



BISHOP'S STORTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**ADOPTED
DECEMBER 2014**



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This document is the adopted Bishops Stortford Conservation Area Appraisal which replaces draft documents that were subject to two public consultation exercises between February/April and June/July 2014. There were public meetings on 26 February and 26 June 2014. Members considered the responses to these consultations at their Executive Committee and Council meetings on 7 October and 17 December 2014 respectively. Members resolved to adopt the document on 17 December 2014. The document now appears with any necessary boundary revisions and textural changes required as a result of consultation feedback and adoption.

1. Introduction.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it. Bishop's Stortford is the largest town in the District.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its Conservation Areas and their boundaries. In specific respect of Bishop's Stortford the plan's aims and objectives are *'to maintain and enhance the attractiveness of Bishop's Stortford as a pleasant place in which to live, grow up, work, shop and spend leisure time'* and *'where resources permit, to continue to improve the built environment of Bishop's Stortford, through street enhancements and maintenance of its historic*

character'. Again and in respect of Bishop's Stortford the plan says *'even relatively small detailing on new buildings and other proposals can substantially improve the overall quality of the development'*. To this could be added that it is of equal importance to retain small architectural detailing on buildings of historic importance. The production of this document is very much part of this process.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. This document will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings, particularly in the historic core, where a 19th century façade might disguise a building of earlier date, for example. Uses above shops are assumed to be ancillary to the main ground floor use or flats in multi occupation.

1.8. This Conservation Appraisal:

- Identifies the special character of Bishop Stortford's Conservation Area.
- Identifies elements that should be retained or enhanced;
- Identifies detracting elements;
- Reviews the existing boundaries;
- Puts forward practical enhancement proposals;

1.9. The document has been prepared in partnership with the Town Council and the local community, including the Civic Federation, through the consultation process. The Council is grateful for the many responses received.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.

1.11. This document is written in three parts: Part A - Legal and Policy Framework. Part B - Appraisal; Part C - Management Proposals.

PART A - LEGAL AND POLICY FRAMEWORK

2. Legal and Policy framework.

2.1. The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*’. The same section of the Act also requires that Councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to ‘*formulate and publish proposals for the preservation and enhancement*’ of Conservation Areas and hold a public meeting to consider them.

2.3. Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.4. Planning permission is required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size set out in legislation.* Looking for and assessing such buildings is therefore a priority of this Appraisal.

* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

2.5. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the ‘ecclesiastical exemption’. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

2.6. The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area

2.7. However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area such as distinctive porches, windows or walls or railings to some non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this Appraisal, consideration has been given as to whether or not such additional controls are necessary.

2.8. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection. For information there are a number of Tree Preservation Orders already in place within the Conservation Area.

2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

2.10. National Planning Policy Framework. Published in March 2012, this document replaces previous advice including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including

replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

2.11. In relation to the historic environment the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A Heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'*.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well being of the area...'*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the

latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on request. Further details are provided in Appendix 1.

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Bishop's Stortford Conservation Area, the remains of Waytemore Castle and the entrance arch to no. 5 Half Acres have been identified as being 'At Risk'. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Councils website or a copy can be obtained from the Council (contact details are set out in section 7).

2.16. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies.

2.17. Within the designated Conservation Area on the Bishop's Stortford Insets maps 5 and 6 of the Local Plan referred to above; there are formal designations for the following. Housing; Playing fields/open space/recreation areas; a Scheduled Ancient Monument; Mixed Use sites; Areas of Archaeological Significance; areas of Primary Shopping and areas of Secondary Shopping. There is also a designated Wildlife Site at Apton Road cemetery.

2.18. Bishop's Stortford Conservation Area was first designated in 1981 and reviewed in 1997.

Part B - APPRAISAL

3. Origins and Historical Development

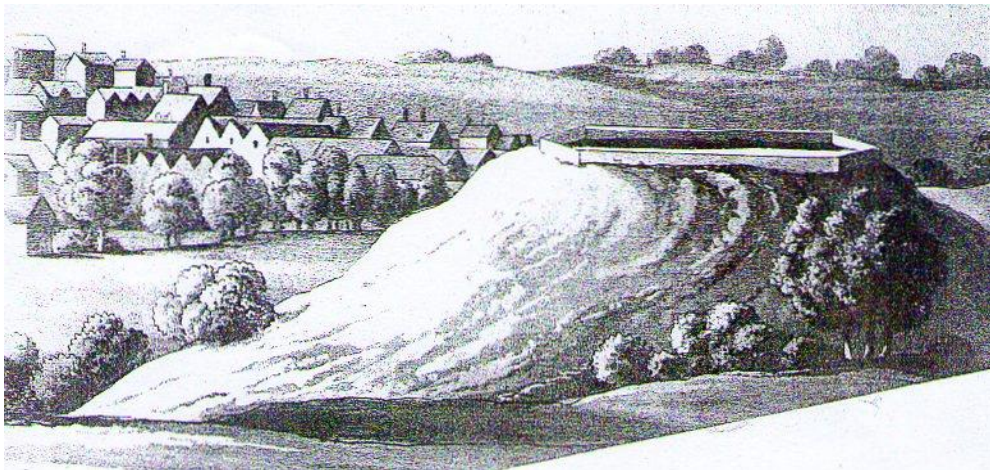
3.1. There are 116 records within the existing Conservation Area held by the County Archaeologist. Several of these are believed to date from the Neolithic and Mesolithic periods so it is likely the general area of Bishops Stortford has been settled since early times.

