

# Ringshall Conservation Area



## Draft Character Appraisal



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## **Acknowledgements**

The production of this document has been a collaborative partnership between the Parish Council of Little Gaddesden, led by Lyn Hyde, and Dacorum Borough Council's Conservation team.

Particular thanks also for important contributions from the following residents and friends of Little Gaddesden and Ringshall :

Michael Carver  
Mick Thompson  
Jane Stinton

Jane Dickson  
Laurie Maclaren  
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George Godar  
Graham Maclaren  
Julie Battersby

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Photographs:

Front Cover (Main picture) - *5-13 Ringshall*

Images left to right - *Rear extensions of 5-13 Ringshall, Plank door on outbuilding, Roses. Wellhouse timber framed porch 3 & 4 Ringshall*

# Contents

## Ringshall Conservation Area Appraisal

	Page No.
<b>1 Introduction</b>	<b>1</b>
<b>2 Location and Setting</b>	<b>5</b>
● 2.1 Location	5
● 2.2 Boundaries	7
● 2.3 Topography and Landscape Setting	7
● 2.4 Geology	8
● 2.5 Archaeology	8
<b>3 The Historical Development of Ringshall</b>	<b>9</b>
<b>4 Surviving Historical Features within the Conservation Area</b>	<b>15</b>
● 4.1 Summary of historical features	15
● 4.2 Street pattern and building plots	17
<b>5 The Character and Appearance of the Conservation Area</b>	<b>18</b>
● 5.1 Analysis	18
● 5.2 Summary of villagescape features	19
● 5.3 Current activities and uses	20
● 5.4 Focal points, views and vistas	20
● 5.5 Open spaces, landscape and trees	21
● 5.6 Public Realm: Floorscape, street lighting and street furniture	22
<b>6 The Buildings of the Conservation Area</b>	<b>23</b>
● 6.1 Architectural styles and detailing	23
● 6.2 Boundaries	27
● 6.3 Listed Buildings	28
● 6.4 Locally Listed Buildings	28
<b>7 Negative Features and Issues</b>	<b>29</b>
Further Reading and sources of Information	30
<b>Appendices</b>	
Appendix 1 : Gazetteer of Heritage Assets in Ringshall Conservation Area	31
Appendix 2: Historic Environment Record: Hertfordshire Council	37
Appendix 3: Boundaries	38
Appendix 4: Trees and Wildlife	40

# Contents

<b>Maps</b>	Page No.
Map 1: Ringshall	1
Map 2: Ringshall Conservation Area	2
Map 3: Historic England registered parkland (part)	3
Map 4: Relationship of Ringshall to Ashridge and Little Gaddesden	10
Map 5: Ordnance Survey Map (first edition) 1899-1901	12
Map 6: Ordnance Survey Map 1899-1901	13
Map 7: Ordnance Survey Map 1924-1927	13
Map 8: Ordnance Survey Map 1962	14
Map 9: Listed and Locally Listed Buildings	28

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# Ringshall Conservation Area

## Character Appraisal

### 1 Introduction

Map 1: Ringshall



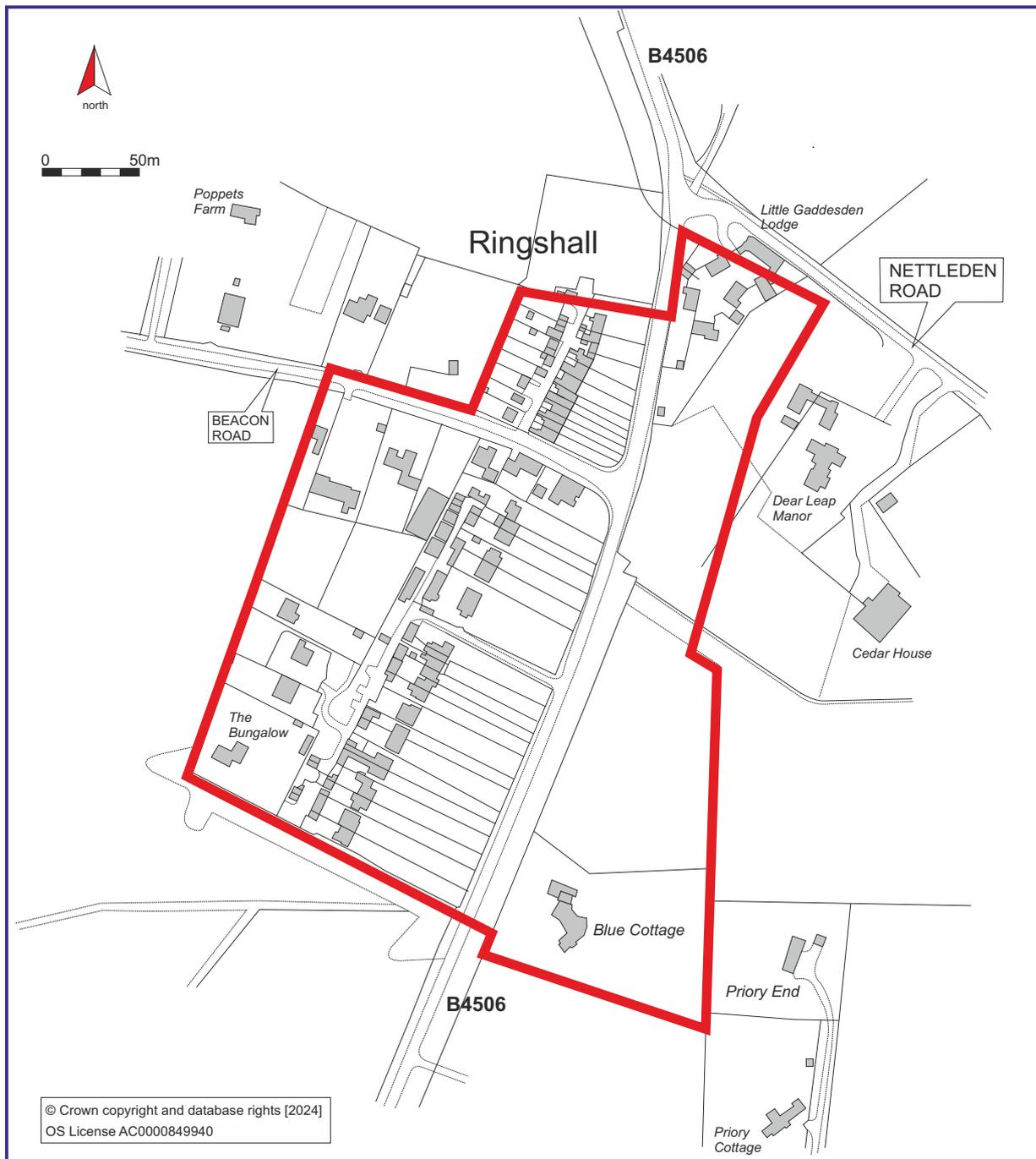
Ringshall Conservation Area comprises the core of the built settlement of Ringshall. It sits within the Chilterns National Landscape (formerly the Chilterns Area of Outstanding Beauty) and is 7.71 hectares in area.

The characteristics of the settlement of Ringshall reflect its development as an estate hamlet, attached to the Ashridge Estate. It is linear settlement with no focal point. Former Estate cottages are located on the west side of the busy B4506 road; the east side still contains in essence the well-wooded landscape of the former historic Estate. Ringshall still reflects the strong Estate influence. It previously housed Estate workers who worked on the Estate, on Ringshall Farm, in the Laundry (owned by the Estate) and in Ringshall Lodge (also called Little Gaddesden Lodge) which was at one time the north entrance to the Ashridge Estate. The woodland part of the former Estate on the other side of the road, although now in private hands, is still part of Grade II\* listed Ashridge Park and Garden (List entry No 1000330).

The only other road in Ringshall Conservation Area is Beacon Road, previously called Ivinghoe Road, linking Ringshall with Ivinghoe Beacon and Ivinghoe village. Within a few metres to the North West of its junction with the B4506, Beacon Road crosses the boundary between the counties of Hertfordshire and Buckinghamshire, and between the local authority areas of Dacorum and the unitary authority of Buckinghamshire (Aylesbury Vale was the district council until 2020).

The B4506 drops down both towards Berkhamsted and Dagnall while Beacon Road rises gently North West towards Wards Hurst and Crawley Wood. Ringshall is thus near the westerly end of the plateau which leads towards Little Gaddesden in the east. There is a below ground reservoir constructed by the Brownlows (who owned the Ashridge Estate at the time) in 1858, which is just over the county boundary in Buckinghamshire but which is an important landscape feature being set at a height designed to provide gravity-fed fresh water to the settlements of Ringshall and Little Gaddesden.

## Map 2: Ringshall Conservation Area



There was a pond to the east of the main road opposite the Beacon Road junction but this has now disappeared.

The former Estate cottages are accessed by two communal drives to the rear. The drive to the northern set of cottages is accessed via Beacon Road. The drive to the southern set of cottages is accessed via a side road off the B4506. All the cottages have outbuildings to the rear. The southern set of cottages includes some semi-detached housing.

Nos 3, 4 and 5 Ringshall, the pump and the pump house, and Nos 7-13 Ringshall (the northern set of cottages) are all Grade II listed.

There are no community buildings in Ringshall and perhaps the settlement meeting place was around the communal pump and the former Ringshall shop, Fountain's Stores, at No 5/6 Ringshall. There is still graffiti dating from the first half of the 20th century within the pump house.

Ringshall is regarded as one of the most homogenous settlements in Dacorum. The buildings are ostensibly mainly of one period but, particularly on the northern side, some have earlier cores which date back to the 15th and 17th centuries. The highest building within the settlement is the tower of Ringshall Lodge. The Lodge itself is outside the Ringshall Conservation Area (the building is within Buckinghamshire/Aylesbury Vale) but the remainder of the gated estate (Brownlow Gate) of which it now forms part is within the Conservation Area.

There has been some 20th century residential development to the rear of the southern set of cottages on what were paddocks, orchards and a “common meadow” belonging to the cottages.

In addition, immediately opposite the southern end of the row of cottages but on the woodland side of the road, is the Blue Cottage, an art deco style residence built in the 1930s following the sell-off of the Ashridge Estate. This is a very unusual house and, while it does not conform to the overall character of the Conservation Area as described in this Appraisal; it had become a landmark in the area and is sufficiently separated from the Estate cottages not to detract from the ambience of the settlement.

The area around Ringshall Lodge was used as a commercial motor garage from at least the 1930s. It closed in 1997 and the site was subsequently redeveloped into a gated community of Ringshall Lodge itself and 4 other houses which together form Brownlow Gate.

Positioned discreetly opposite Beacon Road is a Thames Water sewage pumping station constructed in the 1980s when mains sewage was brought to Ringshall.

In June 2017 Dacorum Borough Council made an Article 4(1) Direction over the woodland opposite the cottages preventing in essence any changes to or creation of fences, gates, walls or other enclosures within the area.

At the same time, Dacorum Borough Council made a Tree Preservation Order over the same area prohibiting the felling, lopping or pruning of trees within the area without its consent.

**Map 3: Map of the part of the Historic England registered parkland (No 100030), shown in bright green, within the Conservation Area**



The vernacular scale of the buildings in the Ringshall Conservation Area ensures it retains an individual sense of place and a village character.

All the cottages are well set back from the main road with green frontages which are in danger of becoming cluttered. The gardens were originally orchards and plentiful trees are shown on 1879 OS map. Boundaries between gardens have been introduced and some linear front paths have been lost.

The Ringshall Conservation Area displays all the signs of being well cared-for and maintained. Yet it is also subject to pressures, particularly in the modernisation and extension of the cottages, and also the splitting up of ownership of the woodland to the east of the B4506 with a view to residential development.

Beacon Road (formerly Ivinghoe Road) divides the settlement: the properties to the north side are earlier and more compact, whereas to the south they are more spread out.

The identity of the settlement comprises its line of 15th to 19th century cottages with long front gardens facing the unspoilt area of woodland preserving the elements of the registered Ashridge Park, and the resulting open nature of the settlement, with hills on three sides emphasising the settlement's isolation except from the east towards Little Gaddesden.

**The Ringshall Conservation Area was first designated on 7th October 1969 and extended on 20th January 1994**

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. A conservation area is "an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance". Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas.

Proposals should be publicised and incorporate public comment. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 39 of the National Planning Policy Framework (2024) provides an overarching planning framework to which local planning policy must relate. Additional detail is provided by the Planning Practice Guide (July 2019) which provides more practical guidance on how the policies laid down within the Framework should be interpreted and implemented. The Framework notes that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The Framework also places certain responsibilities upon Local Planning Authorities in that they should have a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource

and conserve them in a manner appropriate to their significance. The Framework states: *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

*Local planning authorities should look for opportunities for new development within Conservation Areas ...and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Paragraph 219)*

New development and change will always therefore take place in conservation areas, and the main purpose of designation is to ensure that any proposals will not have an adverse effect upon the overall character and appearance of an area. This Appraisal highlights the special qualities and features that underpin the character of the Ringshall Conservation Area and justify its designation<sup>1</sup>. This Appraisal is supported by Dacorum Borough Council's Core Strategy and Local Plan.

