

# Chipperfield

Village Design Statement



## Purpose

This Village Design Statement describes the administrative parish of Chipperfield as it is seen today by its residents and focuses on those visual aspects that they appreciate most. Its aim is to help ensure that any future developments, large or small, will respect these features and help to retain the parish's and (in particular) the village's character.

The Village Design Statement amplifies policy in the Local Plan and gives guidance on appropriate materials and design. The Statement is intended to be complementary to the Local Plan, but, should conflict arise, the provisions of the Plan would prevail.

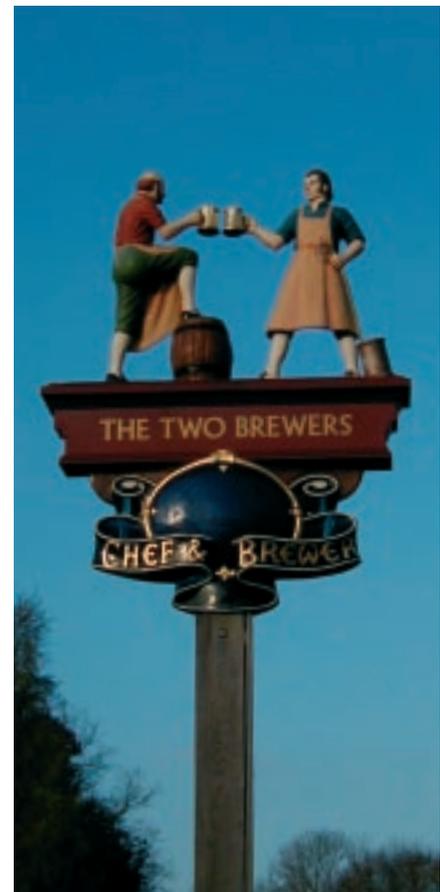
Through the adoption of this Design Statement as Supplementary Planning Guidance by Dacorum Borough Council, statutory bodies, planners, architects, builders, engineers and local householders and businesses will all have a better idea of how they can contribute positively to retaining and enhancing the village's local distinctiveness and will be encouraged to follow these guidelines for all development *whether or not planning approval is required*. If the principles are carefully followed this will make a major contribution to the maintenance of the local heritage in Chipperfield for future generations.

The Design Statement does not:

- seek uniformity of design automatically
- prevent design innovation
- prevent appropriate new building

The Village Design Statement originated with an initiative from Chipperfield Parish Council. A local steering group was formed, which organised a residents workshop, part of which involved them in touring the village identifying those features they valued and those which they found detrimental to the village's underlying character. Based on their findings, the steering group formulated guidelines and incorporated them into a draft consultation document, which was circulated to every household and formed the basis of a public consultation day in the Village Hall. The draft was circulated to building and development professionals and interested organisations and comments incorporated before presentation of a 'final' draft to the Borough Council. After a further consultation opportunity, the Borough Council adopted this design statement as supplementary planning guidance on 19th December 2001.

*Illustrations have been added to help explain the character of the area and design guidelines.*



## Chipperfield – Character and Landscape

Chipperfield is a small active village situated on a crossroads approximately 5 miles south-west of Hemel Hempstead and the same distance north-west of Watford. The village occupies a site some 1<sup>3</sup>/<sub>4</sub> miles east to west and 1<sup>3</sup>/<sub>4</sub> miles north to south on a chalk plateau at the edge of the Chilterns, some 130 to 160 metres above sea level. The chalk is overlain with pebbly clay and sand to the south and east and clay with flints to the north and west. There are two dry valleys where the chalk is exposed i.e. at Dunny Lane and Whippendell Bottom.

The village roads are bordered by an attractive mix of gardens, fields, hedges and woodland rather than solid walls. There is an extensive network of footpaths, pavements and permissive bridleways, most of which are well maintained. The white painted signposts and wooden public benches are in harmony with the character of the village.



Despite its proximity to Hemel Hempstead and Watford, the village has maintained its rural character and surrounds with a mixture of open farmland, wooded areas and copses. The Bulstrode farmland is notable for its lack of hedges, since an area enclosed by 29 hedges has been consolidated into a single field. The farmland east of the Manor House and descending into the dry Whippendale valley is characterised by medium-sized hedged fields. It is considered attractive and was designated a Landscape Conservation Area under the Dacorum Borough Local Plan adopted in 1995. Fields come right into the village and provide an agricultural setting for adjoining housing. This can be seen on Tower Hill, in Dunny Lane and also in the Chapel Croft/Kings Lane area.



Chipperfield Common, gifted in 1936 to the local authority to be maintained in consultation with the people of Chipperfield, extends to over 100 acres and is well used by local residents and visitors from the surrounding area. Most of the common woodland is secondary woodland estimated as varying in age between 80 and 176 years old, which has regenerated as the grazing of livestock fell out of practice. There are eight large mature sweet chestnut trees which are regarded as veteran trees, of great historical and landscape importance estimated to date back to between 1600 and 1620. The Common is the best known and valued feature in the village.

The whole of the parish has been included within the Metropolitan Green Belt. There are 16 designated footpaths across the common and farmlands giving a great opportunity for all to appreciate Chipperfield's rural landscape.