3.2. There is evidence of Roman settlement and the Roman Road, Stane Street (that linked Braughing with Colchester in Essex) ran to the immediate north of the Conservation Area, running from east (Cricketfield Lane) to west (Parsonage Lane). It is reported that Roman coins were found in 1728 in Waytemore Castle garden reputedly being of Marcus Aurelius, AD 80-161. Roman and/or Saxon spear heads were found in the mid 19th century.

3.3. The Domesday Book was a census commissioned by William I in 1086. In relation to Bishop's Stortford it states that in the Braughing Hundred the Bishop of London also holds Stortford. *'It answers for 6 hides, land for 10 ploughs. In Lordship 4 and 1/2 hides. 2 ploughs there; a third possible. 6 villagers with 8 smallholders have 4 ploughs, 3 possible. A priest with 2 men-at-arms; 12 cottagers 2 mills at 30s; meadow for 1 plough; woodland, 300 pigs. The total value is and was £8; before 1066 £10. Edeva the Fair held this manor...* Source: Domesday Book no. 12 Hertfordshire, translation edited by John Morris; Phillimore, Chichester 1976.

3.4. Interpretation: A hide of land is believed to be about 120 acres. Kelly's Directory of 1874 (see below) advises that in relation to St Michaels church in the town *'Editha the Fair, the wife of Harold is said to have been buried at the west end of the church'*.

3.5. The Norman motte and bailey was built by William I as a stronghold of the Bishops of London. Circumstantial evidence suggests that the Bishops may have diverted the Roman road at Crabbs Cross and Collins Cross to access Waytemore Castle.



Picture 1. The Castle Mound from a sketch made in 1669. (Reproduced courtesy of Hertfordshire Archives and Local Studies).

3.6. The church of St. Michael was largely rebuilt in the 15th century but has much earlier origins extending back to the 12th century. Later additions and alterations from the 17th century reflect the continued expansion of the town. The evidence of occupation from medieval times

onward is apparent from the brief analysis of the dates of the Listed Buildings provided elsewhere in this Appraisal.

3.7. Medieval Bishops Stortford grew into a prosperous trading centre. Seasonal fairs are documented from the late 12th century although the formal grant of the market dates to the early 14th century. The layout preserved in the street pattern and plot boundaries is that of a planned market town with a rectangular market place.

3.8. Although no charter has been found, Stortford acquired burgesses and from 1306-36 was taxed as a borough, sometimes sending two members to Parliament. The Black Death spread through England in the mid 14th century reducing the population of the town by half. It was described in 1546 as a pleasant '*market towne*' and as '*a great thoroughfare for the Kyngges people*'.

3.9. The years of religious upheaval and unrest, which marked the 16th and 17th centuries, made an impact on the town's history and built heritage. The church was stripped of its decoration and the church cross pulled down. In 1691, following the 1690 Toleration Act, Quakers registered their meeting place, near the surviving burial ground in Newtown Road. The castle was in ruins by 1549; the bishops' prison, used in the 16th century for dissenters, was sold and demolished in 1649. Burials of those who died in the prison (outside the moat) are still sometimes found.

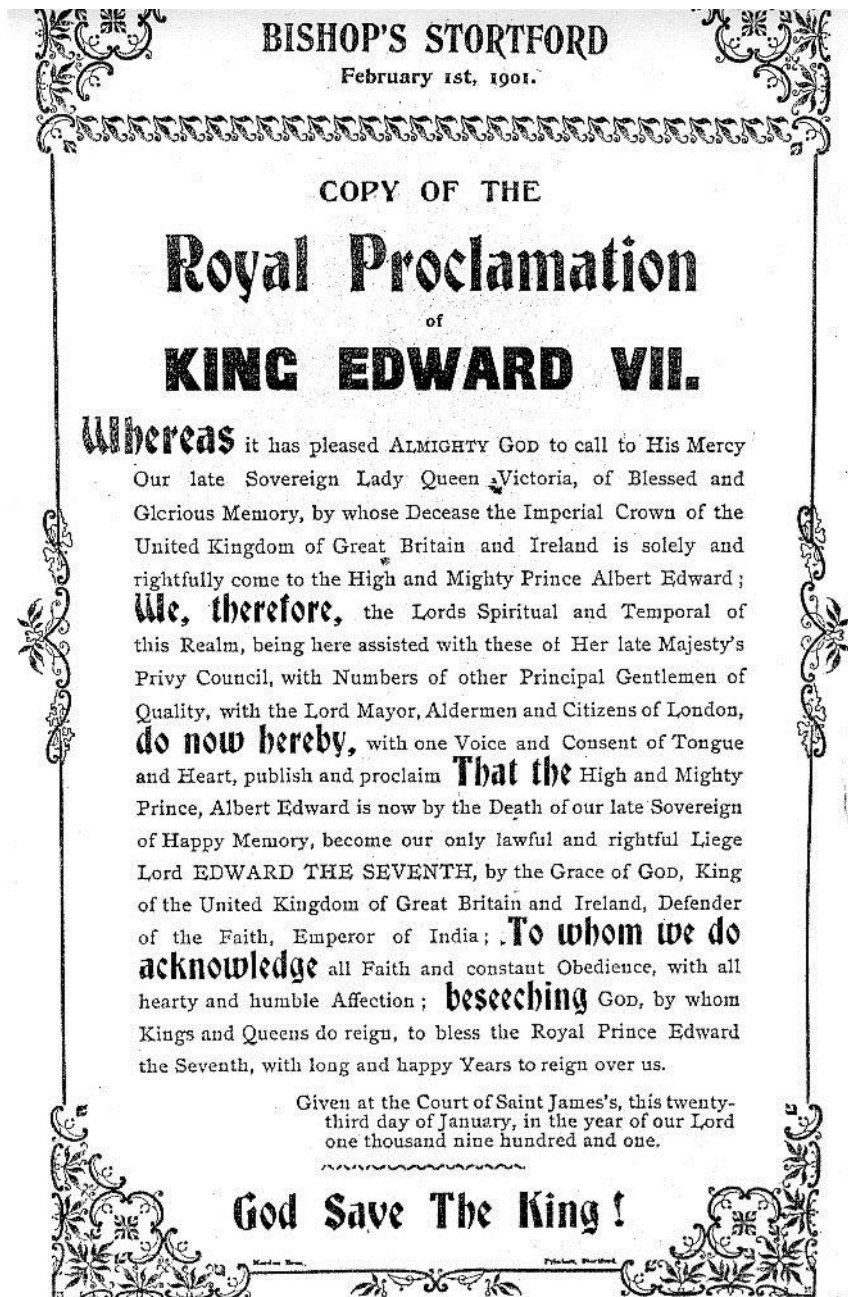
3.10. Communications with London improved further in 1744 with the formation of the Essex & Herts. Turnpike Trust (later the Hockerill Turnpike Trust). This helped in the development of the stagecoach business, which continued to flourish till the arrival of the railway in the mid-19th century.