The Dacorum Core Strategy was adopted September 2013 and should be read alongside the Local Plan 2004 for a complete picture of current planning policy.

Historic Environment policy CS27 notes that all development will favour the conservation of heritage assets and that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. In specifically referring to conservation areas, it notes that development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.

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<sup>1</sup> The New Dacorum Local Plan (to 2041) is in preparation at the time of publication.

Dacorum Borough's Local Plan was adopted on the 16th April 2004, and certain policies relate specifically to conservation areas and remain saved and current. In particular:

Policy 120.1: Designation as a conservation area provides the opportunity to preserve or enhance an area of architectural or historic interest by controlling building demolition and the design, scale and proportions of extensions and new development, as well as the type and colour of the materials used.

Policy 121.1: There is a need to control inappropriate types of permitted development which would be detrimental to a conservation area.<sup>2</sup>

The Council has also produced relevant guidance, including Development in Conservation Areas or affecting Listed Buildings.<sup>3</sup>

The purpose of this appraisal is therefore, in accordance with the methodology recommended by Historic England,<sup>4</sup> to define and record the special architectural and historic interest of the Ringshall Conservation Area.

A detailed review of the existing boundaries of the Conservation Area has also been undertaken to determine if areas should be included or removed from the designation.

This appraisal is intended to be comprehensive in its scope and content. However, omission of any specific building, structure, site, landscape feature, space, feature, view or aspect located in or adjacent to the Ringshall Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the Conservation Area as a designated heritage asset.<sup>5</sup>



7-11 Ringshall

<sup>2</sup> See also Policies 118 and 119.

<sup>3</sup> See Environmental Guidelines SPG Section 7: Development in Conservation Areas or affecting listed Buildings. Further advice is contained on the Council's website [www.dacorum.gov.uk](http://www.dacorum.gov.uk). Note also An Article 4(1) Direction relating to Land south-East of Church Lane, Little Gaddesden was confirmed on 6th May 2020.

<sup>4</sup> Historic England *Conservation Area Appraisal, Designation and Management Second Edition*, Historic England Advice Note 1 (2019), Chapter 3.

<sup>5</sup> Conservation areas are defined as Designated Heritage Assets within the Framework

## 2 Location and Setting



### 2.1 Location

The rural settlement of Ringshall is situated in the Borough of Dacorum, Hertfordshire, thirty miles north-west of London. The principal road through the village is the B4506 that stretches between Northchurch and Dagnall with minor roads to the North West to Ivinghoe and to the south east to Little Gaddesden. It is within the Chilterns National Landscape (formerly the Chilterns Area of Outstanding Natural Beauty).

Ringshall is a hamlet of some 45 households. The Ringshall Conservation Area does not extend to the whole of the hamlet, with Ringshall Lodge and more isolated houses lying within the county of Buckinghamshire.



*View looking south towards rear of 15 to 19 Ringshall*

## 2.2 Boundaries

The Ringshall Conservation Area is compact and roughly rectangular, with irregularities in the North Western section where it follows the Hertfordshire - Buckinghamshire County boundary. It extends for 400m South South West along the B4506 from SP 984 143, where it joins Nettleden Road North at Brownlow Gate, to SP 983 140, where the road passes the southern boundaries of No 35 Ringshall and the Blue Cottage. The Conservation Area includes the property and land between Brownlow Gate and The Blue Cottage to the East of the B4506. To the West of the road it encloses the Ringshall Cottages (Nos 3 to 35 Ringshall), the newer properties on the South side of Beacon Road as far as Boundary Edge SP 983 143 and the four properties (Wits End, Beechwood, Berrynarbor and The Bungalow) behind Nos 24 - 35 Ringshall.

From the B4506 - Nettleden Road North junction at SP 984 143, the Conservation Area boundary runs approximately 75m South East through Brownlow Gate, to include the Brownlow Gate properties in the Conservation Area but exclude Little Gaddesden Lodge (also known as Ringshall Lodge) from it, because that is in Buckinghamshire. It follows the County boundary to SP 985 143 very close to Nettleden Road North. There it diverges from both the road and the County boundary to turn South South West down the hill through the grounds of Deer Leap Manor for a distance of 190 metres, meeting the Ringshall to Ringshall Drive footpath (LG2) at SP 985 141. After a slight dog-leg South East along that path, the boundary turns almost due south for 200 metres, following footpaths LG28 and LG27 along the eastern edge of the woodland North of the Blue Cottage. Initially bordered by a low, wire fence and many brambles, this section of boundary is marked by high wood and wire fences along the eastern edge of the Blue Cottage garden.

At SP 985 139, the boundary turns West North West along the fenced and wooded southern edge of the Blue Cottage garden, meeting the B4506 after 130 metres at SP 983 140. Here it turns briefly to the North, crossing the B4506 almost immediately and re-joining the Hertfordshire - Buckinghamshire County

boundary, which it follows for 170 metres along the southern edge of No 35 Ringshall and The Bungalow. Here the boundary is initially marked by a traditional, brick-capped, flint wall, which gives way to a beech hedge, then to a high brick wall in the vicinity of No 35's garage and a fence and hedge at the western end, along the southern boundary of The Bungalow's land.

Continuing along the County boundary, the Conservation Area boundary turns North North East at SP 982 141, running for 210 metres along the back hedges and fences of The Bungalow, Berrynarbor, Beechwood and Wits End, then past Boundary End to reach Beacon Road at SP 983 143, opposite Yeomans. Along this section, the boundary separates the gardens of the properties from the mixed woodland of Ivinghoe Common.

On reaching Beacon Road at SP 983 143, the County and Conservation Area boundaries turn East to follow the high, holly hedge on the North side of the road for 70 metres. Turning North North East at SP 983 142, they run for a further 70 metres along the back fences and hedges of Nos 13 - 3 Ringshall, before turning East again along No 3 Ringshall's northern boundary and crossing the B4506 at SP 984 143. From that point, the boundaries run for 50 metres along the East side of the B4506, marked by a very high fence and hedge, to return to Brownlow Gate and the B4506 - Nettleden Road North junction at SP 984 143.

## 2.3 Topography and Landscape Setting

Ringshall is situated in the Chiltern Hills; to the north-west is the Chiltern escarpment and beyond that, the Aylesbury Vale, while to the south east lies the Thames valley and the sprawling conurbation of London. The Landscape Character Assessment for Dacorum (2004) identifies Ringshall as part of Ashridge (Area 121). The area comprises 7.71 hectares

The area is characterized by a marked estate and managed feel. Historic parkland features, such as the woods to the east of the main road with their mature boundary trees, perhaps dating back to the enclosure of Ivinghoe Common in the late 18th or early 19th century, still remain and add to the estate ambience of the settlement.

The whole of the Ringshall Conservation Area to the east of the B4506 (other than Blue Cottage and its garden) lies within the Ashridge Park boundary designated by Historic England for its special historic interest (registered under Official List Entry No 1000330).

Ringshall lies approximately 200 m. above sea level.

## 2.4 Geology

The bedrock geology is Upper Chalk overlaid with plateau clay-with-flints drift. The soils are quite deep, acidic stagnogleyic pale agrillic brown earths with slowly permeable subsoils; they contain variable amounts of flint.

## 2.5 Archaeology

Canon Senar reports that excavations at Wards Combe, to the North West of Ringshall, revealed signs of occupation from the Bronze Age to the 2nd century AD (300 BC to 130 AD).

There is also some evidence of a (conjectural) Roman road from Hemel Hempstead to Ivinghoe Common which passed through Little Gaddesden and Ringshall (HER 4599).

A 1st century AD Roman mulling stone (for grinding powders and spices) or quern was found in Ringshall (HER 508).

About 500m to the south east of Ringshall (within



LIDAR MAP – Chilterns Conservation Board



Flint boundary wall with triangular brick coping

the National Trust Ashridge Estate) is a "figure of eight" ditched enclosure, measuring 130m by 89m, thought to be the remains of an Iron Age or Romano-British farmstead. A large amount of Romano-British pottery recovered from the lower fills of the enclosure ditch suggests a 1st century AD date for the enclosure.

About 500m to the North West of Ringshall (again within the National Trust Ashridge Estate) is a roughly rectangular double-banked and ditched enclosure (towards the southern end of Ringshall Copse and to the north of Ringshall End) measuring approximately 140m in width east-west by 130m in length north-south. It has been suggested that this is Roman in origin.

About 500m to the south of Ringshall (within a private property), excavations have revealed a small pit and ditch, the pit likely to have been the site of a furnace or oven (HER 31613). Charcoal found in the pit has been radiocarbon dated to 50 BC to 70 AD.



National Trust Map

# 3 The Historical Development of Ringshall

## The Anglo Saxons

It is likely that in the Saxon period, the valley area was mostly covered with woodland pasture, the trees being an essential part of the medieval economy in providing renewable resources of wood and nuts as pannage for pigs.

## Domesday Book

There is no mention of Ringshall in the Domesday Book (1087)

## The Medieval Period

In the 13th century, Ashridge monastery was founded by Richard of Cornwall, the brother of King Henry III. Edward I stayed there, and held a parliament, when he was mourning the death of his wife Eleanor. As the monastery expanded, and attracted pilgrims drawn to see the phial of Christ's blood which was its most prized possession, it is likely that villagers began to migrate to the ridge and common-edge overlooking Ashridge and that many worked at the monastery.

The "-hall" suffix in the name "Ringshall" is said to derive from Middle English *healh*, meaning "isolated nook or corner of land". Canon Senar thought that the original name came from *Hring's Healh*, where Hring is probably a forename. Its first mention was in 1235 (as *Ringshale*) - the



Wellhouse



Pump (above and right)



Former laundry



Graffiti within the Wellhouse

present spelling appears to have been settled on in the late 19th century.

## 16/17th centuries

In 1603, Sir Thomas Egerton, the Lord Chancellor, bought the Manor House and Ashridge itself from Queen Elizabeth I, where his family was to live for the next 250 years as the Earls of Bridgewater and (between 1720 and 1803) the Dukes of Bridgewater. Francis, the third Duke, was also, as the 'father of inland navigation', known as the 'Canal Duke'. Like all the Egertons, apart from the Lord Chancellor, he lies in a vault in Little Gaddesden Church, which is full of memorials to the family.

There were two stages of building the current cottages, the first to the north of Ivinghoe Road (now called Beacon Road), the main road between Ringshall and Ivinghoe, in the late 1700s (some possibly originally constructed in the 1500s or 1600s) and the second to the south in the early 19th century, which included the Estate laundry (on the corner of the B4506 and Beacon Road). The southern group of cottages also included a common bakehouse and domestic laundry, while the northern group included (and still does) a water pump and Wellhouse (the well being some 250 feet deep).

A key feature is the survival of some of the timber-framed buildings dating probably from the 16th and 17th centuries but which were subsequently re-faced.