## The village today

Chipperfield is a lively community of approximately 1700 people living in 800 households. Despite competition from the major supermarket chains, nearly all of which have stores within easy motoring distance, it has managed to retain most of the key facilities which enable a village to be reasonably self-contained. It has a post office and general store, a quality grocer and provision store, newsagent, butcher, two garden centres and four pubs. What were two local village garages have expanded to cover a much wider market, one becoming a main Land Rover dealer for West Hertfordshire and one expanding to be a large new and second-hand car retail dealer.



Socially the village has three active churches, a village hall, a social club and youth club, each with their own premises. There are well-supported clubs for cricket, football, tennis and short-mat bowling. The village primary school is at full capacity, with over 200 children on the roll.

The village lacks a doctor's surgery which means that villagers need to travel the two miles to facilities in Kings Langley, Bovington or Sarratt. Similarly, attendance at the dentist or at a day centre involves transport out of the village.

There are few employment opportunities in the village itself. There are now just three local farms, two involved in mixed farming and one solely arable. In addition to the shops, garages and garden centres, there are some people employed at a local builders, in garden equipment repair and in forage and animal feed provision. However, many people commute to London or the local large towns.

There is concern for the lack of affordable housing, particularly for young people.

There are three local bus routes providing daily services to Watford, Hemel Hempstead, Rickmansworth and Kings Langley: the services are limited and, despite public subsidies, not well supported.

Due to its situation on a crossroads, there is a considerable volume of through road traffic, the principal destinations being the M25 (junctions 18 and 20), Watford, Rickmansworth, Bovington and Chesham.

The village is an attractive recreation area for visitors from neighbouring towns and villages and this adds to the central congestion and pressure on vehicle parking facilities, particularly at week-ends.



## Special features

**The Two Brewers**, a long two storey building fronting the Common, is the only hotel in Chipperfield. Constructed of white rendered brickwork under a red-tiled roof, it dates back to the 17th century and was originally three buildings: a corner shop, a public house and the schoolmaster's house. Recent changes have been carried out in sympathy with the original building and have blended in well with the surroundings.



*from watercolour by Marion Perkins*

**The Street** is the oldest part of the village and is characterised by a mixture of building types, ages and styles. Most notable among these is the Pale Farm, the oldest building in the village, the Baptist church and the Royal Oak public house. At one time The Street was the commercial centre of the village, but over the past 50 years this has moved to Chapel Croft, which now contains the village store, post office and garden centre and the two garages.

**St. Paul's Church** is adjacent to the Common and is built from flint with corner flag stones and a slate roof. It has recently been extended to add a parish room, the extension being built in a similar fashion to the existing building. This is an example of a new building constructed in sympathy with its surroundings.



The traditional buildings are constructed from local red brick inlaid with flint, and have gabled roofs, chimneys and red tiles. For residents and visitors alike, **The Common** is a much admired and much used focal point throughout the year. The variety of building styles surrounding the common provides an interesting back-drop to the many recreational activities of which cricket is a major attraction.

### Brick & Flint Walls

Mellow red brick walls inlaid with knapped (dressed) flint is a characteristic material of the Chilterns area, including Chipperfield. In widespread use since the 19th century mainly with locally produced 'multi' red bricks there are examples throughout Chipperfield on both structural & boundary walls.

**Queen Street** is situated to the west of the Common and consists of several rows of Victorian cottages constructed of red brick with tiled roofs, situated in an unmade road. Although they have been modernised and extended, the original character of the street is still evident and film crews wishing to capture the atmosphere of the 19th century have used this street on many occasions.

**St. Paul's School.** The new primary school was built in 1974 to a circular design with a sunken hall in the centre and classrooms leading off it. The building has recently been extended.



© Joy Weyman-Jones

## Pattern of building

While the historical centre of Chipperfield is the area surrounding the common, the core of the village designated by the Borough Council for planning purposes is the area roughly bounded by Kings Lane, The Street and Chapel Croft, but including Nunfield and the Croft Estate. This is the area in which limited new housing development may be permitted. Since the early days of the village when the old lanes wound away from the crossroads at the heart of the village, new roads have been developed along the original lines to form the village as it is today. Modern development has led off the old street pattern, building on former fields in a geometric layout, changing the visual character from that of the original features. Much of the centre of the village is designated as a conservation area (see map on pages 10-11).

Away from the centre, residential roads such as Megg Lane, Wayside and Scatterdells Lane, the longest cul-de-sac in Hertfordshire with some 140 homes, contain a wide variety of house styles and sizes, many of which have been replaced and extended over the years. Even with these additions the impression of space remains, since the dwellings have not been built to occupy the full plot. Hedges separate and enclose the majority of the houses. These features enhance the rural atmosphere of the village and ensure that the houses are not obtrusive and blend in with the environment.



# Design guidelines

## Key Elements

- Plots and building lines
- Roads and boundaries
- Scale and bulk of buildings
- Materials and styles
- Roofs
- Walls
- Doors
- Windows

Older buildings in the village tended to conform to a certain style. Roofs are of steep pitched slate or clay tile, walls of stock bricks, brick and flint or white render and boundaries natural hedges. These common features tend to unify the many different building styles producing an attractive and familiar environment. *The design statement is aimed at conserving and reproducing this character in all development proposals wherever possible.* The modern buildings that integrate most successfully with the village share these key design elements, while those that follow more suburban or national design trends, ignoring the historical conventions of the village, are less successful.