3.11. A significant turning point in Bishop's Stortford's fortunes came with the coming of The Stort Navigation in 1769 which prompted an economic boom and by 1800 the town was the largest national supplier of brown malt to the London porter-brewing industry. The Stort was canalised and locks provided elsewhere to transport goods to and from wharves constructed in the town. The course of the river north of Terminus Basin and Hockerill Cut was not diverted to its existing course around Waytemore Castle until 1968.

3.12. A picture of the town as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: '*Bishop's Stortford is a parish, market and union town (formerly a borough), and a station on the Great Eastern (Cambridge) Railway This place has its name from its situation on each side of a ford on the River Stort, which river is navigable hence until it joins the River Lea at Roydon, in Essex; and its prefix, having been bestowed by William the Norman upon... Bishop of London and his successors. William built here Watymore Castle (sic) and the remains of the keep are still to be seen ... Considerable traffic is*

carried on the Stort and Lea rivers, in malt, great quantities of which are made here, and in grain and other articles which are sent to London.....A Grammar School (the High School) was founded and endowed in 1579 by Mrs Margaret Dane, of London ...in this school Henry Chauncey, a native of this town, and author of the 'History and Antiquities of Hertfordshire' was educated. The living (of St Michael's church) is a Vicarage...and held by the Rev. William Francis Rhodes. Here is also a British School, some almshouses and places of worship for, Independents, Baptists, Wesleyans, and the Society of Friends...The cemetery is situated on a commanding eminence and comprises about seven acres of land, one half of which is allocated to the church, and the other half for the burial of the different denominations of dissenters. A corn exchange Market house was built in 1828...Here are three banks, a large brewery, malting establishments, brickfields, foundry, coach and sacking works, lime kilns and gas works...The Union Workhouse at Hockerill is large and contains 217 inmates... and the population...in 1871, 6250, inclusive of 217 inmates... the population of Holy Trinity parish was 1967. Hockerill is a suburb...and was formed into an ecclesiastical parish in 1852. The Training College for the diocese of Rochester stands on an elevated situation near Hockerill church and was opened in November 1852...the object of the institution is to train mistresses for parochial schools, and it contains accommodation for 60 students.

3.13. Kelly's Directory of 1874 lists a considerable number of official establishments including a Telegraph Office, a long list of Insurance Agents, a Corn Exchange and Market House, a County Court, an Excise Office, a Police Station, a Subscription Library and Reading Room. A number of public officers are named including the Surveyor to the River Stort Navigation Company and the curiously named Inspector of Nuisances. Five places of worship and nine schools are listed. Under conveyance the railway is listed and under carriers 'waggons to all parts of Cambridgeshire, Norfolk, Suffolk &c' whilst under water conveyance two barge owners are listed. The commercial entries of about 250 are wide and varied catering for most needs of the population of the three parishes (Bishop's Stortford, Holy Trinity and Hockerill) which in 1871 was 9,539.



Picture 2. Royal Proclamation of 1901. (Reproduced courtesy of Hertfordshire Archives and Local Studies).

3.14. Bishop's Stortford has several interesting associations and 'famous sons'. One such was Sir Walter Gilbey, a wine merchant associated with 'Gilbey's Gin'. He died in 1914, aged 83 and is buried alongside his wife in New Cemetery, Apton Road. He founded King's Cottages almshouses. His gravestone includes the following... *'He lived a long honourable and useful life and was a great benefactor to agriculture'*.