### 18th century

In the 1760's, the Duke of Bridgewater owned approximately 40% of the parish, although his control extended further via his status as lord of the manor. And because of later changes, there

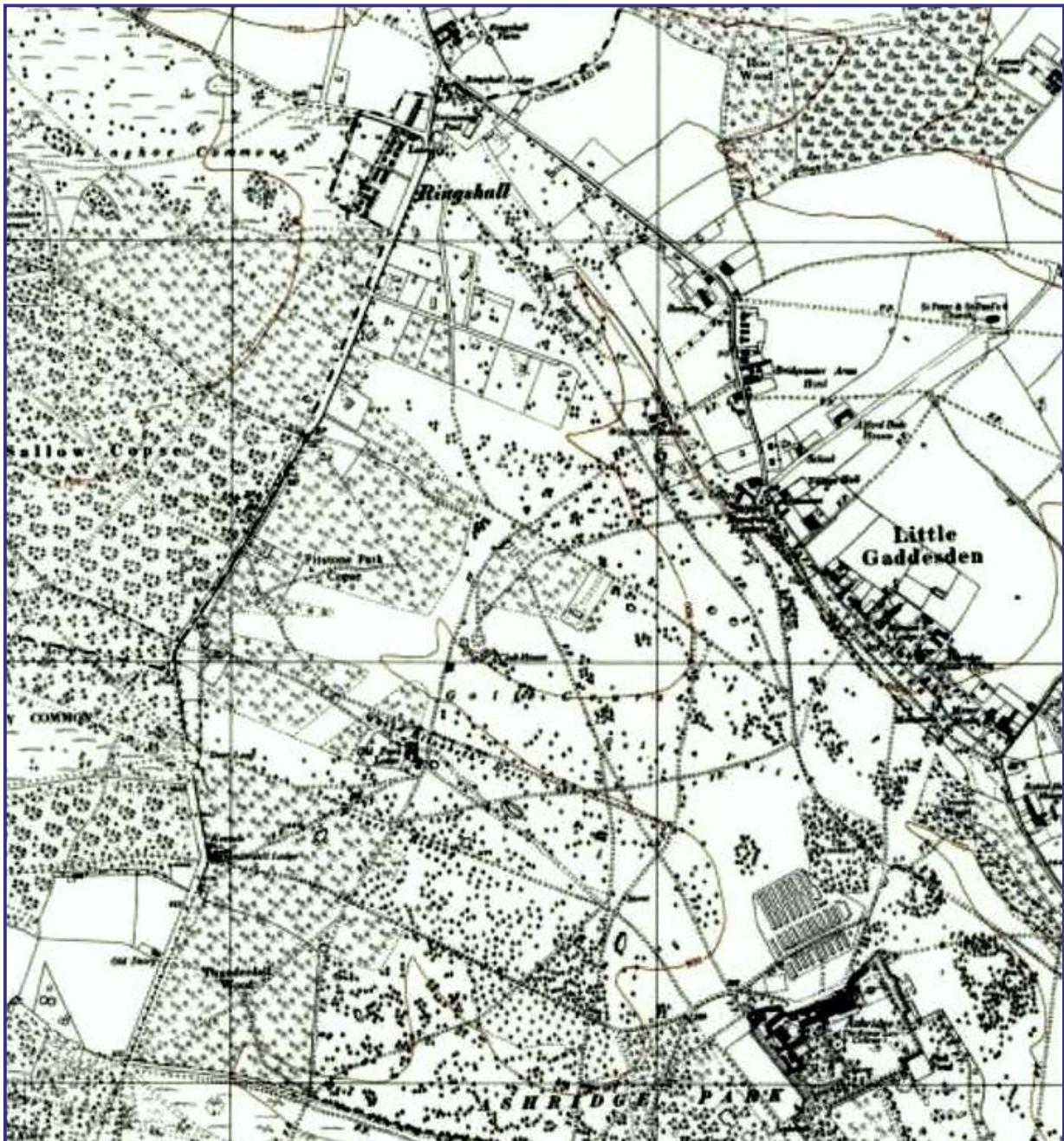
is less evidence of interventions in Ringshall in the 18th century.

### 19th century

The key influence on the hamlet, at times promoting its growth, at others restricting it, has been the Ashridge Estate. Apart from its major impact on the landscape, surrounding the Conservation Area, physical reminders abound in and around the hamlet.

### Map 4: Relationship of Ringshall to Ashridge and Little Gaddesden

Pre 1930-1959 (Published 1960)



By the beginning of the 19th century, the Ashridge Estate had acquired all of the holdings in Ringshall. In the early 19th century, work was plentiful and between 1821 and 1830 the population of Ringshall was about 155. Cottages in the hamlet housed labourers who worked on the Estate and on farms belonging to the Estate. There was an Estate workshop behind the cottages in which shooting carts, decoys and shooting butts were made, as well as coffins.



*Fountain Store*

The Brownlows adopted a benevolent attitude to their Estate workers. This was exemplified by the installation of a fresh piped water system throughout Ringshall and Little Gaddesden in 1856-8 including a reservoir in Ringshall, but just over the county boundary in Buckinghamshire. This replaced the existing system of drawing water from local wells and carrying the water to each home.

The Ringshall Lodge building itself is technically outside the Ringshall Conservation Area although part of its garden is within. The Lodge was built in about 1817 (part of the James Wyatt contribution to Ashridge House). It was the entrance to the main drive to Ashridge House from the north.

There was a general store in the settlement, Fountain Store, which possibly dated from the late 18th century, but it closed and transferred its business to the Little Gaddesden shop and post office in 1980.

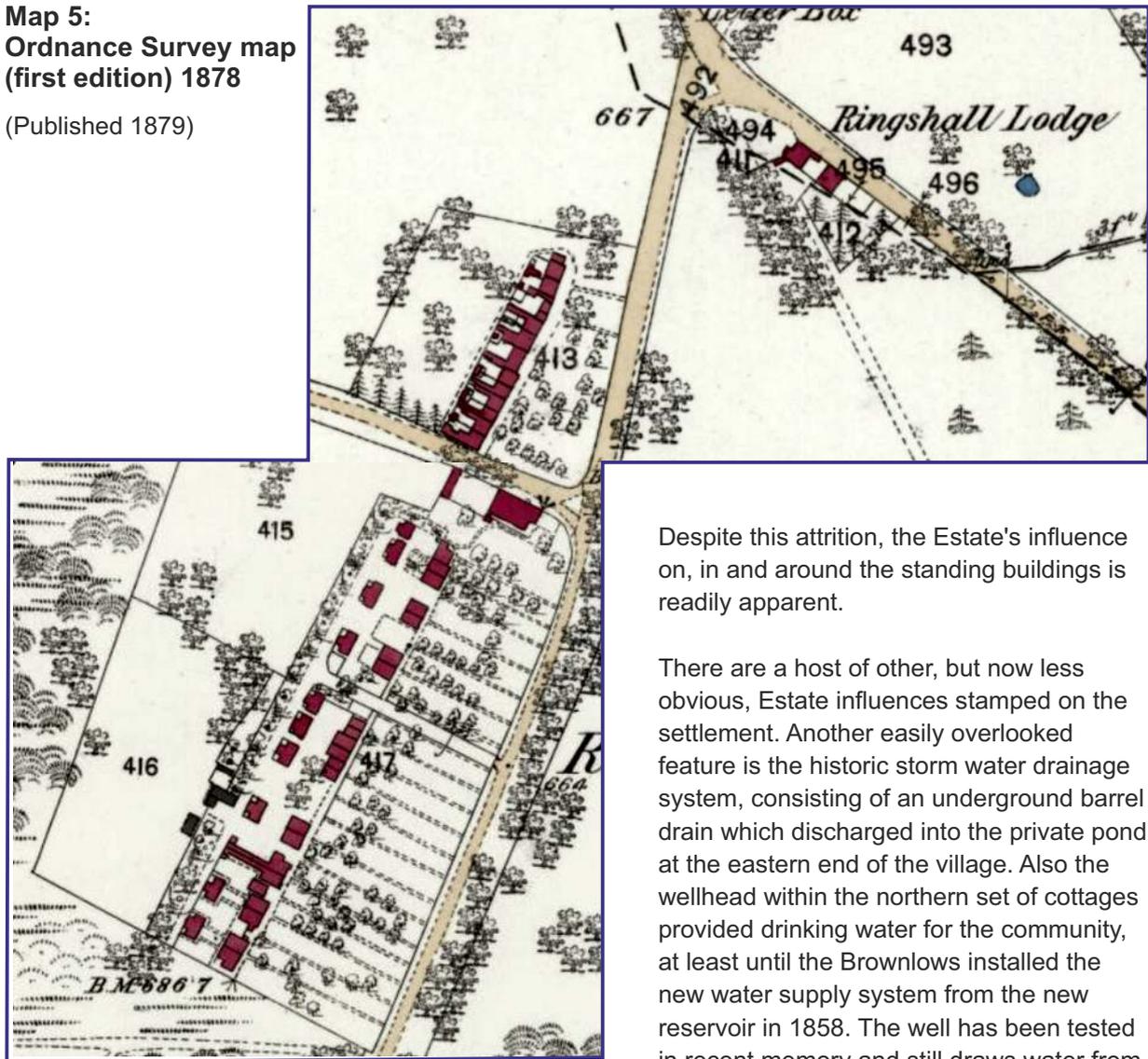
There were also orchards within the hamlet. Whilst there are no official records of orchards at Ringshall, in 'Little Gaddesden and Ashridge' Senar states that 'five or six groups of semi-detached cottages were built by the 7th Earl. Each group of cottages had a common meadow and orchard behind it'. The 1922 Ordnance Survey map clearly shows regimented rows of trees at the rear of cottages nos. 22 to 35. They remain on the map revised 1946 published in 1960. New properties were built on the meadow in the early 1960s. Today a few fruit trees remain in the front gardens of the cottages especially No.3 to 13. The Brownlows were in the habit of providing each of their tenants with an eating, cooking and a cider apple tree at the front and a pigsty at the rear of the property. The cider apples were very sour and there are none remaining.



*Ringshall Lodge*

**Map 5:  
Ordnance Survey map  
(first edition) 1878**

(Published 1879)



Despite this attrition, the Estate's influence on, in and around the standing buildings is readily apparent.

There are a host of other, but now less obvious, Estate influences stamped on the settlement. Another easily overlooked feature is the historic storm water drainage system, consisting of an underground barrel drain which discharged into the private pond at the eastern end of the village. Also the wellhead within the northern set of cottages provided drinking water for the community, at least until the Brownlows installed the new water supply system from the new reservoir in 1858. The well has been tested in recent memory and still draws water from the aquifer.

Major changes occurred on the sale of the Ashridge Estate when tenants were given the opportunity to buy their cottages with interest-free loans.

The population of Ringshall in 1891 is listed as 164, living in the then approximately 31 cottages (1891 Census figures). By 1921 the population had fallen to 100, living in 32 houses. When the Estate was sold in the 1920's, the population of the hamlet dwindled.

There are no physical traces to be found of the straw-plaiting industry, once common in the hamlet.

The strong legacy of the Ashridge Estate continues in Ringshall. Existing buildings have been enlarged reflecting the emerging 'commuter' status of the village. There are no significant businesses within the Ringshall Conservation Area other than a builder's yard in Beacon Road.

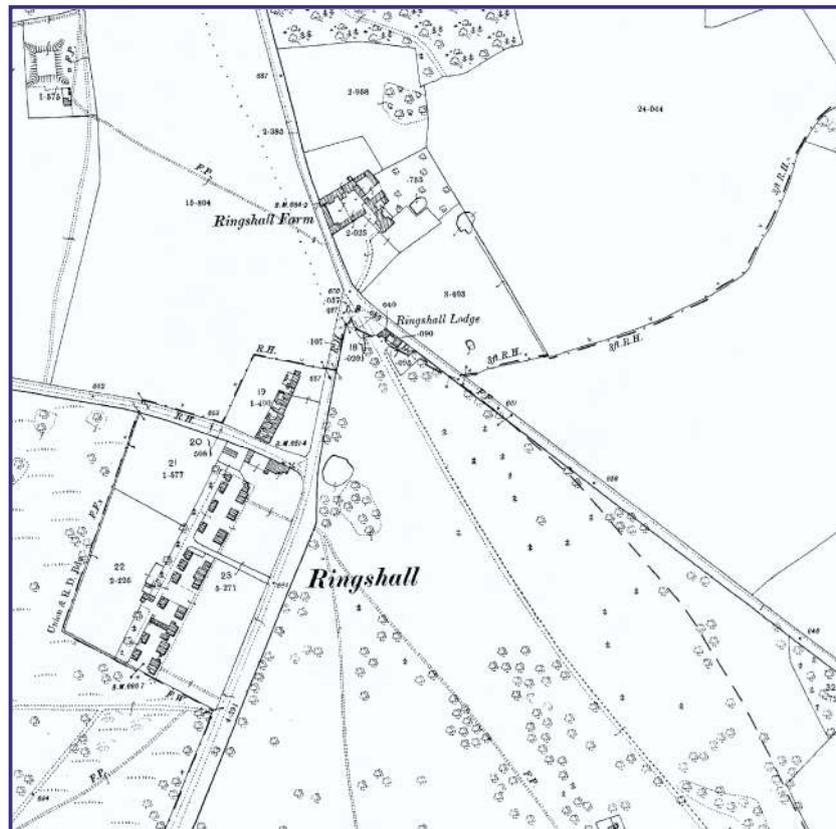
When the Bridgewaters died out, in the middle of the 19th century, their cousins, the Brownlows, took over the Estate and continued the process of change instigated by their predecessors. As benevolent dictators, they brought running water to the houses for the first time and rebuilt and otherwise improved some of the estate cottages within the village.

