
- 5.27 The rural character of the HERT3 sites are important to the experience and setting of Panshanger Park. Developers should demonstrate how this atmosphere will be retained or at least signalled through their proposals for the sites. This is particularly important for the southern of the two sites.
- 5.28 Developers must also demonstrate that the infrastructure of the development will not significantly increase the amount of traffic at present using Thieves Lane and the B1000 (Hertford Road) as this would be detrimental to the already compromised rural quality of the north-eastern edges of the Grade II\* Registered Panshanger Park. Traffic management measures will be required through the masterplan process anyway, but should also therefore consider the impact of additional traffic and new routes etc. as part of the infrastructure of the new development on the quality of Panshanger Park.

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