3.15. The most famous person associated with the town is Cecil Rhodes, son the Rev. William Francis Rhodes' referred to above in Kelly's description of 1874. Cecil Rhodes was dispatched to Natal aged 16 to

join his brother Herbert and has been described as an ‘integral participant in Southern African and British Imperial history’. His birthplace is a Listed Building. The museum is a visitor attraction.

3.16. The publication, *Place Names of Hertfordshire*, Cambridge University Press 1970 advises several names, a selection of which are included thus: Storteford 1086; Estorteford 1085; Stratford 1493; Strotford 1560; Bishop Stafford 1710.

3.17. Plan 1 shows the adopted Conservation Area boundary approximately imposed on mapping dating from the late 19th century.

4. GENERAL DESIGNATIONS AND CRITERIA USED TO IDENTIFY IMPORTANT ENVIRONMENTAL FEATURES.

4.1. There is one designated Scheduled Ancient Monument in the Conservation Area being the remains of Waytemore Castle.

4.2. **Areas of Archaeological Significance.** The Areas of Archaeological Significance extends across significant tracts of the Conservation Area from Hadham Road in the west to the Anglo European College on Dunmow Road in the east, including the town centre and Castle Gardens and as a separate area, Grange Paddocks in the north whilst extending south to embrace Newtown and the Apton Road cemetery.

4.3. **Listed buildings.** Individually listed buildings have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport’s list, occasionally with additional comments by the fieldworker. Full descriptions can be obtained on line at English Heritage’s website or Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. Because of the length of this report and because details relating to Listed Buildings are available as advised above, reference to them is limited.

4.4. **Non listed buildings of quality and worthy of protection.** Such other non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area have been separately identified. The basic questions asked in identifying such buildings/structures are:

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- (b) Does the building contain a sufficient level of external original features and materials?

- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?

4.5. Trees and Hedgerows. The basic criteria for identifying important trees and hedgerows are:-

- (a) They are in good condition.
- (b) They are visible at least in part from public view points.
- (c) Do they make a significant contribution to the street scene or other publicly accessible areas?

4.6. Open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

4.7. Other distinctive features that make an important visual or historic contribution are noted and shown diagrammatically. In relation to walls and railings those above prescribed heights (1m fronting a highway including a footpath or bridleway, water course or open space or 2m elsewhere) are protected and require permission for their demolition).

4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to retaining features associated with selected non listed properties is as follows:

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original

characteristics and have not been replaced by disruptive modern glazing units.

- In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

4.9. Features that are out of character with the Conservation Area and detract or are in poor repair have been identified.

4.10. Important views are identified.

4.11. Conservation Area boundaries. In relation to any revisions to the Conservation Area boundaries, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

5. GENERAL CHARACTER AND SETTING OF BISHOP'S STORTFORD.

5.1. Bishop's Stortford is a large prosperous market town with a population of about 35,000 on the Essex border. The Local Plan describes the town as continuing to evolve but at the same time maintaining its medieval heritage.

5.2. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Stort Meads area, which is a finger of floodplain extending from the centre of Bishop's Stortford to the Essex boundary, as being a floodplain that becomes increasingly intensively used as a public recreation space as it approaches the town centre and a valued landscape to local residents. The document sets down guidelines for its conservation and restoration.

5.3. The Conservation Area generally has a diverse and high quality built environment with substantial numbers of worthy buildings, both those

that are formally listed and importantly a considerable additional number that are not listed.

5.4. However there are several sites that detract and one of these which is particularly disruptive is the Mill site whose tall buildings and silos dominate many views and much of the town.

5.5. There are relatively small numbers of Listed Buildings in the town as a whole, totalling a modest 105. Within the existing Conservation Area there are 71. Of this total, 4 date from the 15th century or earlier (6%); 9 from the 16th century (13%); 18 from the 17th century (25%); 18 from the 18th century (25%); 19 from the 19th century (27%) and 3 from the 20th century (4%). The latter are the War Memorial in Castle Gardens, All Saints Church on Stansted Road and the Memorial Hall at Maze Green Road. (St Josephs Church at Windhill is also a 20th century but is included within its formal description as being part of an earlier group).

5.6. Two of the Listed Buildings are Grade 1, namely the remains of Waytemore Castle and St Michael's Church. Additionally there are others which are listed grade II* namely, no 10 Bridge Street (Black Lion); no. 30 High street (Boar's Head) and nos. 8-10 High Street.

5.7. As previously indicated some of the Listed Buildings have been identified as being 'At Risk'.

5.8. This Appraisal also identifies many other buildings of high quality that are not listed but that should be retained. These principally date from the 19th century and are an important element in the high environmental quality of the Conservation Area and make a major contribution to its built form and historical evolution. Selected numbers of these buildings have good quality windows, chimneys and other architectural features worthy of additional protection.

5.9. Conversely there are areas of late 19th century terraces whose qualities have been eroded principally by the insertion of modern windows with no overall co-ordination of design and by the provision of off street parking areas.

5.10. Of importance to Bishop's Stortford are other non listed features of high quality including many lengths of walls that should be retained.

5.11. There are also open spaces and water features which have been identified that are particularly important to the town with its urban characteristics and high densities of population. Additionally the Castle Grounds are identified as a Locally Important Historic Garden. Apton Road cemetery is a designated Wildlife Site.