## The 1920's and the coming of the National Trust

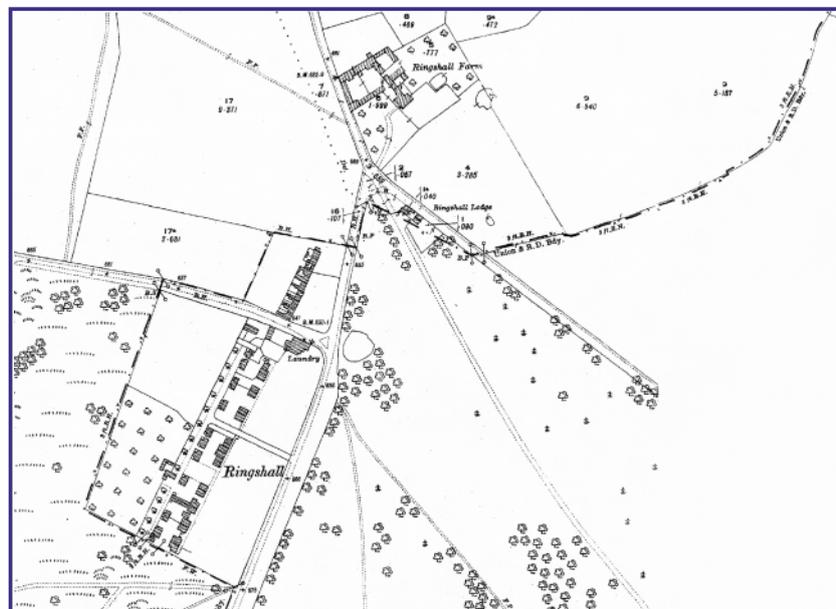
The Estate influence thus stretched over the entire nineteenth and into the twentieth century. However, as the lights went out all over Europe in the First World War they went out in Ashridge as well. The Brownlows moved back to their main home at Belton in Lincolnshire and Ashridge House became a military convalescent hospital.

By March 1921 the childless Earl and Countess were dead. Ashridge was sold off to pay death duties and was consequently in danger of being turned into a suburban residential settlement. In Ringshall, the villagers were given the opportunity to buy their own houses. Plans were then made to build houses all over the Ashridge Estate. Some were built (well away from the centre of Ringshall, other than Blue Cottage referred to elsewhere. However, sufficient public funds were raised to allow the National Trust to begin the process of buying the Estate. Ashridge House was sold to a charity, together with the land in its immediate area.

Map 6: Ordnance Survey map 1899-1901



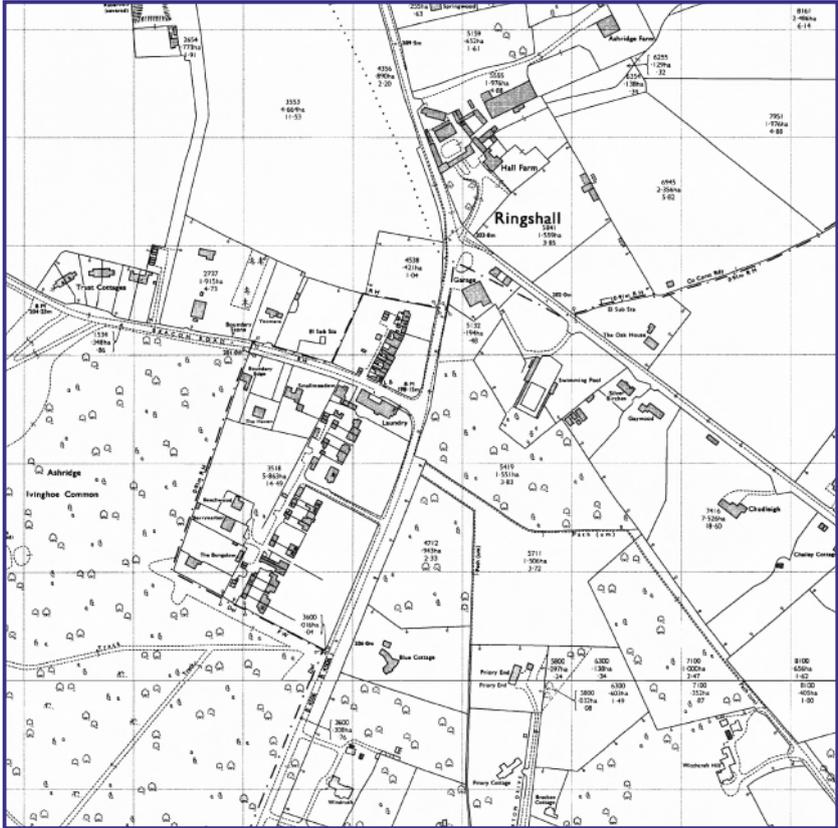
Map 7: Ordnance Survey map 1924-1927



In 2021 the population was 321 people in 138 houses.

Any increase, both in the number of houses and of people that has taken place since 1930 is due to the Brownlow family leaving the area and the sale of some former Estate land for building. The size of the houses which were erected was regulated by the terms of the sale, so that none of them was built for people who worked the land. Many new residents were commuters or retirees from elsewhere.

Map 8: Ordnance Survey map 1962



## 4 Surviving Historical Features within the Conservation Area

### 4.1 Summary of Historical Features

- Linear Character with buildings mainly on the west side of the main road
- Ashridge Estate Cottages of different periods with a linear layout. Built from the 15th to 19th centuries in a vernacular architectural idiom
- Ashridge Estate Cottages, Nos 30-35 three pairs of Victorian Gothic estate cottages
- Ashridge Estate outbuildings to rear of 15-35 Ringshall
- General Ashridge Estate influence, including re-fashioning of pre-existing timber framed buildings
- Timber framed buildings, No. 5/6 was originally built in the 15th century as a hall house, No. 7 and Nos 12 & 13
- Water Supply, first provided to the Estate Cottages under the auspices of Lady Marian Alford in the 1850's
- Well-head
- Repurposed historic buildings, No5/6 was formerly Fountain Store, Pear Tree Cottage was formerly the Egerton Arms Public House, then Ringshall Laundry
- Modernist character of Blue Cottage, 1938
- Key buildings are:
  - Wellhouse
  - No 5/6 Ringshall
  - Pear Tree Cottage
  - Blue Cottage



Wellhouse



5/6 Ringshall



Pear Tree Cottage



Blue Cottage



30 & 31 Ringshall  
(Photo: James Moir)



33 & 32 Ringshall



5, 6 & 7 Ringshall



4 to 6 Ringshall with Wellhouse in centre



3-13 Ringshall, rear extensions



8-13 Ringshall



34-35 Ringshall, rear

## 4.2 Street Pattern and Building Plots

The principal road, the B4506, runs south to north with the main spur, Beacon Road, off to the west to Ivinghoe and, just outside the Conservation Area, Nettleden Road to Little Gaddesden to the south east.

For most of its length, buildings lie to the west side of the road, well set back from the road with generous front gardens increasing in depth as one moves north to south, the plots mostly stretching back to a defined boundary. At the front, they have brick and flint walls with some hedging.

The buildings are in line but in two well-defined groups on either side of Beacon Road.

The access road to the cottages to the south of Beacon Road is a T-shape, midway along, then bifurcating north and south to create a main access road parallel to the B4506. The other drive, serving the old Estate cottages to the north of Beacon Road provides a single access route, again parallel to the main road, accessed from Beacon Road.

# 5 The Character and Appearance of the Conservation Area

## 5.1 Analysis

In appearance, the Conservation Area is mainly residential, largely the product of 19th century and earlier development, and has many strong characteristics of an estate hamlet, the result of the influence of the Egerton and Brownlow families who owned nearby Ashridge and much of the surrounding countryside. The origins of Ashridge itself, go back to at least the 13th century. The Ashridge Estate influence is immediately evident in the hamlet, in terms of settlement pattern (there is little development on the Ashridge House side of the B4506), use of Estate bricks, architectural detailing of the cottages and so on.

There are few 20th century additions to the street scene of the Conservation Area. Those that exist are mainly confined to Beacon Road.

The Conservation Area itself is small and tightly defined. The houses themselves are of modest scale. The tallest building within the hamlet, Ringshall Lodge, is not itself within the Conservation Area as the structure is over the Buckinghamshire border: only part of the Lodge garden is within the Conservation Area. Nevertheless the Lodge provides a context for the settlement and vice versa. The Lodge is Grade II listed.

The settlement is mainly linear, along the B4506 Ringshall to Northchurch Road. The main views into the hamlet are from the north from the Dagnall Road, from the south from the Northchurch Road and the view from LGFP2 which enters the B4506 from the east slightly to the south of the Beacon Road junction.

The cottages to the north of Beacon Road appear more densely arranged than those to the

south but there is a broadly consistent roof height in each group. The former are the older, some originally 16th century with alterations made in the 18th and 19th centuries, and others date from the 18th and (mainly) 19th century. The overall "feel" of the older cottages is timber-framed, with half-hipped red-tiled roofs and gables, some of which are open. In particular there is the prominent Pump House in the older section of the row, between Nos 4 and 5/6, which supplied drinking water to the settlement before the Brownlows laid in mains water piped from Little Gaddesden and the Ringshall reservoir.

Some of the houses comprise two or more older houses which have been joined together over the years, but they remain modest in scale, well set back from the road. Their outbuildings are mainly to the rear of the houses and therefore not generally visible. The older houses also extend some way up Beacon Road, including one of the old Estate laundries (Pear Tree House at the corner of the B4506 and Beacon Road).

Such modern development as has taken place in the 20th century is in general hidden behind the old cottages or, in the case of Brownlow Gate, behind walls, or in the section of the Conservation Area which extends a short way up Beacon Road. The Brownlow Gate residential development was permitted because it replaced the Deer Leap Garage, a light industrial development going back to the 1930s. Accordingly the new housing was not replacing



*Ringshall Lodge gate piers and modern gates*



*Brownlow Gate*

any of the historic Estate woodlands which provide such an important part of the Conservation Area's ambience. The special qualities of the Conservation Area are not limited to the buildings but also the woodlands within it.

Many of the buildings in the Conservation Area are listed: Nos 3, 4, 5 and the Well and Well House, 7, 8-11 and 12-13, all Grade II. The strength and coherence of the Conservation Area's character lies in the modest scale of the buildings, their unobtrusive siting, together with the relative uniformity of the materials (brick, timber, tiles and some slate) and of the roof height. Ancillary buildings also play an important role in preserving historic character and defining curtilage. But the most important unifying factor is the strong Estate influence, as expressed in various features within the Conservation Area (including the registered Ashridge Park) but also in moulding and defining the landscape context within which it sits.

The overall characteristic of Ringshall is an Estate workers' hamlet, serving the Ashridge Estate. The houses to the north of Beacon Road face Ringshall Lodge. The houses to the south of Beacon Road face, and are more or less surrounded to the south and west by the woodlands of the Ashridge Estate and face the woodlands of the registered Ashridge Park to the east. Ringshall retains its Estate ambience, with the houses and the woodlands forming a settlement and landscape entity which reflects its history.

## 5.2 Summary of Villagescape Features

Ringshall is an estate village, with a linear settlement pattern and buildings mainly on one side of the road.

### Key features are:

- Two groups of historic cottages in a linear pattern either side of Beacon Road
- The historic cottages are mostly two storeys with single storey outbuildings to the rear
- Broadly consistent height and building line of the old estate cottages
- Estate influences
- Access routes behind cottages with assorted outbuildings
- Long front gardens
- Ashridge Estate woodland on the east side of the B4506 and generally rich treescape
- Building materials - mainly red brick with clay tile roofs
- Boundary treatments –hard boundary on west side of B4506 with a low flint wall with triangular brick coping in front of estate cottages. Elsewhere a mixture of soft boundaries with clipped hedgerows and some close board fencing
- Views into gardens from the B4506 on the west side and views of the rear of the estate cottages from their access roads
- Street furniture – kept to a minimum but distinctive tank traps are found on Beacon Road



Long front gardens. (Photo: Emma Lauze)



View along access road

### 5.3 Current Activities and Uses

- Residential housing (main)
- Builder's yard on Beacon Road
- Sewage pumping station
- Woodland, part of the registered Ashridge Park

### 5.4 Focal points, Views and Vistas

There is no obvious focal point within the Conservation Area; the nearest to a focal point is the Wellhouse (no 5/6).

Primary views into and within the Conservation Area are:

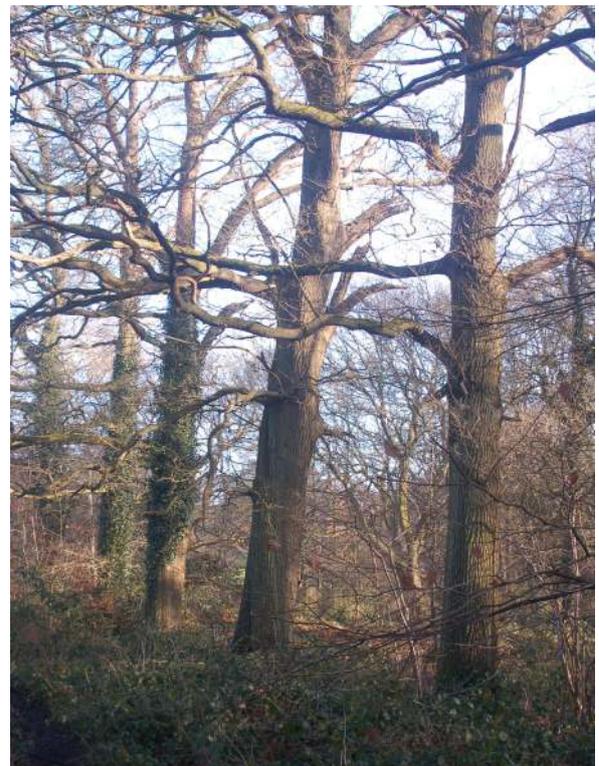
- a. the view from the B4506 junction with Nettleden Road North looking south
- b. the view from the footpath from Reservoir Cottage to Ashridge Farm (I17)
- c. the view of the southern cottages from the pavement outside the northern cottages
- d. the view of the woodland (registered parkland) between footpath LG2 and the Blue Cottage from most places within the Conservation Area which are adjacent to the B4506
- e. the view into the same woodland from adjacent footpaths, LG2, LG27 and LG28
- f. the views of the rear of the northern estate cottages from Beacon Road and their access road
- g. the views along the access road of the southern cottages as well as more fleeting views of their rear elevations and rear yards.

