Character Zone B

4.25 Character Zone B (see Appendix 4) covers the buildings and landscape around Dog Kennel Lane forming the eastern side of the Common. Dog Kennel Lane travels north-south along the eastern edge of Chorleywood Common. There are seven Grade II Listed buildings situated within this zone:

- Appletree Farmhouse
- Barn Range
- Barn and Stable Range
- The Granary
- Constables Cottage
- 1, Dog Kennel Lane (Cobwebs)
- The Cedars

There are also Locally Listed buildings:

- 1 – 4 Cedar Almhouses

4.26 The buildings on the edge of the Common fall into three categories: religious; agricultural; and high status residences. Many farm buildings survive to the north-east of Dog Kennel Lane, and were central to the livelihood of Apple Tree Farm. Chorleywood College (known as The Cedars) stands in a large open estate as testimony to high status residences built in the mid 19th century.

4.27 There is an atmosphere of tranquillity and open space when travelling by foot or car along Dog Kennel Lane into the centre of the Conservation Area. The Common dominates the landscape becoming woodier, with hills and valleys adding to its visual appeal.

Views along Dog Kennel Lane

4.28 At the end of Dog Kennel Lane and within close proximity to Christ Church, there are the Cedars Almhouses. As outlined above, these are Locally Listed. They were built in a row in 1881 and extended in 1906, as recorded in a dated plaque above the doors. They are single storey small scale dwellings with diamond paned windows, which add to their appeal.

4.29 Appletree Farm and its subsidiary barns and granary occupy a large site further within the Conservation Area. Since the listing survey in the 1970s, there has been much development on this ancient farm, with the conversion of barns into living quarters, new builds and the insertion of modern windows into the existing barn and granary. Within the area surrounding the barns and farmhouse, now in separate ownership from the main farm, there are bungalows and small semi-detached buildings on areas which would otherwise have been open spaces. These buildings use flint and red-brick, as seen elsewhere in the Conservation Area, and stand as contrasts to the timber-framed barns, granary and farmhouse.
4.30 Appletree Farmhouse is a Grade II Listed building of two parallel three bay ranges. Some exposed timber framing can be seen on one gable, with brick infill’s and timber casement windows. The larger of the two Grade II Listed barns has now been converted into housing. The barn consisting of seven bays retains many of its original features – tiled roof; weatherboarding; double doors. The other barn and stables are used as a garage. It is also timber framed on a brick sill, with weatherboarding. The Granary, now converted into a summerhouse, is also Grade II Listed situated near to the barn ranges. It is timber framed, raised on stone saddles and was included in the national listing for its group value.

4.31 The Cedars was built as a private residence in 1865 by J.S. Gilliatt in yellow brick, stone dressings with a slate roof. It forms an attractive vista at the end of the driveway, with a symmetrical elevation and projected central panel. There are many ornate external architectural details including railings on the roof, fluted columns, segmental pedimented dormers and sash windows. Inside, two marble Corinthian columns in the entrance hall open onto panelled walls and plastered ceilings in the ground floor reception rooms. In 1917 the mansion and grounds were used as a school by the National Institute for the Blind. In 1987 the school was moved and the site was developed as a retirement village now known as Cedars Village.

4.32 Cedars Village retirement dwellings have been erected, in front of the Grade II Listed building, affecting the vista and setting of the house. These buildings are constructed in yellow bricks with red pantiles roof, sharing garages which have slate roofs. The scale and spacing is close and detrimental to the main house, which, as with other large houses, would have historically stood in isolation surrounded by gardens and their associated buildings. There is a further residential wing attached to the main house, which completely contrasts the latest phase of houses. This wing’s architectural style mirrors The Cedars with slate mansard roofs, yellow brick and dormers.