5.12. Trees enhance many areas adding character and diversity to many local street scenes.

5.13. This Appraisal has identified a number of extensions to the Conservation Area that are described elsewhere below.

5.14. The Conservation Area has been divided into five separate geographical Identity Areas namely: Area 1 which includes most of Hadham Road, Maze Green Road and Bishop's Stortford College. Area 2 being that part of the town to the east of the railway line, including the Telephone Exchange on London Road, All Saints Church on Stansted Road and the Anglo European College on Dunmow Road. Area 3 consists of that part of the town either side of The River Stort from Grange Paddocks in the north to Station Road in the south. Area 4 essentially embraces Newtown whilst Area 5 consists of the remainder of the town including the main historic core centred on the Market Square.

6. DETAILED CHARACTER ANALYSIS.

AREA 1.

6.1. This area consists of Hadham Road running in a south easterly direction towards the town centre before turning east to its junction of Chantry Road. The area includes Bishop's Stortford College and part of Maze Green Road.

6.2. General Overview. Mapping from the late 19th century shows this area to be relatively open in nature and dominated by several large houses and buildings. These include a Nonconformist School, now part of Bishop's Stortford College, Westfield House, School House (now Springfield Court), a Malting building to the west of School House (part of structure remains) and Emery House on Chantry Road. Mapping from the late 19th century identifies a kiln, brickyard and clay pit to the east of the Nonconformist School. The area had more extensive tree cover at this time.

6.3. Today the same general structure remains although significant development has taken place in the intervening years. Nevertheless large villas of quality dominate the street scene and the area retains significant tree cover, including many fine trees such as Cedar of Lebanon and Wellingtonia, species that were frequently planted by the Victorians. Bishop's Stortford College is a large campus containing some good quality buildings dating from the 19th century onwards.

6.4. Unfortunately elsewhere in the area the quality of several 19th/early 20th century terraces have been detrimentally eroded by 'permitted development' and by the insertion of inappropriate windows, for example.

6.5. In brief summary within Area 1, this Appraisal has identified considerable numbers of unlisted properties worthy of retention and some are suitable candidates for additional protection. The Conservation Area has been extended in several locations as set out below.

6.6. ***Archaeological Sites.*** The core of the area as shown on the accompanying mapping is identified as an Area of Archaeological Significance. Of particular historic interest is the fact that the site of the Grammar School (now occupied by Springfield Court) moved here in the 1860's, closing in 1930 and that a Medieval Cross, Watye Cross, once stood at the junction of Maze Green Road and was destroyed either at the Reformation or during the Commonwealth.

6.7. ***Individually Listed Buildings.*** Within this area there are two Listed Buildings only. Memorial Hall at Bishops Stortford College – Grade II. 1922 by Clough Williams Ellis. Single-storey detached building in modified, classical style. Yellow brick with Portland stone dressings, and steeply pitched pantiled roof with central copper-covered cupola. Order of brick pilasters with stone bases and entablature crowned by pair of urns to long south side.



Picture 3. Memorial Hall at Bishops Stortford College, a Grade II building by Clough Williams Ellis erected in 1922.

6.8. No. 94 Westfield Lodge, Hadham Road (North Side) - Grade II. Circa 1830, Painted stucco, slate roof. Main east elevation. Symmetrical, 3 windows. Central Greek revival doorcase with consoles on slim pedestals, deep cornice. Approached by old flagstone steps. Original sashes, top ones square. Deep plain eaves.

6.9. Other non listed buildings that make an important architectural or historic contribution. Within this area including extensions to the Conservation Area there are 40 such buildings or groups of buildings of quality worthy of retention. Many buildings have selected architectural details that (as observed from the public domain) may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.10. No. 129 Hadham Road. Late 19th/early 20th century painted brickwork, tiled roof with prominent chimneys. Large bay window to front with distinctive entrance detail to side. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 4. 129 Hadham Road a typical residence of the area with good architectural detailing worthy of retention and additional protection.

6.11. No. 127 Hadham Road. Late 19th/early 20th century render, tiled roof with prominent chimneys. Large bay window to front with distinctive

entrance detail to side, similar to that of no.129. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.12. No. 125A Oakleigh. Probably early 20th century large 2 storey of brick and plaster construction with tiled roof, central doorway and distinctive window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.13. Nos. 125 Hadham Road, Kingsmead and Maple Corner. Early 20th century brick and render with tiled roof and decorative wooden detailing; original/early windows, canopy over central doorway, small decorative chimneys. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.14. No. 119 Hadham Road. Carfield Castle. A most unusual late 19th/early 20th century building in exuberant Gothic style constructed of red brick with turrets and large entrance canopy. Set in spacious heavily treed grounds. The fieldworker did not seek access when undertaking survey but considers this exceptional building warrants proper examination. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 5. Carfield Castle, Hadham Road designed in exuberant Gothic style; an exceptional and most worthy building of its period.

6.15. No. 117 Hadham Road, Langham House. Probably early 20th century yellow stock brick with pyramidal slate roof and prominent chimneys with pots. Two storey bay windows either side of recessed central entrance door; decorative horizontal banding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.16. Nos. 90- 92 Hadham Road. Pair of 19th century prominent two storey houses with rendered elevation and slate roof with 3 no. chimneys with pots. 4 no. distinctive bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 6. Nos. 90-92 Hadham Road, a pair of 19th century prominent 2 storey houses of quality.