As far as views and vistas out of the Conservation Area are concerned, the main vistas are:

- a. generally southwards into the National Trust Ashridge Estate and the green road verges generally
- b. generally northwards into Ivinghoe Parish and the fields adjacent to Reservoir Cottage
- c. generally eastwards from footpaths LG2, LG27 and LG28 onto fields
- d. generally north west up Beacon Road towards Ling Ride.



*View from the B4506 down towards 3-13 Ringshall  
(Photo: Emma Lauze)*



*View of Ashridge registered parkland boundary trees and woodland. Photo: George Godar*



*View of woodland from southern edge of Conservation Area  
(Photo: George Godar)*

## 5.5 Open Spaces, Landscape and Trees

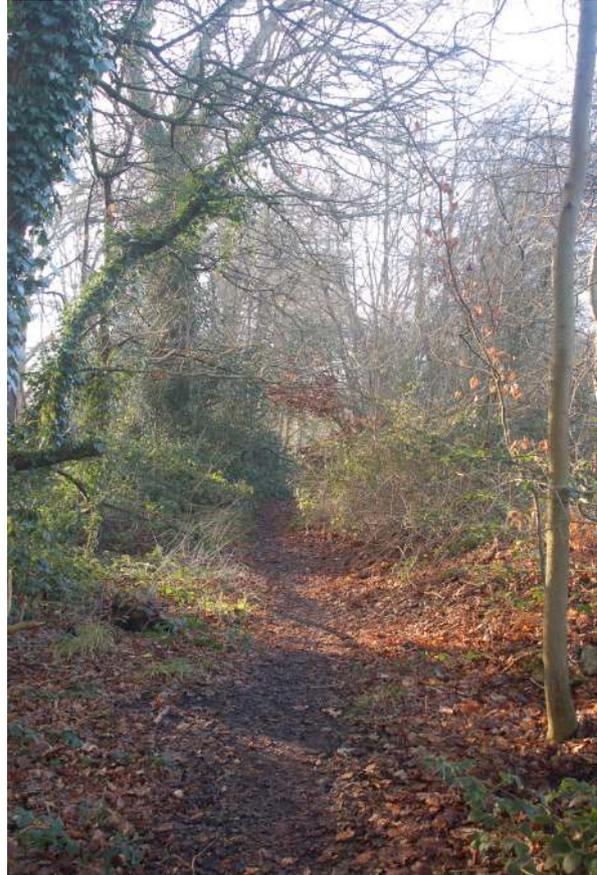
The main open space within the Conservation Area is the wide verge to the B4506 on its east side, between the road and the woodland between footpath LG2 and the Blue Cottage.

The same woodland forms the predominant landscape feature, together with the Ringshall beech woods surrounding the Conservation Area to the south and west and the field to the North West towards Reservoir Cottage.

### Footpaths

The main footpaths approaching the Conservation Area are Footpath LG2 and a permissive footpath at the very southern boundary of the Conservation Area between the B4506 and Footpath I32. Footpath LG3 passes through the Conservation Area and footpaths LG27 and LG28 delineate the eastern boundary of the Conservation Area. There is also a footpath in the roadside verge between the entry point to Footpath LG2 and the driveway to Blue Cottage. This footpath is also used to access a point on the B4506 immediately opposite the access road to the southern group of cottages.

Many buildings can be viewed from front and back; extensions cannot be hidden so easily from view. Views can be easily interrupted by clumsy or inappropriate side extensions and high impermeable walls and gates.



*View of footpath within the verge between the B4506 and the woodland (Photo: George Godar)*



*View of Ashridge woodland from footpath LG2 (Photo: Emma Lauze)*

## 5.6 Public Realm: Floorscape, street lighting and street furniture

Signage is kept to a minimum, and there is a welcome lack of street lighting, accentuating the impact of security lighting and floodlighting to individual properties which causes light pollution. However, there is some redundant street signage on the B4506 to the south of Beacon Road.

There are also legacies of World War 2: the tank traps on the side of Beacon Road.



*Postbox on Beacon Road*



*Tank traps on Beacon Road:*



*Street signage*

## 6 The Buildings of the Conservation Area

### 6.1 Architectural styles and detailing

The conservation area contains a group of buildings ranging in age from the 15th to the 21st centuries. It is entirely residential, there are currently no other uses for the buildings, although historically the hamlet had a public house, laundry, garage and shop. Alongside the residential buildings, the conservation area is rich in their ancillary buildings, both historic and modern, laid out along the back alleys of the cottages. These are a key contributor to the distinctiveness and special interest of the area.

The residential buildings fall into two groups. Firstly small historic estate workers cottages built in a vernacular style using traditional materials, which are aligned on a north/south axis in two groups to the north and south of Beacon Road. These are two storey and terraced to the north, dating from the 15th to 19th centuries. On the south side the cottages are later, dating from the 19th century with one 20th century infill. They are mostly semi-detached, although there is a terrace of five and three as well. These are the key architectural interest of the conservation area.

The building line of the cottages is relatively consistent to the front facing the road, the ridge and eaves lines are similar but due to the topography these undulate from north to south. To the rear are access roads which have both modern and historic ancillary buildings dotted along them. The cottages have mostly communal gardens to the front, although some subdivision has occurred, these have a continuous flint boundary wall with triangular brick coping to the front. The northern cottages have small gardens beyond the sheds on the west side of the access road.

The layout, consistent front building line, vernacular character, materials and flint boundary wall to the front contribute to a harmonious and unified group of cottages despite their individual differences.

The second group of buildings are modern 20th century detached houses in mostly generous plots which began life as chalet bungalows and have since been extended. They are grouped on the south side of Beacon Road and to the rear of the southern cottages on former common land and are generally well screened from public view. Brownlow Gate is a gated estate of two storey detached houses prominently sited at the junction with Nettleden Road and adjacent to the Grade II Ringshall Lodge and they are similarly neutral. The only 20th century building that contributes positively to the conservation area is the distinctive Blue Cottage, a bespoke architect designed bungalow with a first floor balcony in a modernist style with eye catching and unusual glazed blue pantiles.

The estate influence of Ashridge is felt throughout the conservation area which is dominated by the two rows of estate cottages. Its influence extended from the Reformation until the break-up of the estate in the 1920s when ownership transferred from the Egerton and Brownlow families into private ownership. Ringshall Lodge was the lodge for north entrance drive to Ashridge, designed by Jeffrey Wyatt later Wyattville) in 1817, its tower and position at the top of the hill make it a landmark building sited just outside the conservation area boundary and forming part of its setting. The estate influence is also seen in smaller aspects such as the use of bricks fired in the Ashridge estate kilns, the continuous flint boundary wall in front of the estate cottages and the ancillary buildings whether attached or detached, commissioned by the estate.

The origins of the earliest cottage lie in the 15th century as a hall house (No. 5) but the majority are early 19th century cottages. Some of the estate cottages will have been built from scratch (Nos. 22-27, 30-35) others are remodelled earlier buildings where the timber frames survive internally or are seen fleetingly on their exteriors (Nos 5 & 7, 12 & 13). In the 19th century, single storey ancillary extensions, which likely included a pig sty and pen, were built to the rear of the earlier vernacular northern cottages (Nos 5 – 13).

Most buildings were built as domestic structures and remain residential. There are a handful of buildings whose use has changed over time. The most interesting is Pear Tree Cottage, which was a public house known as The Egerton Arms and then the laundry of the estate village, neither function has left any particular mark on the buildings. No 5/6 was once Fountains Stores and it still has a large oriel shop window within the adjacent well house reflecting its earlier function.

The ancillary buildings to the rear of the southern cottages have also changed use and been extended over time. Originally pitched roof L shaped buildings with a small enclosure, they most likely were for a combination of uses, pigsty and possibly washroom. They are now used as storage spaces, small offices or annexes. They have been extended, infilled and linked. Despite these alterations they read as a clear group of estate buildings that have evolved over time. Constructed of light brown brick with slate roofs, some retain plank doors and metal windows, their gable ends create an attractive rhythm when viewed from the access road.

A wide variety of brick shades are used throughout the conservation area but a red brick

tone predominates particularly on the northern cottages. The southern cottages have a greater mix with more contrasting black headers. The Gothic estate cottages (Nos. 30-35) use a pale yellow brick to surround the window and door openings which harmonises with the stone mullions. Blue Cottage is not only unusual for its use of blue glazed roof tiles but also white render elevations. Roofs are mostly old clay tile with slate mainly reserved for the ancillary structures. Weather boarded elevations can be found at Bankside and on the modern sheds as well as some of the more recent buildings. Timber is used structurally as well as for the windows and doors and garden gates. Flint is only seen on the boundary wall. Cast Iron is used for downpipes and gates.

Views of the buildings contribute to the architectural interest of the conservation area. The views along the access roads have been mentioned. The rear views of Nos 5 to 13 are important as are the views across from the north end of the access route of the northern cottages back across to the southern cottages with the green foil of surrounding woodland. There are also fleeting views into the yards behind the southern cottages.



*3 & 4 Ringshall*

In terms of architectural details there are recurring features throughout the estate cottages. They have segmental arched openings for windows which are mostly casements. Many original windows survive, there are some excellent examples of metal and leaded light windows, timber sashes and stone mullion windows. The original doors were plank doors although many have been replaced. There are many gabled porches, some of simple design others more flamboyant such as Nos 30 & 31. The gable of the well house reflects the forms of porches elsewhere.



*22-24 Ringshall*

Dormer windows occasionally break up roof slopes as do the prominent chimney stacks, predominantly centrally located across the ridge, creating attractive roofscapes silhouetted against the skyline. While most roofs are double pitched, there are also examples of hipped and half hipped roofs. Some of the eaves have dentilled brick cornices.



*Side extensions of 32 Ringshall*



*32 & 31 Ringshall*



*33 & 32 Ringshall*



*34 Ringshall*

*Side extension of 32 Ringshall*



*Porch at 31 Ringshall*

## 6.2 Boundaries

The plots on the west side of the B4506 have strong front boundaries with the houses set well back behind deep front gardens. On both sides of Beacon Road the boundaries have low (approximately one metre high) flint walls with triangular brick coping. The flint walls curve round onto Beacon Road to meet the houses. The walls are historic and contribute positively to the character of the conservation area. Gates have been inserted at intervals at a later date, these are mainly timber picket fences to the north of Beacon Road and a mixture of timber picket gates and more decorative iron gates to the south.

The flint wall retains its low character to the north of Beacon Road. Informal groups of shrubs and trees are planted behind but due to the drop in ground level there is no formal hedging. To the south, deer wire has been installed throughout. The low character is somewhat diluted here with lengths of formal hedging of approximately two metres in height as well as sections of close boarded fencing. The southern end is more open and better retains its original character.

The east side of the B4506 commences with the formal entrance to Ringshall Lodge and modern brick walls to Brownlow Lodge. The new housing

development gives way initially to a soft hedge boundary followed by a long stretch of close boarded fencing down to the entrance to the sewage pumping station metal entrance gates. Thereafter, woodland and a deep verge line the road until The Blue Cottage which has a more manicured boundary character with clipped beach hedge and artisan made decorative metal entrance gates. The predominantly softer green east side of the road is in contrast to the hard boundary on the west side.

Beacon Road is initially relatively open with the returns of the low flint historic walling. Beyond the cottages facing the B4506, the boundary treatment is largely native soft hedging fronted by deep grass verges on the south side. The driveways have a mixture of both solid gates and more visually porous five bar gates. The chalet bungalows, to the rear of the cottages south of Beacon Road, have a mixture of soft hedging, fencing and mixture of five bar gates and one solid gate. On balance the driveways have an open character, due to the number of five bar gates and a handful of houses with no gates at all. Solid gates that create a sense of enclosure and seclusion are in the minority.

A comprehensive list of property boundaries appears in Appendix 3



5-13 Ringshall

### 6.3. Listed Buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Dacorum Borough Council before any works of alteration, extension or demolition can be carried out.