## Plots and Building Lines

In the original village, centred on The Street, Chapel Croft and the Common, there is no one building line. Plots are irregular and informal and some houses may be at right angles or side on to the street, with stepped frontages. The mixture of large and small properties in close proximity and the variety of plot sizes influences the feeling of space around the buildings and helps to give Chipperfield its unique character. Larger buildings are often screened by trees and hedges, with only their roofs visible except from close up. The details seen close up are therefore important for both the individual buildings and the street.

## Plots and Building Lines

- Respect established informal building patterns
- Avoid formal “estate style” layout
- Informal groupings / stepped terraces preferred
- Consider mix of building sizes
- Allow for car access and parking away from frontage
- Take care over scale and siting of new buildings
- Avoid open plan frontages
- Avoid integral garages
- Retain existing trees and landscape features



# Design guidelines

## Access and Parking

Open plan frontages and roadside parking detract from the village's appearance and rural character. Many older premises have parking areas away from the building frontage or utilise former outbuildings for garaging.

*New buildings should be sensitively sited to fit into the landscape with appropriate planting and natural screening, with the retention of existing mature trees, hedges and landscape features where possible. The buildings themselves should reflect and enhance their immediate environment. Consideration should be given to a mix of building and plot sizes in harmony with the existing character of the village. In new developments vehicular access should be sited to provide parking away from the property frontage. Large expanses of concrete or tarmac should be avoided.*

## Roads and Boundaries

While earlier building followed the roads winding from the village centre, more recent development is often in the form of cul de sacs leading off those roads. These often have their own character, which frequently owes more to standard suburban design than the traditions of the village. Traditionally there was no clear break between the village and the surrounding countryside, retaining the impression that the village is part of the landscape and does not turn its back on it. With the exception of the shops in Chapel Croft, the majority of development is set back from the road with front gardens enclosed by hedges, white picket fences or brick and flint walls. In Queen Street and Alexandra Road, where there is less room for front gardens, many of the houses have forecourts enclosed by brick walls. Hedges are commonly of native species, including hawthorn, hazel, beech and holly. There is relatively little leylandia or quick growing conifer hedging. The area between the front boundaries and the footpath is usually grassed but not cultivated, preserving the rural character.

### Roads and Boundaries

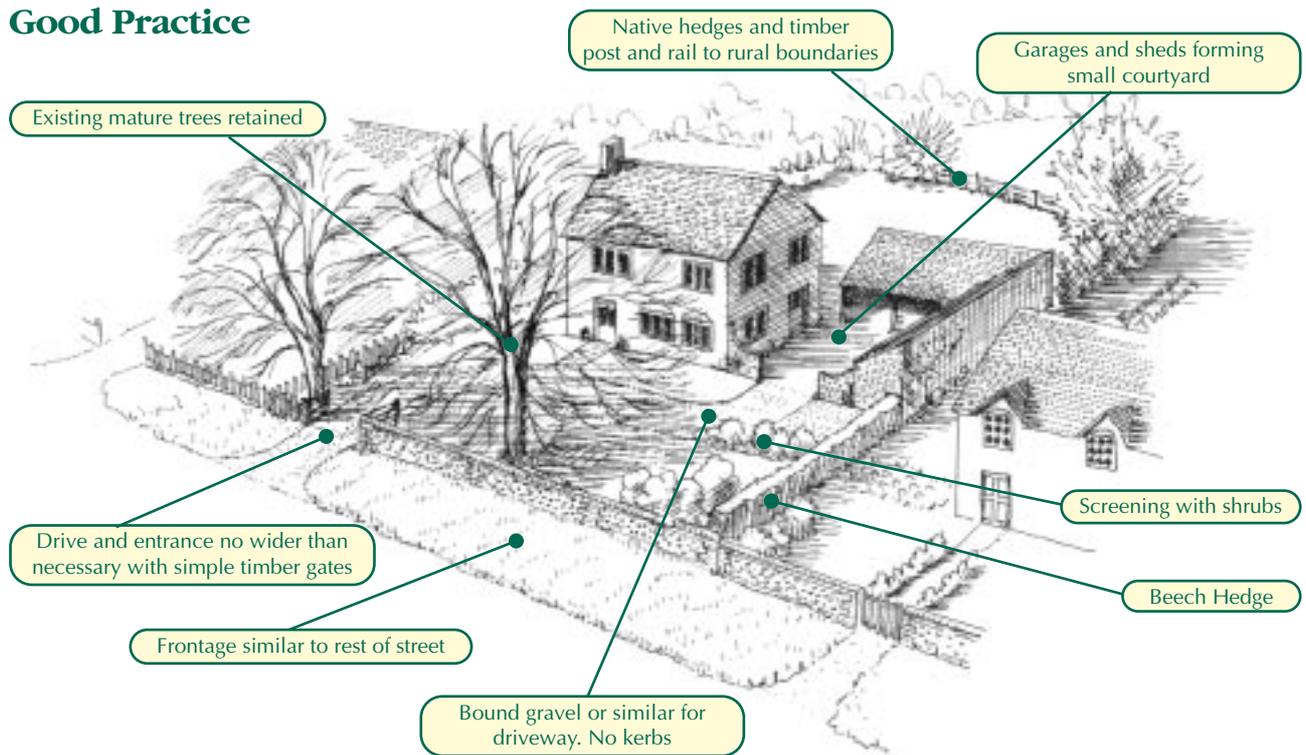
- Avoid urban style development of radial clusters of inward facing houses
- Rear boundaries adjoining the countryside should not create visual barriers
- Frontages to be enclosed by native species hedging. Where space does not permit native hedging, enclosure should be by brick or brick and flint walls or possibly picket fences
- Avoid panel fencing being visible from public view
- Roadside verges to be naturally grassed and not cultivated
- Gates to be simple
- Avoid concrete kerb stones