4.33 Constables Cottage is a Grade II Listed building situated on a bank facing Dog Kennel Lane and the Common. It is an attractive brick and timber-framed house with red tile-hanging and leaded lights. It was formally the Black Horse Public House.
4.34 The modern houses behind Constables Cottage are not considered characteristic of the conservation area in appearance, scale or materials.

4.35 Near to Constables Cottage, there is a pair of semi-detached houses called Cedars Cottages. They are very near to Dog Kennel Lane and exemplify the “character and appearance” seen in other buildings around the Conservation Area. These cottages echo the architectural style of Constables Cottage as they are small scale, brick built with red tile-hanging. These properties are suitable for inclusion on the Local List.

4.36 As previously stated, Dog Kennel Lane gained its name from the establishment built in the area. There is a group of buildings which also continue this tradition, namely Dog Kennel Cottages. No.1 Dog Kennel Cottage, also known as “Cobwebs”, is a Grade II Listed building containing timber-framing within its red-brick casing. It was originally built as a chauffeur’s cottage for South Cottage. No.2 and No.3 Dog Kennel Cottages are not listed, but do compliment No.1 in their massing, external building materials and steep pitched roofs.

4.37 South Lodge, next to No.1 Dog Kennel Cottage, may have been the entrance to South Cottage and its estate. This early estate has since been superseded by a housing estate, outside of the Conservation Area boundary, retaining the historical connection through road names e.g. South Cottage Gardens, South Cottage Drive.

4.38 South Lodge is worth a further mention because of its distinctive architectural features, including garret hipped roof, brick string course, central stack and polychromatic brickwork. It may also be worthy of inclusion on the Local List.

Character Zone C

4.39 Character Zone C (see Appendix 5) covers parts of Chorleywood Bottom, and part of the lower edge of the Common, forming the southern section of the Conservation Area. The character and appearance of this character zone contrasts with the mainly agricultural buildings and cottages of Dog Kennel Lane and the large estates of The Cedars and Chorleywood House. There are four Grade II Listed buildings situated within this character zone consisting of Nos. 4, 5, 6 and 7 Chorleywood Bottom. The contrast in the style and design of these buildings reflects the change in built form following the creation of the Metropolitan Railway.

4.40 The architectural style of Character zone C is predominately 20th century, with large modern houses running along Berry Lane and Clements Road (parts of which are included in the boundary of the Conservation Area). On the whole, these buildings cannot be seen from the Common as they are shielded by woodland.

4.41 Many of the roads in this zone retain the “rural” character of the Conservation Area with open field systems and established hedgerows. The unlit roads have lay-bys for passing vehicles. There are some stretches of road with concrete kerbs. This detracts from the “rural” feel of the area however these are required to prevent constant erosion of the boundaries of the Common by vehicle encroachment. As with the Rickmansworth Road, special consideration should be given to the style of traffic signs within the Conservation Area.
4.42 Common Gate Road travels from Berry Lane to Chorleywood Bottom through the edge of the Common, running parallel to the Metropolitan Railway line. There are no buildings to be seen on the Common itself, except Cherry Tree Dell in the distance. This leaves clear views of the open green spaces provided by the Common.

4.43 An early farmstead called Clements Farm faces towards the Common with its brick and flint extended range and is defined by a knapped flint wall dressed with red bricks in a pattern seen elsewhere in the Conservation Area. This arrangement of buildings should be protected by being included on the Local List as they survive from Chorleywood’s earlier communities.

4.44 Also included in the Conservation Area boundary are six modern houses on Clements Road and adjacent to Clements Farm.

4.45 Travelling further to the south-west, the Area includes parts of Chorleywood Bottom as far as the openings into Capell Way, Hubbards Road, Lower Road and North Road. The Common can be seen on the horizon from outside the Conservation Area and is a vantage point into the growing housing estates around Chorleywood village centre.