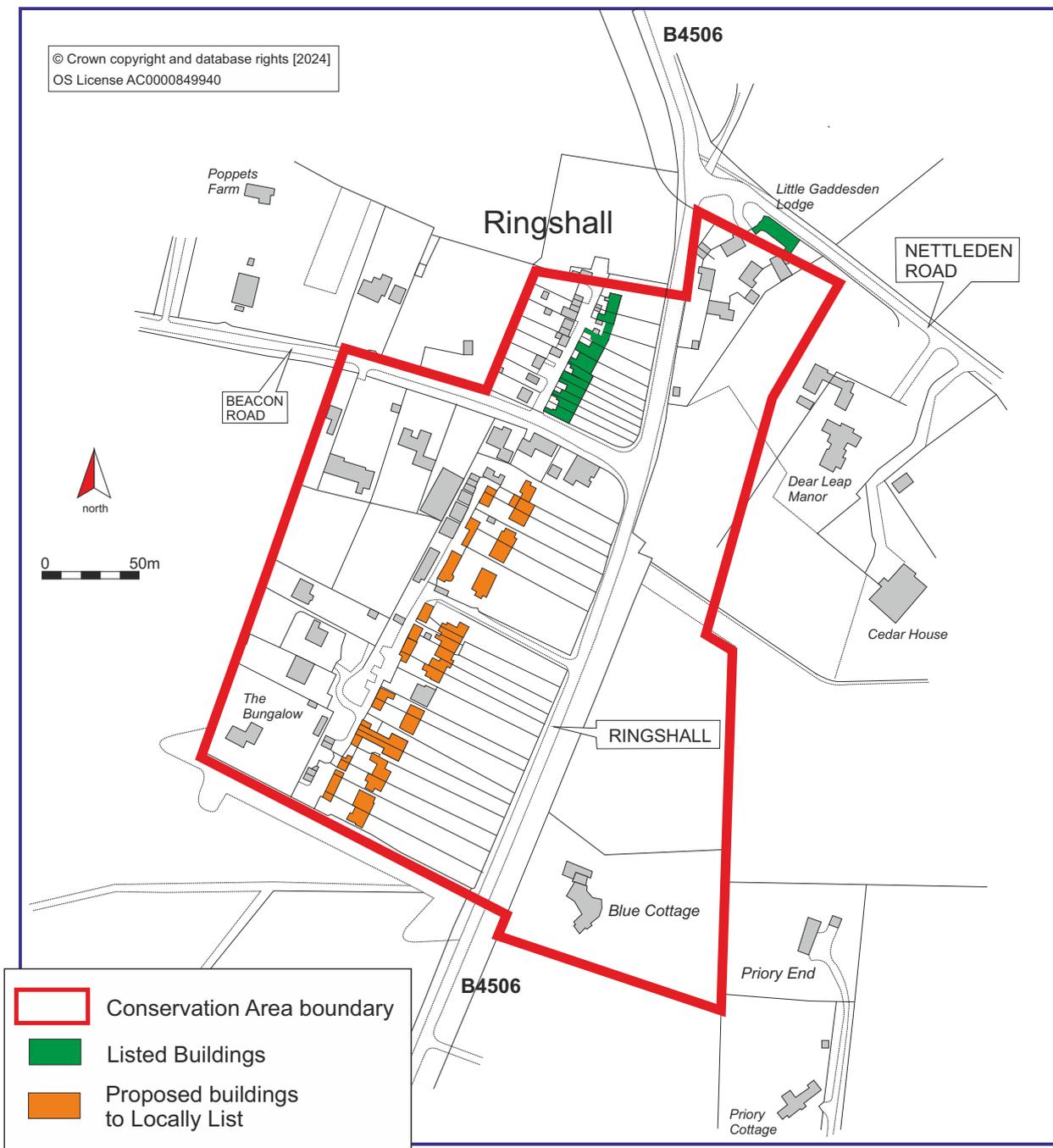
The listed buildings are marked on Map 9. See also Appendix 1 where they are marked with an asterisk.

### 6.4. Locally Listed Buildings

These are buildings which have been identified as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list. They make a positive contribution to the special interest of the conservation area. (See Appendix 1).

It is proposed to locally list numbers 15 to 35 and their outbuildings (excluding the modern No. 28), Pear Tree House and the Blue Cottage.

**Map 9: Listed and Locally Listed Buildings**



# 7 Negative Features and Issues

## Negative Buildings

There are few buildings of really negative impact within the Ringshall Conservation Area.

## Inappropriate Alterations and Extensions

The existing housing stock is subject to intense pressures to modernise and extend, with consequent loss of architectural detailing. Traditional materials and details can be eroded by the use of inappropriate materials (plastic windows, doors, fascias and rainwater goods). Roofscapes can sprout aerials, satellite dishes and solar panels. Walls can be obscured by meter boxes, electrical wiring and extract flues. In some cases, traditional window designs have already been replaced by plain glass.

Current extensions to the existing cottages have been confined to the rear and are, with a few exceptions, consistent with the Conservation Area. However there is always a risk that proposed future extensions might not respect the original building nor blend with the materials of the surrounding buildings. It is also important that the broadly consistent roofline of the cottages be maintained and that there are no upward extensions allowed.

## Inappropriate Boundary Treatment

High fencing is being introduced particularly along the boundaries of the southern section cottages (Beacon Road to access road) with the B4506.

## Security Lights and Ornamental Floodlights

Unnecessary lighting, permanently illuminating trees and garden features are disruptive to neighbours. They are also detrimental to wildlife, bats, birds and the appreciation of dark skies.



*Solar panels sympathetically sited at rear of cottage*

## Noise

Noise from air source heat pumps and garden pond pumps, especially at night, can be disruptive.

## Street Furniture

There is redundant street furniture on the B4506 to the south of Beacon Road which should be removed.

## Risk of inappropriate development

There is a risk of inappropriate development within the woodlands on the east side of the B4506 as the result of the land having been split up into plots and advertised as possible candidates for residential development.



*High fence on road side of one of the southern cottages*

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### **Further Reading and sources of Information**

V.W. Bell *Little Gaddesden, the story of an English parish* 1949 and republished by the Rural Heritage Society of Little Gaddesden in 2013

J. Leonhardt (ed) *a century remembered* 2002 published by the Rural Heritage Society of Little Gaddesden

H. Senar, *Little Gaddesden and Ashridge* 1983 published by Phillimore

Kate Sanecki, *Ashridge – A Living History* 1996 published by Phillimore

# Appendix 1 : Gazateer

Much of the information on the listed buildings is quoted from Listed Buildings in Little Gaddesden, Dacorum, Hertfordshire ([britishlistedbuildings.co.uk](http://britishlistedbuildings.co.uk))

All buildings within the Conservation Area which are listed are Listed Grade II and marked with an asterisk.

\* **Ringshall Lodge**, c.1817 (included for context of the Conservation Area); called Deer Leap Lodge in the National Heritage List for England.

Built of local Totternhoe limestone, Ringshall Lodge was part of the Jeffry Wyatt reconstruction project for Ashridge, c.1817. It was at the entrance to the main drive from the north, which became a private drive after the 7th Earl had made the present main road from the Lodge corner down to Little Gaddesden. Grade II listed building, was redundant garage workshops when Mr Percy bought it.

The string courses, parapets and coping stones had been replaced in Portland stone during an earlier restoration project and the remaining Totternhoe stone was badly perished.

There was rendering on some areas, which was cracking and falling off.

All the ashlar to the building had to be replaced, using new Totternhoe stone treated on four sides with a mixture of linseed oil and turpentine when fixing.

The original course heights were maintained with 3mm joints. Half the window surrounds also needed replacing. Original chimney stacks were missing and archive photographs were used to design and construct new ones using Stoke Ground Bath Stone, which it was felt would be more durable than the clunch. Rusted iron cramps had caused a significant part of the damage. They were replaced with stainless steel cramps.

## **Brownlow Gate**

A small gated estate of four modern houses built in 2002.

## \* **Nos. 3 & 4 Ringshall**

2 houses, now one. Late C18/early C19. Red brick, half-hipped old red tile roof. A block of 2 houses facing W under a single roof but floor levels in S house lower so that it has 2½ storeys, while N house (No. 3) is of 2 storeys. Estate houses for Ashridge. Each house has 2 windows to each floor and door in middle. No 4 has 2 gabled dormers at eaves. Recessed casement windows of 2 and 3 lights. The wellhouse adjoins on S end. Included for group value.

## \* **No 5 Ringshall and Well and Wellhouse**

House and well and wellhouse adjoining on N. Well early C19 on its present form. House probably C15 former aisled hall altered in C17 and C18 centuries and divided in C19 as Nos. 5 & 6. Timber frame brick cased with steep old red tile roofs. Wellhouse timber framed with herringbone red brick infill, linking nos 5 & 3, with tiled roof and gabled central entrance. Tall wood-cased pump with finial and panelled front (W) and rear, panelled stone rectangular trough, and wrought-iron S-curved handle on N. Side. No. 5 extends into the S end of this structure. House of 1½ storeys facing W with lobby-entry, internal chimney plan, stair to rear of stack, rear outshut, axial floor beams, and 2 3-light casement windows at different heights, central door (disused), blocked door at S end and present door at N with a window to RH to extension in wellhouse. 3 gabled dormers at eaves and central chimney in the front roofslope. Interior said to have massive tie beam with rebated moulded crown post and 4-way bracing. Collar-purlin with splayed and tabled joint, and surviving aisle. (RCHM Typescript)

From "*Little Gaddesden and Ashridge*" H.Senar The Well. Standing beneath a strongly constructed shelter, the well was in use until Lady Marian Alford introduced piped water in 1858. In 1855 it was 250 feet deep. The mechanical apparatus is of the same period as the Canal Duke's work on the well at Ashridge. No one has claimed ownership of the well, but the former Little Gaddesden Preservation Society renovated it about 1966, but 'without obligation'.

## \* **No 7 Ringshall**

House. C17, brick front C18, with later alterations. Timber frames (exposed on N gables) with red brick front and infill, and steep old red tile roof. A double-fronted symmetrical house facing E. 2 storeys with 2 windows to each floor, and central gabled porch. Dentilled eaves and segmental arches. 2 rear lateral chimneys, one with tall diagonal shafts. Ground floor in redder brickwork. Internally floors said to be on different levels suggesting a more complex earlier plan. This cottage has a cellar.

#### **\* Nos 8-11 Ringshall**

Two pairs of houses in a terrace. C18 or early C19. Red brick with old red tile roofs. Nos 9 & 11 half-hipped and higher. 2 pairs off houses facing E, with handed plans and rear outshut. Shared central chimneys and each house has segmental arches to 2 2-light upper windows and 3-light lower windows. Boarded doors in heavy frames. Some blue brick headers in walls. Included for group value.

#### **\* Nos 12 and 13 Ringshall**

House, now 2 houses. Probably C17, altered in C18/early C19 to 2 Estate houses. Timber frame brick cased with half-hipped old red tile roofs and rear outshuts. Shared internal stack. 2 storeys block facing E with 2 casement windows to each floor and segmental arches. Boarded door. Gabled porch to No 13 and window on S end to road.

#### **Beacon Road**

##### **Pear Tree House**

Formerly known as the Egerton Arms Public House in the parish of Ivinghoe, then as the Ringshall Laundry. This cottage was one of several laundries known to exist at the end of the 19th century. The business was closed in in 1981, and then converted into a residential property. The building was known as No. 1 Ivinghoe Road and sits on the South corner of Beacon Road and the B4506.

The house has a multi-coloured brick façade predominantly red with gauged brick arches over the windows and stone window cills. To the North and West facades the house has two ornate timber porches with clay tiled roofs. The main house is formed in hipped gables with a slate covering. There are three brick chimneys with ornate dental brick detailing.

To the rear is a two-storey extension and conservatory built in early 2000s.

The house has UPVC windows with Georgian pattern lights.

The front façade of the cottage sits directly onto Beacon Road. To the East is a mature garden with a flint base wall with saddleback coping stone wall onto the B4506 and backed up by a timber fence. To the west side of the house is a drive and double garage constructed in early 2000s. To the South side of the property is a raised terraced lawn and and sunken walled garden.

##### **Bankside**

A single storey chalet bungalow which is sited on South side of Beacon Road originally in the grounds of Pear Tree Cottage. It appears as a 'barn' style building to the East side with a rendered courtyard build in the West.

The north and east facades are dark stained weather boarded. A multi coloured brick gable on the North façade incorporates a brick feature at the head of gable. There is a cream coloured rendered entrance courtyard and garage to the West. The house has plain clay tiled roofs in gable and hipped gable forms. Windows and doors appear to be dark stained timber. There is a simple brick chimney. The east façade has dark stained timber clad twin gables.

Sits on the south side of the Beacon Road with a small grass verge. There is a small courtyard to the rear and small area of lawn. There is a gravel drive to the entrance.