*New development should respect rural character by using native hedging and by retaining existing trees, hedges and earthworks. Tall boundary fences and walls create visual barriers, restricting views and divorcing buildings from the countryside and should be avoided. On front boundaries where there is insufficient space for hedges, traditional brick or brick and flint walls should be used. In some locations picket fences may also be appropriate. The use of timber or pre-fabricated panel fencing should be avoided. Gateways should be simple, without ornate high gates and grand architectural entrances.*

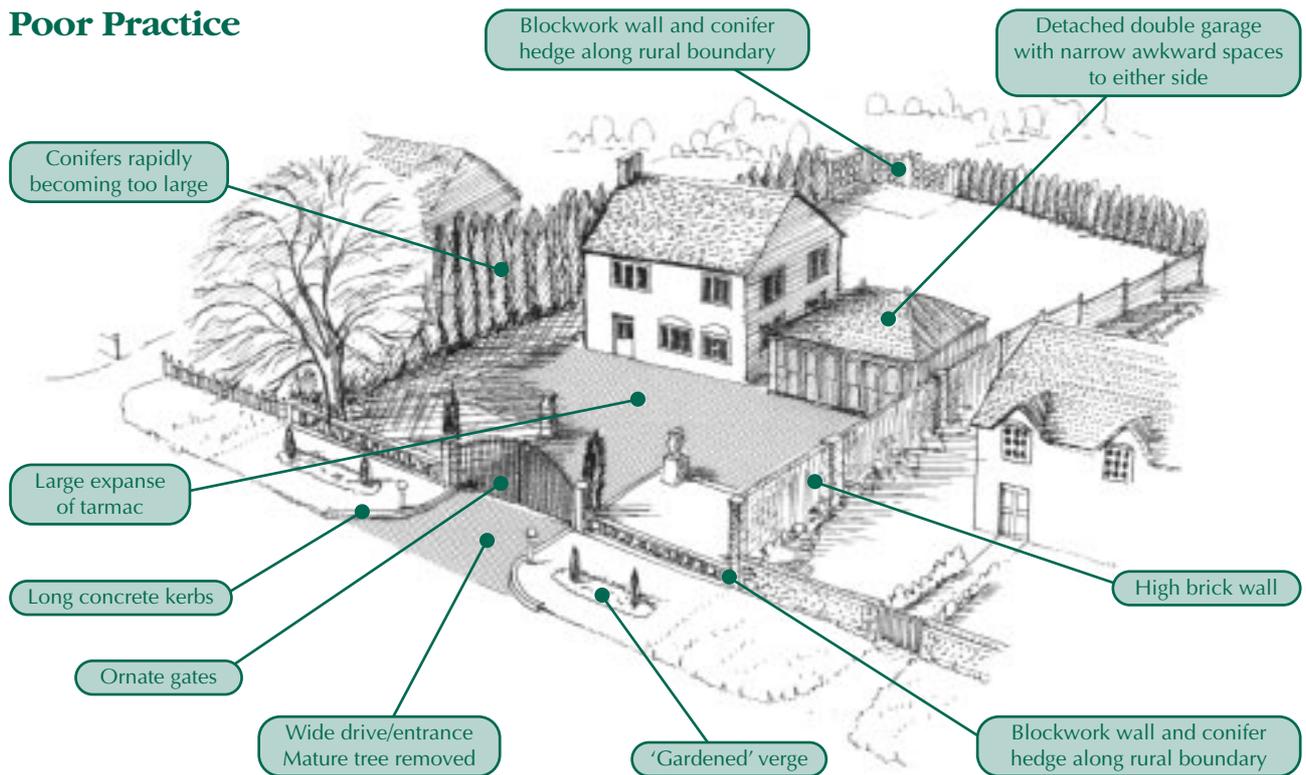


# Boundary Treatment and Surface Materials

## Good Practice

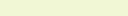


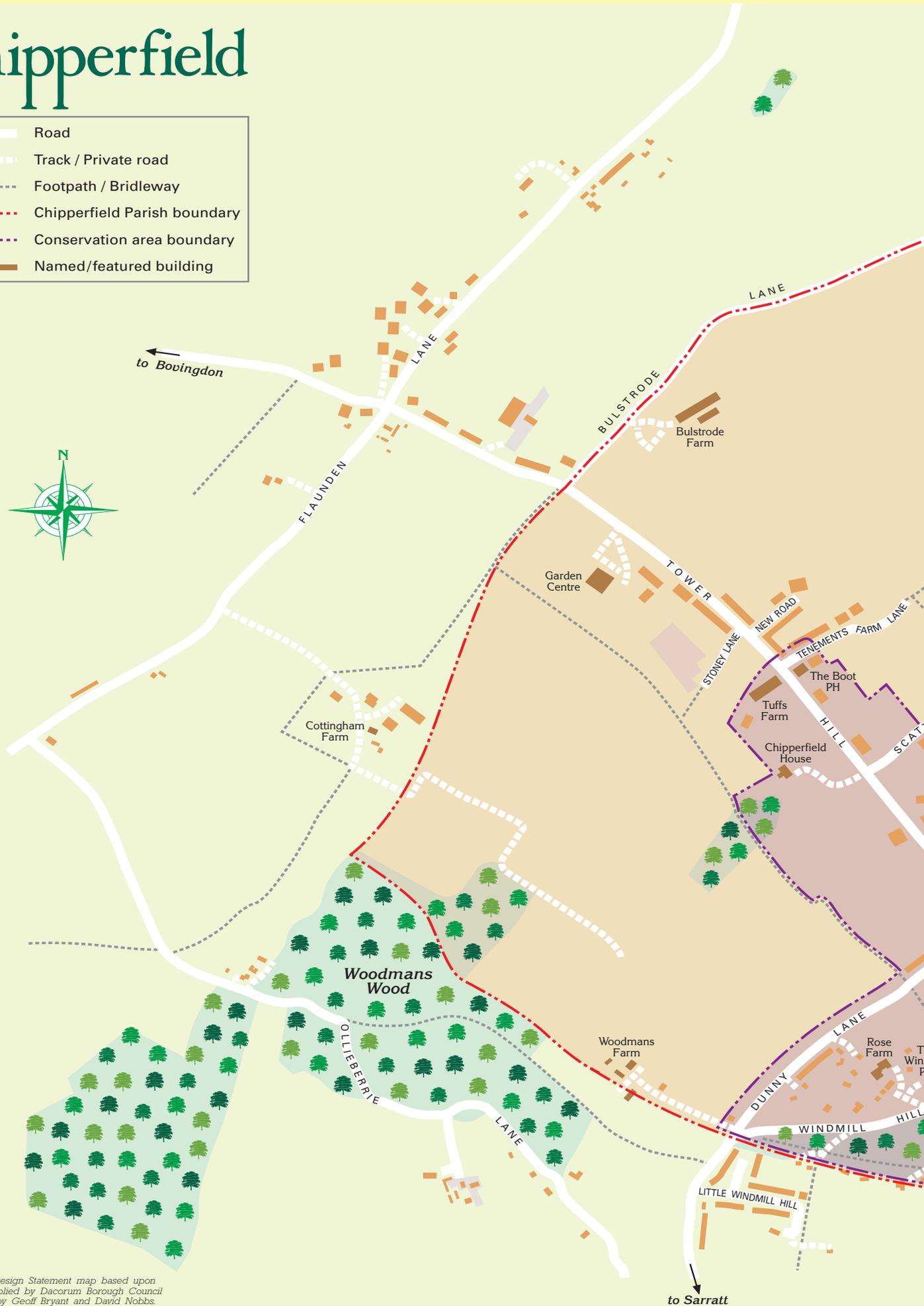
## Poor Practice



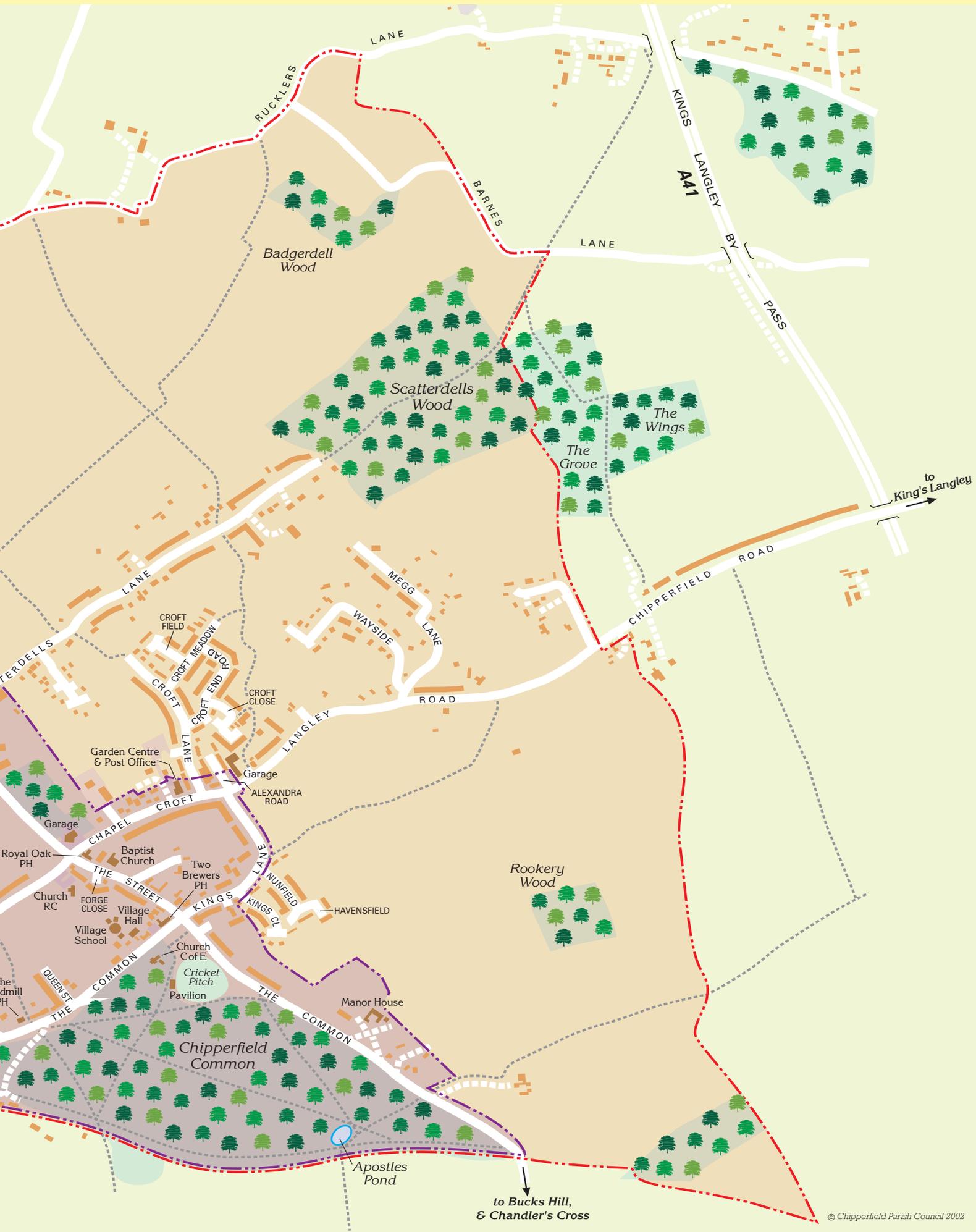
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# Chipperfield