6.17. Little Westfield Court, Westfield Road. 19th century former stable block; two storeys painted brickwork and slate roof. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.18. Snowlands, Westfield Close. 19th century two storey house of red brick with slate roof. 2 no. chimneys with pots; original /early windows with recessed central access; modest side extension does not detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6. 19. 96A and 96B Hadham Road. Typical pair of 19th century tall 3 storey villas with dormers in subdued Gothic style. Yellow brick with red brick detailing and banding; bay windows with stone detailing to second

floor. Elsewhere quality windows with stone lintels and cills. Replacement slate roof and tall chimney stacks without pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification unless this group is classified as flats in which case protection is already afforded under normal development control.

6.20. Masonic Hall, Hadham Road, north side. Probably dates from the late 19th/early 20th century; single storey constructed of red brick with slate roof and tall chimneys with pots, some stone detailing. Such architectural detailing should be preserved and retained. Formal protection is provided by existing planning controls.

6.21. 114 Hadham Road. A large house in the modernist style with clean lines and good proportions. From available mapping the building is likely to have been built in the 1950's. A rare and unusual building of quality. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 7. A building in the modernist style that may have been built in the 1950's. The fieldworker would appreciate further details if there is additional local knowledge.

6.22. Nos. 118-120 and nos. 122-124 Hadham Road. Two pairs of large 19th century villas of red brick construction with slate roofs with chimneys (few pots). Both pairs have distinctive typical Victorian detailing with bay windows decorative stone window surrounds, prominent canopies and recessed entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 8. 122-124 Hadham Road. A distinctive Victorian Villa with good architectural detailing most worthy of retention and additional protection.

6.23. College building abutting Maze Green Road. Early 20th century school building of red brick construction with tiled roof. High quality rubbed brick detailing to lintels and arch features defining recessed walkway. Decorative metal rainwater goods; original wooden and lead window detailing; and plaque interpreted to be dated 1908 (in fact plaque is inscribed MDCCCCVIII, whereas it more usually would have been MCMVIII) It is important to preserve these windows and other architectural details in their original form and therefore protection by possible Article 4 Direction may be appropriate.



Picture 9. College building Maze Green Road dating from the early 20th century.

6.24. School House and Collett House on Bishops Stortford College campus. A tall three storey 19th century red brick building with prominent chimneys with pots, finials and decorative tiled roof with fish scale bandings. Yellow stock brick quoin detailing, good window detailing with stone window surrounds and stone plaque inscribed 1868. It is important to preserve these windows and other architectural details in their original form and therefore protection by possible Article 4 Direction may be appropriate.



Picture 10. School House and Collett House, originally a 19th century Non conformist school building. Kelly's Directory of 1874 described it as a 'handsome building'.

6.25. Nos. 6-16 Maze Green Road, including no.10, the Headmasters House. A grouping of mid 20th century two storey houses possibly post war of red brick or render and tiled roofs. Typical detailing includes chimneys with pots several with vertical tile hanging between bay windows to both floors and leaded windows. The grouping is typical of the period and important to retain. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 11. Typical mid 20th century house, part of group on Maze Green Road worthy of retention and additional protection subject to further consideration.

6.26. Nos. 86-88 Hadham Road. Pair of 19th century prominent two storey houses with rendered elevation and slate roof with 4 no. prominent and decorative chimneys with pots. 4 no. distinctive bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.27. Prominent private day nursery, Hadham Road north side, between Thornfield Road and Chantry Road. Probably dating from the late 19th/early 20th century; constructed of stock brick with red brick detailing, recessed entrance.

6.28. No. 30 Hadham Road, Oakbeam. Two storey house dating from early 20th century of brick and render construction with slate roof and decorative chimney. High quality bay windows to both floors surmounted by dormer; decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 12. No. 30 Hadham Road, Oakbeam. Two storey house dating from early 20th century. Selected architectural features are worthy of additional protection.

6.29. Markwell Windows and Conservatories, Hadham Road. Probably early 20th century of painted brickwork and render with decorative wooden detailing. Slate roof and tall decorative chimney. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.30. Carlton House, corner Hadham Road, south side and Bell's Hill. Prominent corner plot. Probably late 19th century building characterised with large bay windows to ground floor and portico supported by classical columns with arched window above; slate roof. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.31. The Emery, Chantry Road. Large 19th century house now divided into a number of flats. Yellow stock brick with slate roof and chimneys with pots. Large bay windows and central entrance; painted stone and rusticated detailing. Particularly well kept. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.32. No. 46 Maze Green Road, south east corner of Maple Avenue. Early 20th century detached house, brick to ground floor, render to first. Tiled roof with decorative ridge tiles and finial detailing; decorative chimneys. Decorative floral/ foliate banding defines ground and first floors. Bay windows to both floors with tiled roofs above. Decorative barge board detailing. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.33. The Redwoods, Maple Avenue. A large detached building consisting of five flats. Modern prominent property constructed of yellow brick with tiled roof with dormers. Bay windows to two storeys. Contemporary window range of pleasing design and proportions. Formal protection provided by existing planning controls.