##### **Fern Hill**

A four bedroom chalet bungalow presumably constructed in the 1960s and significant alterations and extensions added in 2006.

Roofs are generally interlocking concrete tiles.

There is a mixture of timber and UPVC windows and the walls are generally a mixture of brickwork and dark stained timber cladding.

To the front elevation there is a tapered brick chimney stack, and a single storey flat roofed extension sited at the front of the property.

An extended run of dormer windows abuts the chimney on the North elevation with Velux rooflight to the adjacent roof slope.

The property lies on a relatively small site accessed directly off Beacon Road. Due to the plot size the house has limited external space. There are high hedges to the Beacon Road boundary and a tarmac driveway with a five bar gate and pass gate.

##### **Hillside**

This site is currently a builders yard accessed directly off Beacon Road.

There have been several successful planning applications for the construction of a new five bedroom two storey dwelling, the last granted in July 2011

To the eastern boundary of the site there exists a long single storey flat roofed building. Permission was granted to reroof with a dual pitch, plain clay tiled roof to provide garaging and storage.

The site is currently enclosed with high fencing and large timber gates to Beacon Road and as thus is hidden from view.

##### **Smallmeadow**

A large chalet bungalow set in the centre of its plot off Beacon Road, dating from the 1960s.

The front elevation is dominated by two brick gables with white barge board edged roofs. It has

interlocking tiled roofs, pale coloured multi-stock brickwork with soldier course details above the wall opening, with white casement windows.

To the fore the house has a tarmac driveway and parking area off Beacon Road. The garden is landscaped with lawn.

### **Badgers Wood**

Large chalet bungalow set to the rear of its plot, some 45m back from Beacon Road. The house appears to be from the 1960s. There was a house called The Haven on the site, which was either knocked down or incorporated into the current dwelling.

Generally the house has hipped gable roofs with numerous hipped gabled dormer windows to the front and rear roof slopes. It has an interlocking clay tiled roofs. There is a mixture of window patterns. The front elevation has fixed windows with opening fanlights at ground level and casement windows to dormer windows above. The rear elevation has similar dormer windows and combination of full height 'patio' glass doors and casement and fanlight windows. To the rear is a feature window which passes through two floors with a gable dormer head. It presumably lights an internal staircase. A recently constructed single storey orangery is to the east of the property with a glazed lantern roof and full height glass doors.

The exterior walls are finished in painted render. The plot has a large front lawn with a smaller patio and grassed area to the rear. There is a tarmac driveway and parking area to the front of the house with a landscaped garden and lawn.

### **Boundary Edge**

Formerly, this house was known as Meadow View. It is believed this property was constructed in the 1970s and essentially is a two storey house with rear extension. It may have originally been a chalet bungalow. The front two storey extension was constructed in 1980.

Built with a mixture of materials with low pitch interlocking roof tiles.

Light coloured multistock brickwork with soldier courses above the windows.

Clay tile wall hanging and rendered panels.

Casement windows in stained hardwood frames with rectangular pattern leaded lights.

The site is a narrow strip of land bordering the Conservation Area. There are a significant number of trees surrounding the property.

### **No. 15 Ringshall**

An early 19th century cottage linked to nos. 16 and 17 with multi coloured brickwork, predominantly red, with gauged brick arches to the original East façade and clay tiled pitched roof with projecting clay tiled window cills. Simple brick off set chimney and corbelled brick details. This cottage however is set back from nos. 16 & 17 with a two storey extension added to the North/East side. The roof line continues through as does the brick work. The cottage has triple light encasement windows with central transom. There is a single storey L-shaped extension to the West and North façade.

### **Nos 16 & 17 Ringshall**

Two early 19th century linked cottages with multi coloured brickwork, predominantly red, with gauged brick arches to the original East façade and clay tiled pitched roof and projecting clay tiled window cills. Simple brick central chimney with central flues and corbelled brick details. Each cottage has a West gable two storey extension. Both cottages have further single storey west facing extensions. No. 16 has a timber porch with clay tiled roof with main support taken off brick piers on East façade. Windows appear to be hardwood with diamond patterned leaded lights.

No. 17 has an enclosed porch with brick plinth and clay tiled cill detail. Leaded light windows to either side of wooden glazed entrance door and clay tiled roof. Cottage has timber casement windows with rectangular leaded lights.

Set back from the road, the gardens are mainly laid to lawn and landscaped. A right of way path exists all the way through the East side of these properties.

### **Nos 18 and 19 Ringshall**

These early 19th century cottages have multi coloured brickwork, predominantly red brick and a clay tiled double pitched roof with a central brick chimney with a simple corbelled detail. The cottages have been significantly modified. Both cottages have had extensive double storey gabled extensions to their West facades. No. 18 (Walnut Tree Cottage) has a large double storey extension to the North. No.19 has a two storey extension to the South with its roof following the plane of the original roof and flush brick walls.

No 18 to the East façade the cottage has a ground floor bay extension with a brick base and clay tile roof and new uPVC window. First floor has seemingly new uPVC casement windows with double pane top details. To the north there is a brick and timber open porch with a hipped clay tile roof.

The original doorway appears to have been removed.

No 19 has new timber casement windows with similar double pane top details as no. 18. It would appear from marks on the old brick work the original porch and door have been removed.

Set back from the road, the gardens are mainly laid to lawn and landscaped. A right of way path exists all the way through the East side of these properties.

### **20 & 21 Ringshall**

Two early 19th century linked cottages, originally two storey, adapted to form one home on a large plot of land. Multi coloured brickwork, predominantly red, with gauged brick arches to the original East façade. Clay tiled pitched roof. The South end of the cottage (no 21) was extended to provide a two - storey extension with half hipped clay tile roof. To the rear of (no.20) is a modern gabled extension forming three levels in a modern multi coloured brick.

The original East façade has a mix of 1960s timber sash and top light windows and Georgian style pattern windows and door. To the ground floor of original no. 20 is a small projecting bay window. The Southern extension has timber casement windows and a tile hung façade, with bargeboards. Also to this façade is a single storey brick and timber 'porch' with a red hipped clay tiled roof. To the North and West elevation there is a single-storey hipped lean-to.

Access to the property is directly off the lane/driveway with large wrought iron gates and to the West part of the property is a two-storey brick structure with clay tile roof and dormer windows. Set back from the road, the garden is mainly laid to lawn and landscaped. Access to the gardens on East side is through another wrought iron gate. A right of way path exists all the way through the East side of these properties.

### **22 – 27 Ringshall**

A terrace of early 19th century cottages, generally with multi-coloured brickwork with gauged brick window openings and half hipped clay tiled roofs. The group has three brick chimney stacks with no specific details. Each cottage has its own distinct characteristics with the common factor being that they are all linked.

**No. 22** Unremarkable features to this cottage. It has new timber framed windows with mock Georgian glazing bars. It has a single-storey side extension constructed approximately 2014. It has a two-storey rear extension and a single storey porch to the rear.

**No.23** As per 22 excluding the side extension.

**No. 24** undergoing repair and refurbishment, widows appear to be metal framed casement windows.

**Nos. 25 & 26** These two cottages have been knocked through to created one dwelling. The enclosed front brick and timber porch, with clay-tiled roof, links both original external doors (East Façade). Windows on front elevation are timber Georgian patterned casement windows. The roof level changes between the two original cottages.

**No.27** End of terrace cottage with a two storey side extension on the South side of the building completed in 2017. The original part of the cottage has wooden Georgian patterned casement windows. The porch to the East façade is new and is enclosed brick with pitched tiled roof and glazed wooden door. Two-storey extension formed in the same brick as the porch (red brick), houses an East facing dormer wood casement window, the only one in the row.

These houses are set back to the rear of their plots and originally had communal gardens but now have distinct boundaries with part fencing, planting and some hedging and path side gating. A right of way path exists all the way through the East side of these properties. A flint and stone wall runs parallel to the B4506.

### **No 28 & 29 Ringshall**

These cottages form a two storey semi-detached pair. The brickwork is multi-coloured, predominantly reds. Window openings are brick gauged arches with stone cills. They have half hipped clay tiled roofs and share a large central brick chimney with simple corbelled details and eight stacks. The roof to the West façade runs in a continuous ridge from ridge to first floor level with dormer windows. These cottages share the same characteristics as nos. 30 – 35 with open tended cottage gardens A right of way path exists all the way through the East side of all properties.

**No 28 (old)** Has a brick and timber porch with brick plinth and a clay tiled roof. Timber casement windows.

**No 29** has an enclosed porch with brick plinth with new uPVC door and cladding. All windows to the East façade are three light windows and in uPVC with a central opening casement. To the South there is a two-storey brick extension.

### **No. 28 (new)**

Built in 1980 to resemble a pair of semi-detached properties, with multi coloured brickwork with window openings formed with gauged brick arches and a half hipped clay tiled roof. The east façade has two brick and timber porches with clay-tiled roofs, with the Northern porch enclosed. The West façade has a single storey, double pitched gable roof.

Windows are principally three light casement windows and are set flush with the brickwork to the outside and incorporate a timber head detail above and cill. Both porches have ship-lapped boarded gables.

These houses are set back to the rear of their plots and originally had communal gardens but now have distinct boundaries with open fencing, planting and some hedging, and landscaped gardens with lawn. A right of way path exists all the way through the East side of the properties. There is a flint base wall with saddleback coping stone wall onto the B4506, with a mix of hedging and timber fencing.

### **30 – 35 Ringshall**

The row of 19th century cottages are formed as semi-detached 2 storey pairs and are the properties closest to the southern Conservation Area boundary, with No. 35 being the closest. The houses are set back some 60m from the B4506 main road, with aligned east facades. The original buildings are simple in form with double-pitched clay tiles roofs with projecting eaves and verges. Walls are in multi coloured brickwork (predominantly red). There are triple light windows at ground floor level and double light windows at first floor. Entrance doors have a surround formed with a brickwork pointed arch. There is a substantial central brick chimney combined to serve both properties with eight stacks. The stack is formed with nine courses of brick corbelling and detailed with pale brick quoins.

Window openings are framed in pale coloured profiled brick work with gauged brick arches over. These surrounds mimic those normally formed in stone. All the principal windows have stone mullions, heads and cills. The windows are cast iron casements formed in a diamond pattern. There is a projecting brick plinths and cast iron rainwater pipes and gutters.

These houses are set back to the rear of their plots and originally had communal gardens but now have distinct boundaries with open fencing, planting and some hedging. The east boundary with the road is formed as a raised grass verge with a brick pierced and flint panelled garden wall with saddleback

coping framing entrance gates. A right of way path exists all the way through the East side of all properties

**No 30 & No 31:** Have brick and timber porches with tiled roofs to their eastern facades. Single storey extensions run from the original rear of the houses to the access road either side of the party wall. The central shared chimney stack has rebated corners and ornate corbelled capping.

**No: 32** Significant two storey extension to the North, recessed back from the East façade. Three external doors visible on this elevation.

**No: 33** Rendered southern gable with entrance door from east under single storey lean-to roof. No 34: Two storey side brick extension with flat roof. Entrance porch lean-to abuts this feature. Planning permission recently gained for new glazed conservatory to west of building. Front door located in lean-to side extension.

**No 35:** Appears to have an original single and two-storey extension to the south, all in matching materials. Planning permissions from the 1990s have allowed further rear extensions. An entrance is located in the east elevation of the building

### **Opposite No.35 Ringshall Cottages.**

#### **Blue Cottage**

The property is located in the Southeast corner of the Ringshall Conservation Area. It is the first, when driving south, of a series of properties sited on larger plots to the east of the B4506.

The house is unusual in both style and form. It was designed as a single storey house with a first floor roof terrace to the south. The original plan was for one curved wing intersecting a straight with their junction at the entrance to the property. The house was designed by Francis Bromilow, a Birmingham architect, in 1938 in an Art Deco style. The roof terrace was replaced with a second floor extension to the designs of Louis Moore a, a local architect, in 1945.

All external walls are white render with the original roof formed in blue Dutch ceramic interlocking pantiles. The extension of 1996 to the Northeast has a series of copper clad standing seam roofs. The property has retained all its original white painted Crittal metal windows.

The house is set back from the road with a wide 'cobbled' driveway and parking area to the front and is bordered by mature trees to the south/east. The rear has a patio area with lawned garden and

small orchard. The property sits adjacent to ancient woodland on its northern boundary.

### **Behind Ringshall Cottages 15 -35**

#### **Wits End**

Wits End was built on the land owned by the adjacent house Beechwood in 1985. Originally a simple single storey bungalow which was extended to the West in 2007.

Roofs are steep sloping with interlocking concrete tiles and barge boarded gables. There is a small rooflight sited in the centre of the east facing roof slope. Brickwork is multi stocks and all windows and doors are white UPVC.

There is a garage in matching material with windows at first floor level and several outbuildings along the Western boundary.