-  Road
-  Track / Private road
-  Footpath / Bridleway
-  Chipperfield Parish boundary
-  Conservation area boundary
-  Named/featured building



*Chipperfield Village Design Statement map based upon aerial photography supplied by Dacorum Borough Council and ground-checked by Geoff Bryant and David Nobbs.*



# Design guidelines

## Scale and Bulk

### Scale and Bulk

- Avoid deep floor plan and resulting roof bulk
- Follow existing site contours
- Use L or T plan shape for larger buildings

The scale and form of new development will affect the way it fits into the village and its relationship to adjacent buildings. Buildings with a deep floor plan often appear bulky and large spans result in expansive shallow pitch roofs. Where the site slopes such buildings can also require extensive and costly ground works, and the loss of soft landscape features such as trees and hedges. Buildings should be designed in such a way as to reduce the appearance of bulk and to fit into their site and surroundings. In the case of larger properties the adoption of L or T shaped buildings can break up frontages and make the overall design more compatible with the scale of older village houses.

## Materials and Styles

A number of different building styles may be found within the village, offering some flexibility in the design of new buildings, but care should be taken not to mix styles or individual elements from different styles in the same development. Mixing styles in an effort to give new buildings “character” with mock period features added to standard house designs rarely works. Similarly the approach adopted by some builders of constructing properties to the same plan but using different materials and external embellishment creates a hybrid appearance and is rarely successful.

### Materials and Styles

- Use traditional materials
- Pay attention to adjacent development where it enhances the character of the village
- Don't mix styles
- Building extensions should reflect existing building style and materials



# Design guidelines

## Roofs

The traditional buildings in Chipperfield have roofs of slates or plain clay tiles with simple slate or clay ridge tiles, requiring a pitch of not less than 40°. Joists and rafters were formed from single lengths of timber, thus restricting the maximum roof span, and requiring larger roofs to be constructed in more than one span, resulting in L or T shaped buildings, with forward facing hips and gables which enhance the appearance of the resulting structures. The introduction of light truss roofs and interlocking concrete roof tiles in the 1960's and 70's permitted larger buildings with single span roofs to be constructed relatively cheaply. These buildings are typical of suburban housing estates and are unlikely to complement the traditional style of village house. Traditional roofing materials tend to respond well to weathering and mellow with age, whereas concrete tiles exhibit the white spotting associated with lichen growth and do not mellow.



## Roofs

- Pitch not less than 40°
- Slate or clay tile covered
- Avoid use of concrete tiles
- Reduce roof spans by use of T or L shaped building layout
- Use forward facing hips or gables to add interest
- Use stepped frontages or different roof heights to avoid long unbroken roof lines
- Gables to be flush or use white painted barge boards
- Use hipped or gabled roofs having regard to convention in the locality
- Enclose flues in false chimneys or provide chimneys
- Dormers to be placed low on the roof
- Avoid use of roof lights (windows) on front elevations
- Pitches on extensions, porches, bays and dormers should match main roof
- Avoid use of flat roofs on extensions



# Design guidelines

## Roof lines, gables and dormers

Long terraces are uncommon in Chipperfield. Gable details vary in different parts of the village, with white painted barge boards being common in some areas, whereas flush eaves are evident elsewhere. Similarly, both hipped and gabled roofs are in evidence in different locations; in both cases new building should reflect the predominating style.

## Chimneys

Chimneys are a common feature on all traditional buildings and add interest to roof lines. In the country a roof without a chimney will look out of place and the addition of one will reduce the appearance of bulk. Where a modern house is built without open fires and does not require a chimney there are often central heating flues incorporated, which are unattractive and do not enhance the appearance of the building. Rather than leave an exposed length of pipework, consideration should be given to housing the flue extract in a false chimney.

