

## Proposed Ryde Conservation Area

The Ryde area is a high quality, planned 1960's estate. It has a distinctive feel, embodying the best of Hatfield living, utilising high quality materials within a traditional hedge lined street setting. The character of the area is greatly enhanced by it's green feel particularly boundary hedges and large number of trees including street trees, An important and notable characteristic are the rooflines visible above hedges and through opening. These Nordic style asymmetric sloping rooflines of many of the houses are what make the area an impressive and noteworthy example of 1960's architecture in a human scale development that will never be repeated and is worth conserving for future generations.



Also, The Ryde features the Cockayne Housing development an outstanding 1960's self build development which has attracted a grade 2 listing for its innovative design and construction. These listed buildings relate to their surroundings and work together with them in a setting that enhances the bungalows

The Ryde area is currently undergoing a period of change, with houses being bought from first generation occupiers and refurbished by speculative developers on a piecemeal basis. This is not necessarily an issue provided the changes are sympathetic and respect the heritage of the area, however there are examples of developers/owners importing city/suburban features, such as embellished boundary walls into the streetscape and changing the planned and continuous boundary hedge view experienced as people progress through the estate. Often this is not a conscious decision, rather a hangover from their

experience of suburban London and a lack of experience of the design features and philosophy underpinning the development of Hatfield.

The style of street layout with continuous boundary hedges is quintessentially English and is worth preserving. Interestingly, it is a prominent feature incorporated in proposals for new 'garden city' style settlements across England, including several currently proposed for Hertfordshire.



The proposed Conservation Area covers the core area of the estate, shown in figure 1 below, including those areas with homes featuring the highly valued boundary hedges and interesting asymmetric rooflines, and comprises the following roads:

The Ryde (part)	including the Cockayne homes
Pleasant Rise	including the Ryde School, Ryde open space and The Dell
Greenfield	including amenity space
Lodge Drive	
The Holdings	including amenity green
Stag Green Ave	including amenity green
Park View	

The conservation area could be extended to include Mount Pleasant Lane, one of the oldest roads in Hatfield, shown on maps dating from the 15<sup>th</sup> Century held in the local archive at Mill Green Museum. Mount Pleasant Lane also exhibits classic features associated with ancient sunken lanes and its heritage should be maintained and enhanced.

## **Interim Measures**

While the Conservation area proposal is being developed, the Borough Council can take positive measures to advise and educate home owners and developers how they can preserve and enhance The Ryde area by retaining hedges and working in harmony with the existing rooflines.

The Borough, as Local Planning Authority(LPA), can add an advisory observation to all planning determinations, briefly outlining the benefits of retaining and enhancing existing boundary hedges and the positive impact of Nordic style roof profiles.

The Town Council can make representations to the LPA about the retention and enhancement of existing hedges and roofline changes that are not in sympathy with the prevailing roof style. The Town Clerk can also be mandated to write to all applicants formally expressing the Town Council's view on the benefits of protecting a high quality streetscene through maintaining continuous boundary hedges (though of varying heights) in The Ryde area. Suitable wording and letters could be developed and agreed within the respective Councils.

Figure 1: Indicative Boundary of Proposed Ryde Conservation Area