The house lies on a long narrow plot which is bounded on the West by the Conservation Area perimeter and has two small meadows to the north. Beechwood

Originally a simple chalet bungalow dating from 1960s/1970s, and extended to the South in the late 1990s. The house lies in the middle of its plot.

Roofs are interlocking concrete tiles with barge boarded gables. Brickwork is red multi stocks and all windows and doors are white uPVC.

Hedged garden boundary with a gravel driveway to the East with garden mainly lawn.

#### **Berrynarbor**

Berrynarbor is a three bedroom chalet bungalow on a relatively small plot of land. It is presumed that the house originally dates from the 1960s. The house has been the subject of several extensions and loft conversions.

The house has three prominent gables which are now timber clad and has matching dormer windows set within the plain tiled roofs. All roofs and dormers have white painted barge boards. It is understood on completion of current works, the timber cladding will be stained dark brown or black. Windows and doors are uPVC.

The house sits to the rear of the Ringshall cottages and accessed by the private road and has a gravel driveway. There is Beech hedging to the East of the garden Boundary and has a five bar timber gate. To the West side the house sits on the boundary of the Conservation area and has access to the Ashridge Estate woodlands.

#### **The Bungalow**

A chalet Bungalow on a large plot in the South West corner of the Conservation Area, dating from the 1960s.

Multi coloured brickwork with brick window cills. Windows and doors are in uPVC. A combination of gabled and hipped roof forms in plain clay tiling. The North-facing gable has white painted barge boards.

Sited at the rear of the Ringshall properties accessed by the private driveway. There is a large garden mainly laid to lawn. This house has several outbuildings and a gravel drive.

## Appendix 2 : Historic Environment Record

HER NO:	Name	Description	Record Type	Location
18290	5 RINGSHALL, LITTLE GADDESSEN	15th century hall house, and well house	Building	Conservation Area
17562	POSSIBLY POST MEDIEVAL DITCH, BROWNLOW GATE, RINGSHALL, LITTLE GADDESSEN	Length of ditch, with a rim sherd in the top fill	Monument	Conservation Area
508	ROMANO-BRITISH QUERNSTONE FRAGMENT, RINGSHALL, LITTLE GADDESSEN	None	Findspot	Adjacent
4599	PART OF SUPPOSED ROMAN ROAD, 'VERULAMIUM TO IVINGHOE BEACON', FROM GREAT GADDESSEN TO RINGSHALL	Viatores' route 169B, from St Margaret's Farm, Great Gaddesden, to Ringshall and Ivinghoe Common	Monument	Adjacent

# Appendix 3 : Boundaries

## Boundary Treatment

### 1 B4506 Ringshall Road East side going South from Brownlow Gate to the Blue Cottage

Ringshall Lodge has Stone Ashridge gate posts with high iron security gates and an iron pedestrian side gate. It has a wide grass verge with mature Oak tree and stone 'defences' to prevent parking, which narrows to a well-kept grass verge shared with Brownlow Gate, which also has a 2m high brick wall.

Continuing South from Brownlow Gate, a narrow, rough verge with Bus Stop (not suitable) is backed by a 1 – 1 ½m high old brick wall, stone capped with evidence of long removed railings above, possibly from the original Ashridge Estate Deer Park.

Further South the rough grass verge is backed by 2m high close board wooden fence then a short stretch of laurel.

The entrance to the sewage pumping station is marked by high, locked, metal gates. Adjacent to that is the footpath to Ringshall Drive.

South of the footpath entrance, a wide wooded verge with a narrow unmade path winds between trees and a wire fence to Blue Cottage Wood.

Blue Cottage has a well-maintained grass verge, a beech hedge with white solid gateposts and feature blue painted metal gate made by local craftsman/blacksmith Blue Elliott.

### 2 B4506 Ringshall Road West side going South from No 3 Ringshall to No 35 Ringshall

The northern section between No 3 Ringshall and Beacon Road is bounded by a roadside pavement, backed predominantly by the original brick capped, flint wall.

No.3 Ringshall Cottages has a short stretch of 1m high wooden fence at the North end, backed by 2m high laurel hedging. Further South, the pavement is backed by original flint wall (approx. 1m high) capped with triangular bricks. The wall has occasional brick piers and includes a 1m high wooden picket pedestrian gate.

There are views over the flint wall into lower level gardens of Nos. 3 – 13 Ringshall.

Nos. 4&5 Ringshall also have a wooden picket pedestrian gate (approx. 1m) giving access to the Well House and all cottages. The pathway has a brick wall with round capped bricks.

Going south, the flint wall continues uninterrupted to curve into Beacon Road.

A Bus Stop and bin are located on this stretch of pavement.

The entrance to Beacon Road creates a break between the two groups of Ringshall Cottages.

South of Beacon Road, a 1m high flint wall with triangular capping bricks curves round from Beacon Road and continues all the way up the hill to No.35 Ringshall Cottages. Most of the cottages have added 'deer wire' behind the wall. This section of road has no pavement and is interrupted by several access gateways to the cottages. There are a variety of materials backing the traditional flint roadside boundary walls of a number of the gardens.

- No.15 has a 1m iron gate, open to the garden.
- No.16 is backed by a privet hedge.
- No.17 has a 2metre iron gate, backed by shrubs.
- No.18 is bounded by new close board wooden fencing above the flint wall to a height of 2 metres. Views are completely blocked.
- No.19 has 1m high close board fence with trellis above.
- No.20 is backed by tall 2 metre + beech hedge with some holly.

Between No. 20 and No. 22 is the access road to backs of the top row of cottages, which is bordered by hedges of holly, hawthorn and beech and contains the access gates into front gardens.

On the B4506 South of the access road, the flint wall continues with triangular capping bricks 1 metre high, backed by deer wire and garden trees. This section has a well-maintained grass verge. There are pedestrian gateways into most of the gardens: Nos. 28 – 30 and 33/34 have 1m metal pedestrian gates, Nos. 31/32 has a 2m wooden gate and No. 35 has a 2m wide metal gate giving access to the garden and a wooden pedestrian gate.

A Flint wall runs West along the South side of No. 35's garden to the building line of the cottages.

### **3 Chalet Bungalows at the rear of the Cottages**

The boundaries of the 4 chalet bungalows, accessed via the track between No. 20 and No 22 Ringshall and its extension, an unmade driveway behind No. 30, are:

- The Bungalow: Solid wooden gate and high hedge.
- Berrynarbor: Five bar gate and beech hedge.
- Beech Wood: low hedge, no gate.
- Wits End: Five bar gate and open post and rail fence.

### **4 Beacon Road North Side, East to West from B4506 to Western Boundary of Conservation Area**

From the junction with the B4506, there is a curved flint wall, with triangular capping, fronted by a grass verge but no pavement.

On the verge is a Finger Post Box (EIRR)  
A wooden picket gate in the wall gives pedestrian access to cottages 13 – 3.

To the West of the flint wall, the boundary is formed of the side wall and porch of No.13 and continuous outbuildings.

There are concrete Tank Traps either side of access track to rear of cottages.

Further West, the boundary comprises a rough grass verge with a high holly hedge and a further 7 tank traps.

A mixed holly and hawthorn hedge then runs West to the Electricity Sub Station gravel driveway, shared by 'Yeomans'.

A high holly hedge, 'Yeomans' second driveway and a further section of holly hedge continue to the western end of the Conservation Area.

### **5 Beacon Road South Side, West to East from Conservation Area Boundary to B4506**

The western part of this boundary is predominantly hedged, with breaks for tarmac or gravel driveways.

Boundaries of each property are:

- Boundary Edge: Tarmac driveway, no gate, holly and beech hedge.
- Badger Wood: Tarmac driveway, five bar gate, holly hedge and wide, well maintained, grass verge.
- Small Meadow: Tarmac driveway, five bar gate, holly hedge.
- Builder's Yard (Hillside): Gravel driveway, solid close board wooden gates 2+m high. Mature Ash tree, rough verge with 5 large stone blocks. Hawthorn hedge with occasional holly.
- Fern Hill: Tarmac driveway, five bar gate, wide grass verge, high beech hedge.
- Bankside: Gravel driveway, wide grass verge with paved pathway, one tank trap and ornamental Cherry tree.
- Pear Tree House: Old flint wall with triangle capping and brick pillars with flat stone caps to close board gates. Brick driveway. Wide grass verge with wooden posts in front of house and continuing to junction with original low flint wall with triangular capping, backed by close board fence and leylandii hedge. Old blocked gateway on corner of Beacon Road and B4506.

## Appendix 4 : Trees and Wildlife

The wildlife which frequents the Ashridge Estate (fallow deer, muntjacs, foxes, badgers etc) are also seen within the Conservation Area.

TPOs within the conservation area are as follows:

TPO 327 Deer Leap Swimming Pool, Little Gaddesden

Confirmed 1998

1 x English Oak  
1 x English Oak  
5 x English Oak  
13 x Beech, 2 x English Oak 3 x Horse Chestnut,  
2 x Norway Maple, 2 x Copper Beech,  
1 x Sycamore, 2 x Mountain Ash, 1 x Wild Cherry &  
6 x ash  
5x Silver Birch (only partially within the  
conservation area)

TPO 564 Land at Ringshall, Berkhamsted HP4 1ND  
(Blue Cottage Wood)

Confirmed 2017

### Flora and fauna of Ringshall Wood and Verge

**W** = observed in Ringshall Wood;

**V** = observed in the verge between New Road and Ringshall Wood;

**N**= Not seen (but not necessarily looked for either)

Common Name	Latin Name			Common Name	Latin Name		
<b>Plants</b>							
Beech	Fagus sylvatica	W	V	Bracken	Pteridium aquilinum	W	V
Oak	Quercus robur	W	V	Broad Buckler Fern	Dryopteris obtusifolius	W	N
Silver Birch	Betula pendula	W	V	Crested Wood Fern	Dryopteris cristata	W	N
Hawthorn	Crataegus monogyna	W	N	<b>Fungi</b>			
Holly	Ilex aquifolium	W	V	Common Funnel	Infundibulicybe gibba	W	N
Hazel	Corylus sp	N	V	Buttery Collybia	Rhodocollybia butracea	W	N
Honeysuckle	Lonicera periclymenum	W	V	Red-cracking Bolete	Xerocomellus chrysenteron	W	N
Ivy	Hedera helix	W	V	Lilac Bonnet	Mycena pura	W	N
Common Snowdrop	Galanthus nivalis	W	N	Black-stalked			
English Bluebell	Hyacinthoides non-scripta	W	N	Marasmius	Tetrapyrgos nigripes	W	N
Wood Anemone	Anemonoides nemorosa	N	V	Fly Agaric	Amanita nebularis	W	N
Lesser Celandine	Ficaria verna	W	V	Cloud Funnel	Clitocybe nebularis	W	N
Foxglove	Digitalis purpurea	W	N	Chanterelle	Cantharellus cibarius	W	N
Wood Sorrell	Oxalis acetosella	W	N	Puff Ball	Lycoperdon sp	N	V
Lords & Ladies	Arum maculatum	W	V	<b>Slime Moulds</b>			
Enchanter's nightshade	Circaea lutetiana	W	N	Dog vomit Slime			
Cow Parsley	Anthriscus sylvestris	N	V	Mould	Fuligo septica	W	N
Broad Leaved Dock	Rumex obtusifolius	N	V	<b>Amphibians</b>			
Ground Elder	Glechoma hederacea	W	V	Smooth Newt	Lissotriton vulgaris	W	N
Bramble (various species)	Rubus sp	W	V	Common Frog	Rana temporaria	W	N
Raspberry	Rubus idaeus	W	V	<b>Mammals</b>			
Dog Rose	Rosa canina	W	N	Fox	Vulpes vulpes	W	N
Stinging Nettle	Urtia dioica	W	V	Badger	Meles meles	N	V
Red Currant	Ribes rubrum	W	-	Fallow Deer	Dama dama	W	N
False Oat Grass	Arrhenatherum elatius	W	N	Muntjac Deer	Muntiacus reevesi	W	V
				Grey Squirrel	Sciurus carolinensis	W	V
				Brown Rat	Rattus norvegicus	N	V

**Common Name Latin Name**

**Birds**

Blackbird	Turdus merula	W	V
Blue Tit	Cyanistes caeruleus	W	N
Tawny Owl	Strix aluco	W	N
European Robin	Erithacus rubecula	W	W

**Common Name Latin Name**

**Insects**

Club-Horned			
Sawfly	Trichiosoma Triangulum	W	N
Pale Tussock Moth	Calliteara pusibunda	W	N

Observed 5/2022 to 3/2025 By:  
Dr Julie Battersby BSc , PhD

The trees within the woodland to the east of the B4506 (Blue Cottage Wood) are mainly oak and ash and are subject to a Tree Preservation Order made in 2017.

The wildlife which frequents the Ashridge Estate (fallow deer, muntjacs, foxes, badgers etc) are also seen within the Conservation Area.