## Extensions and dormers

For reasons of cost many properties are extended to provide (more) family accommodation, which frequently involves the conversion of former loft space to form additional bedrooms. The addition of dormers and roof lights (windows) has substantially altered the appearance of many properties and care should be taken in the design and positioning of new windows to ensure they do not detract from the visual character of the building. Dormers should follow past convention by being small in relation to the roof as a whole and situated well below the ridge line so that they do not dominate the roof. They should have pitched slate or tile roofs, matching the pitch of the main roof. Roof lights (windows) should be avoided on front elevations. Flat roofed extensions should also be avoided, particularly where they are visible from the frontage.



# Design guidelines

## Walls, Porches and Bays

The original houses in Chipperfield exhibit a variety of different external finishes. Older premises are built variously of red or yellow stock brick, brick and flint, or finished in white cement render. Some of the more modern houses are built of harsher mass produced bricks, which respond less well to weathering and blend less well into the village landscape. Wall or hanging tiles and black stained timber weather boards are sometimes found, the latter mainly on barns and outbuildings. Traditional weather boarding was wider than the narrow boards sometimes found today. Advice on the use of brick and flint given in the Chilterns Buildings Design Guide, may be helpful.

In designing new buildings or extending existing structures regard should be had to the materials traditionally used in the immediately surrounding areas and, so far as possible, materials should be chosen which will mellow with age and blend well with the adjacent properties.

Where used, wall tiles should be of traditional red clay, not concrete. Use of weather boarding should be considered for garages, reflecting the traditional outbuildings. Where possible wide boards should be used, and stained black or dark brown.

External features such as porches and bays should be carefully planned, in respect of both materials and style, to reflect the buildings of which they form part. Their roofs should be of the same pitch as the main roof to improve integration into the main structure.

**Walls**

- Red or yellow stock bricks, brick and flint or white render preferred. Finishes to be compatible with surroundings
- Brick and flint is encouraged. Flints should be knapped & set randomly (not in rows) with narrow recessed pointing. Avoid prefabricated flint panels
- Any wall tiles to be red clay
- Consider use of wide black weather boards for outbuildings
- Porches and lean tos to reflect original in terms of design and materials



# Design guidelines

## Doors and Windows

In selecting suitable doors, normally regard will be had to such issues as security, maintenance and weather resistance, but thought should also be given to the effect that choice will have on the external aspect of the premises and the immediately surrounding buildings, particularly where the premises are part of a terrace or group of similar buildings. The selection of doors that complement the age and style of the premises and are in keeping with the character of the village will enhance the overall effect. The relationship between walls and openings will also have a dramatic effect on the appearance of buildings. Double garage doors on prominent frontages will be out of keeping and should be avoided. Patio doors should be confined to the rear elevations of premises.

### Doors

- Materials and styles should reflect the premises and their immediate environs where appropriate
- Avoid dominant garage doors on front elevations
- Patio doors to be at the rear

In choosing window styles for new houses it is important to have regard to their size and shape in relation to the size and scale of the building, and to ensure that the overall effect is compatible with surrounding premises. Consideration should also be given to the arrangement and spacing of windows and the way in which they align, vertically and horizontally. Traditionally windows were taller than they were wide and wider openings were divided into separate casements or sashes to give the same vertical emphasis. Windows which are wider than their height became popular in the 1960's, but the adoption of traditional proportions is more in keeping with the character and rural nature of the village.



## Design guidelines

Since the 1970's large numbers of owners have replaced the traditional softwood or metal Crittall windows with modern UPVC double glazed units to improve insulation and reduce maintenance. Due to their construction such windows can have a heavy appearance and in choosing replacements careful attention should be paid to their design and construction, to ensure the correct proportion and positioning of glazing bars to retain the original character of the buildings and the surrounding development. This is especially the case where the premises form part of a terrace or group of similar properties where a preponderance of differently spaced or proportioned glazing bars will break up the uniformity of design which links the buildings into an attractive group.

Windows in extensions should match those of the original building. A mixture of window styles, colours and materials should be avoided. White window frames are likely to integrate most successfully into the village landscape. Dark stained window frames, diamond lattice leadwork and louvred shutters are not typical of the area and should be avoided.

### Windows

- White window surrounds and bars encouraged
- The size and shape of windows should have regard to those in surrounding properties
- Careful attention to proportion of window to wall area and window alignment is required
- Window height should be in proportion to width
- Ensure glazing bars in keeping with character and area
- Avoid diamond lattice and leadwork style windows and louvred shutters



*Original wood sash window*



*Examples of replacement windows that would be inappropriate in Chipperfield*



*Well proportioned & positioned glazing bars*



*Example of successful UPVC replacement window retaining character and proportion*

# Design guidelines

## Utilities

Incoming utility mains and telephone services should be below ground wherever possible to minimise overhead cabling & supporting poles. Satellite dishes should be mounted away from public view.

## Non Domestic Buildings

A wide range of non domestic buildings are found in Chipperfield as in other rural areas, including village halls, schools, churches, shops, garages, agricultural buildings and even bus shelters. The basic principles set out in this guide should be adopted as appropriate for those buildings and when alterations are made to existing buildings the opportunity to improve poor design aspects and landscaping to enhance the local environment should be considered.