6.34. No.18 Maple Avenue. Large detached early 20th century house with gable end to street. Rendered with tiled roof and chimneys. Bay windows to two floors with tiled roofs above. Decorative floral/ foliate and other brick decoration. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.35. Nos. 8-10 Maple Avenue. Large detached pair of early 20th century properties of red brick construction with tiled roof, decorative ridge tiles; chimneys. Decorative barge board and other wooden detailing. Recent windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.36. No. 4 Maple Avenue. Large early 20th century detached property of red brick construction with tiled roof. 2 no. decorative chimneys and decorative ridge tiles and finials. Bay windows to both floors with tiled roofs above. Central entrance with canopy over. Windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.37. Nos. 1- 3 Thornfield Road. Late 19th/early 20th century rendered building with slate roof and central chimney with pots. 2 no. bay windows to ground floor; decorative barge board detailing; windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.38. No. 5 Thornfield Road. Late 19th century residence of yellow brick construction with slate roof and 2 no. chimneys with pots. Bay windows to both storeys on one section. Barge board and quoin detailing. Date plaque inscribed 'The Gables' 1892. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.39. No. 7 Thornfield Road. Late 19th/early 20th century residence of yellow brick construction with slate roof and decorative chimneys. 2 no. dormers to roof with decorative barge board detailing. Good quality red brick banding, brick quoins, rubbed brick lintels and central archway to recessed entrance. Bay window with roof above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.40. Nos. 9 and 11 Thornfield Road. Two detached houses probably dating from the early 20th century of differing design but with common features being of yellow brick construction with slate roofs. Whilst garaging may be considered to detract, their mass and selected detailing contributes to the street scene.

6.41. Nos. 13-15 Thornfield Road. Late 19th/early 20th century of red brick construction with slate roof and 2 no. chimneys with pots. Garages detract to a degree but such impact is limited by being subservient to principal block. Range of bay windows to first floor and one to ground floor with scalloped roof above. Decorative wooden canopy on wooden supports above central entrances. Early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.42. No. 17 Thornfield Road. Late 19th/early 20th century house of simple design constructed of yellow brick and slate roof with chimneys and pots. Bay window to ground floor with slate roof above. Preliminary view is that the interesting range of leaded windows may be contemporary with original date of construction of the property. Recessed entrance with shallow arch detail. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.43. Nos. 21-23 Thornfield Road. Late 19th century pair of yellow brick construction with pyramidal slate roof, 2 no. chimneys, one with pots. 2 no. bay windows to ground floor with slate roofs above. Good quality brick detailing including banding incorporating named stone plaques dated 1898. Modern windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.44. Nos. 25-27 Thornfield Road. Late 19th/early 20th century pair principally of red brick construction with tiled roof and centrally located chimney with pots. High quality decorative brick detailing. Also complex wood detailing to first floor and barge board detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 13. Nos. 25-27 Thornfield Road, one of several high quality houses on this street.

6.45. Nos. 5-7 Chantry Road. Large 19th century dwelling now a pair with later additions. Identified as Chantry Villa on late 19th century mapping. Render with slate roof and chimneys with pots. 2 no. bay windows to ground floor and entrance doorway in classical style. Early/original windows and possibly door detailing. Decorative eaves detailing. Also former coach house to rear. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.46. Chantry Mount, Chantry Road. Late 19th/early 20th century former school building now converted to flats and as such afforded protection by normal development control. Of yellow brick construction with tiled roof . Bay window detailing to second floor. Decorative quoins and heraldic style plaque inscribed 'school'. Various window types detract.

6.47. Osbourne House Chantry Road. (nos. 9a and 9b). Probably of 20th century date. Gable ends with barge board and other wooden detailing. Rendered with slate roof and decorative ridge tiles and centrally located chimney with pots. Range of windows with common lancet arched detailing provides unity to whole elevation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.48. No. 13 Chantry Road. Large detached late 19th/early 20th century house of brick to ground floor, render to first floor. Pyramidal tiled roof with finials and prominent chimneys with pots. Decorative barge boards and porch detailing. An Article 4 Direction to provide protection for

selected features may be appropriate subject to further consideration and notification.

6.49. Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without prior consent virtue of exceeding specified height or being within the curtilage of a Listed Building unless otherwise noted.

6.50. Brick wall fronting Westfield Road within curtilage of Westfield Lodge, a Listed Building; height varies.

6.51. Wall to front of no.125 Hadham Road, Klingsmead and Maple Corner. Brick with piers and capped with spent industrial waste embedded in cement.

6.52. Wall to front of Carfield Castle. Prominent wall in street scene, includes repairs and replacements; original piers up to approx. 2m.

6.53. Wall to no. 92 Hadham Road on Westfield Road boundary. Brick with rounded capping detail, exceeds 1m in height.

6.54. Boundary wall to Hadham Road, east of no. 86. Prominent in street scene height varies, exceeds 1m; of unusual large brick construction, elsewhere of flint. The dimensions of bricks varied and bricks were either taxed by numbers (post 1784 Brick Tax) or by volume (post 1803).

6.55. Boundary wall, north side of Hadham Road, opposite Bell's Hill. Constructed of brick and flint with capping detail including that composed of spent industrial waste embedded in cement.

6.56. Boundary wall north side of Hadham Road to east of Thornfield Road. Constructed of yellow stock brick, height varies, exceeds 2m in places.