4.46 There is a small collection of buildings at the entrance to Chorleywood Common Conservation Area, namely The Old Shepherd Public House, Shepherds Cottage and Ellwood Terrace. A large mature Cedar tree occupies the corner site next to Ellwood Terrace. Many of the original windows have been replaced by UPVC windows; however, most houses retain many of their original features, such as: terracotta finials at the top of the gables; three
brick chimneys; original cast-iron lead drain-pipes with rainwater heads; slate roof and painted white wooden fences and gates.

4.47 The Old Shepherd Public House is a small white rendered building with a single storey extension to one side. The main building retains its symmetrical fenestration with distinctive decorative framing on the ground-floor and upper-floor windows. This building should be considered for inclusion on the Local List because of these architectural features and its role as a public house to the community.

The Old Shepherd Public House

4.48 Nearby, there is Shepherds Cottage bordered like Ellwood Terrace with the same style painted white wooden fence. It is a picturesque white cottage with horizontal sliding sash windows on the first floor and vertical sash windows on the ground floor. The white wooden fence continues past the edge of Shepherd Cottage and its garage and may demarcate the extent of the original garden which has now been developed by later houses. The fencing is an important feature to this group of buildings and should be maintained in good order. The buildings enclosed by the fence are modern brick houses built at the bottom of the steep bank of the Common. Within this enclosure, Hillview Cottages have been built facing away from the Common. This pair of semi-detached red-brick buildings have distinctive horizontal sixteen pane sash windows on both storeys, a central chimney and a slate roof. No.1 Hillview has been extended outwards from the side and rear.

4.49 Chorleywood Bottom, named after its geographical position at the bottom or lowest edge of the Common, can be approached by the road of the same name or by apertures between groups of houses. An example exists between Hillview and Ruardene Cottages and also provides a view up to the Common.
4.50 Ruardene Cottages are split level because they are built into a steep bank and instead of fronting onto the Common, they face the side of Hillview Cottages. They are similar in style to Hillview Cottages with one window on each level and a side door. However, modern window and door replacements do not reflect the symmetry of the elevation.

4.51 Looking up to the Common from within Chorleywood Bottom, there is a row of Listed buildings emphasising the vernacular and timber-framing tradition of the buildings around the Common. Nos. 4, 5, 6 and 7 Chorleywood Bottom are four Grade II Listed brick and flinted houses with early 17th century timber-framed core. Although numbers 4 and 5 now form one residential unit. The flint and brick of the three cottages reflects the boundary walls of Chorleywood House, Christ Church Graveyard and can be seen repeatedly elsewhere throughout the area.

4.52 The neighbouring houses either side of Nos. 4 to 7 Chorleywood Bottom are also small scale and faced with red bricks. Some continue the line of the three cottages as a terrace or are set apart as a small group of modern detached houses or semi-detached houses and bungalows.

Nos. 4, 5, 6 and 7 Chorleywood Bottom

4.53 The boundary of the Conservation Area includes 1920’s houses with fake timbering and bay windows on the edge of Lower Road and half of North Road. North Road contains a mixture of small terrace and semi-detached houses with plain rendered or brick elevations, ground floor bay windows and simple large pane sash windows.

4.54 Just outside the boundary of the Conservation Area in Chorleywood Bottom there is The Retreat, a late 15th century Grade II Listed house.

Character Zone D

4.55 Character Zone D (see Appendix 6) forms the western part of the Conservation Area, extending down to the south west corner of the Conservation Area covering the built and natural features along Station Approach and Common Road. Station Approach is located along the Conservation Area boundary. The properties along Station Approach vary greatly in architectural design and back land development has resulted in significant increase in the built form within this section of the Conservation Area. Common Road splinters off from Station Approach at the lower end of the Common. It runs north-south along the edge of the Common and has a variety of buildings along its borders. There are three Grade II Listed buildings situated within this character zone, consisting of:

- Berkley House
- The Old Cottage
- Pond Cottage

In addition there are currently two Locally Listed building, as follows:

- The Cottage
- The Rose and Crown Public House