With the exception of agricultural buildings, there is likely to be relatively little new commercial development and of more concern will be the appearance of existing buildings. Particular attention should be paid to the location and appropriateness of signage in keeping with the village environment. Whilst visibility may be an important requirement for trade, signage should be in keeping with the village character.

Expansion of commercial activity on existing sites should avoid dominating their surroundings. Particular attention should also be paid to the provision of well located, adequate car parking. Drive through barns are typical of former farm complexes in this part of Hertfordshire and should be retained as separate outbuildings with the drive through element maintained.



*Accommodation buildings to rear of 'The Two Brewers'*



*Extensive brick and flint on recently extended motor dealership*

## Looking to the Future

The extensive consultation to the villagers raised three key issues that fall beyond the scope of the Design Statement in the context of Supplementary Planning Guidance.

- **Traffic Reducing & Calming**

There is a considerable volume of through road traffic either connecting with or avoiding congestion on the M25. Measures to reduce this would be welcomed.

Many local people use the village roads throughout the day travelling by car, bicycle, on foot and on horseback – all of them encounter speeding traffic. Present traffic calming measures tend to be at the outer edges of the village and are not effective for the concerns described above. There is a widespread belief that existing traffic calming measures are not effective; this presents an increasingly dangerous situation.

Further calming measures are needed. These should be supplemented by efforts to convey to vehicle drivers, both local and transient, that they have to consider the needs of pedestrians, cyclists and horse riders in their use of the road and parking facilities.

- **Parking**

There is an urgent need for more car parking space and control and it is understood that remedial solutions are being considered by the appropriate local authorities. At the same time posts or low barriers should be erected to prevent indiscriminate parking on grass verges.

- **Low cost housing**

There are no really large new projects foreseen that would affect the village. The draft deposit Dacorum Borough Plan envisages the provision of 20 new dwellings in Chipperfield over the 20 year period from 1991-2011, though attempts could well be made to increase this figure. With the limited opportunities for new building and the recent increase in property prices, it is expected that the current tendency for owners to extend existing dwellings will continue.

At present, it is extremely difficult for first-time buyers to acquire property in the village, thus increasing the trend toward an ageing population. It will also render it more difficult for the children of families with long-established roots in the village to stay here, thus depriving the village of some of its traditional knowledge and connections. In common with many other rural and semi-rural communities, Chipperfield has a real need for further affordable housing and there is widespread support for further development to supplement the modest scheme of 6 dwellings completed in 1999.



*Recent development of six 'affordable' dwellings*

**The challenge of preserving and enhancing the visual environment of the village in the future will be a considerable one.**

## Chipperfield – a brief history

For many centuries Chipperfield was an outlying settlement of the village of Kings Langley, being on the boundary of the domain of the Royal Palace there. The first documentary evidence of the name is found in 1316, when Edward II bequeathed ‘the Manor House of Langley the closes adjoining together with the vesture of Chepervillewode for Fewel and other Necessaries’ to the Dominican Black Friars. The name is probably derived from the Anglo-Saxon ‘*ceapere*’ – a trader and ‘*feld*’ meaning field, suggesting that there was some form of market in early times.

By the 1830’s the hamlet was large enough to warrant the building of both Anglican and Baptist Churches and Chipperfield became a separate ecclesiastical parish in 1848.



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The first council housing was built after the First World War. Later in the economic slump some farmland was sold for small holdings and commuter homes along the access roads to the village and the local lanes.

Since the Second World War the village has expanded considerably, the majority of the new building being in the form of local authority housing. Some manorial land was given for council housing in the late 1940’s and a considerably larger area was acquired from a local nurseryman for an extensive council estate to the east of Croft Lane in the 1960’s. In 1963 Chipperfield was split off from Kings Langley and Chipperfield Parish Council created. Since 1980 the rate of new building has diminished considerably, though a noteworthy addition in 1986 was the building of a Roman Catholic church to serve Chipperfield and the surrounding villages.

As part of the Manor of Kings Langley, Chipperfield Common was in royal ownership from 1066 when William I conquered England until 1630 when Charles I sold it to the City of London to pay his debts. For four hundred years the Manor was a favourite royal palace and park but since 1630 ownership has changed several times, either by inheritance or by purchase. In 1936 Chipperfield Common, which at that time comprised pasture, heathland and woods, was gifted to the local authority by the Lord of the Manor.

### Useful contacts

Chipperfield Parish Council C/o Parish Clerk 30 Longbridge Close New Mill Tring HP23 5HG	Dacorum Borough Council Civic Centre, Marlowes Hemel Hempstead HP1 1HH Tel: 01442 228000	Hertfordshire County Council County Hall Pegs Lane Hertford SG13 8DQ Tel: 01438 737555	Chilterns Conservation Board Chilterns AONB Office 8 Summersley Road Princes Risborough HP27 9DT Tel: 01844 271300
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### Useful publication

Chilterns Buildings Design Guide *available from Chilterns AONB Office*

### Acknowledgments

Chipperfield VDS Steering Group: *David Nobbs, Geoff Bryant, John Carter, David Hudson, Donald Main, Sally Main, Vida Metcalfe, Sally Thompson, Gary Sage, Hertfordshire Rural Development Officer.*

Dacorum Borough Council; Hertfordshire County Council and Chilterns Conservation Board for grant assistance.