Picture 14. Boundary wall, east of no. 86 Hadham Road. Walls are a feature of the town in this area and need to be retained. Note unusually large brick sizes of this example.

6.57. Wall on the east side of Chantry Lane a continuous wall of flint and brick capped with clinker industrial waste. Except for access points this wall as identified runs the length of nos. 34 - 38 Chantry Road. Exceeds 1m in height.

6.58. Wall on the west side of Chantry Road fronting Chantry Mount, Osbourne House and no.11 Chantry Lodge; a prominent brick wall with open and recessed arched detailing, exceeds 1m in height .

6.59. Wall on the west side of Chantry Road north of Pleasant Road; a wall of unusual construction and appearance being of exposed aggregate blocks with substantial aggregate capping detail, approx 1.8m in height.



Picture 15. Distinctive boundary wall at Chantry Road, part of which is proposed for inclusion within an extended Conservation Area.

6.60. Free standing letter box corner of Hadham Road/ Dane O'Coys Road with crown and inscribed GR

6.61. Important Open Spaces. Area to front of Springfield Court, Hadham Road. An important open space in the street scene and highly relevant to the setting of Springfield Court. Contains several trees of exceptional quality.



Picture 16. Important open space at Springfield Court with fine specimen trees associated with former School House that previously existed on the site. Used to be site of Grammar School.

6.62. Open spaces on Bishops Stortford College Campus. It is important that the green spaces as shown on the accompanying plans be retained unless it can be demonstrated that development does not significantly detrimentally affect the important vistas and settings for the listed Memorial Hall and other existing buildings of quality.

6.63. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans. Some very fine specimens add to the character and verdant nature of Hadham Road. Trees of various species and at various stages of maturity significantly add to the quality of Maple Avenue and Thornfield Road, some of which are subject to Tree Preservation Orders.

6.64. Important views. A selection as shown on accompanying plans.

6.65. Elements out of character with the Conservation Area. Concrete post and wire fence to Hadham Road frontage, boundary of Bishop's Stortford College. Boundary detailing would be improved by planting shade tolerant hedge screening. Fence to front of Snowlands, Westfield Close. Wooden fence in state of deterioration. Ideal solution would be to replace with suitable railings or hedge. Front boundary fence to nos. 69A and 69B. Re-erect chestnut paling fence and allow ivy vegetation to colonise.

6.66. Opportunities to secure improvements. Plant shade tolerant screening to Bishops Stortford College boundary with Hadham Road. Replace existing deteriorating fence to front of Snowlands, Westfield Close. Allow ivy vegetation to re-colonise chestnut paling fence to front of nos. 69A and 69 B Hadham Road. Repair badly damaged steps to cottages on north side of Hadham Road.



Picture 17. Deteriorating fence to front of Snowlands. This may need replacing in the future; an ideal solution would be with railings or hedge.

6.67. Boundary changes. The Conservation Area has been extended to include properties at Maple Avenue, principally on the western side but also to include a small section at the south east as shown on the accompanying plan. The area is of architectural and historic interest because it consists of a number of large residences dating from the early 20th century which are worthy of retention. The area also contains a number of fine mature trees, both deciduous and coniferous that are contemporary in age with the properties, thus adding to the areas overall environment quality and historic interest. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.68. The Conservation Area has also been extended to include the Charles Mellows swimming pool on the Bishop's Stortford campus that was opened in 2002. This 21st century building represents imaginative modern design that is functional and pleasing in appearance and considered to be of sufficient architectural interest and worthy of retention.



Picture 18. The simplicity and elegance of this contemporary building at Bishop's Stortford College adds to the range and diversity of quality buildings on the campus.

6.69. The Conservation Area has also been extended principally to include properties on the west side of Thornfield Road up to and including no. 27. Detached and semi detached properties here date from the late 19th/early 20th century and are of brick construction and generally with slate roofs. Although modifications such as replacement windows have taken place, a number of properties have quality detailing such as chimneys with pots, rubbed and decorative brickwork, bay windows, recessed entrances, date plaques and decorative wooden detailing. In recognition of the contribution of tree cover on the eastern side of the road, the Conservation Area has been drawn to include an appropriate strip in this location. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.70. Similarly the Conservation Area has also been extended principally on the western side of Chantry Road. In this location there are several large late 19th/ early 20th century properties of architectural and historic interest. One Chantry Mount has a plaque demonstrating its previous use as a school. Another interesting characteristic of this area are several distinctive boundary walls to both sides. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

AREA 2.

6.71. This area consists principally of Dunmow Road and Stansted Road, London Road and Hockerill Street where the western edge of the sub area is the railway line.

6.72.. **General Overview.** The majority of the area lies to the north of the Dunmow Road and mapping from the late 19th century shows the area to have been largely undeveloped with significant areas of woodland within which were scattered several large buildings including All Saints Church on Stansted Road, Clapham Place and the Diocesan Training Institute (Schoolmistresses), now forming part of the Hockerill Anglo European School campus. However the area around the crossroads was well developed at this time and mapping shows several Maltings, a Smithy and a Nursery between the Railway and crossroads. The Railway Hotel existed on the corner of Station Road and London Road and there was a Maltings building to the south of Station Road.

6.73. The area as existing today largely consists of some good quality residential development dating from the early 20th century with Manor Road and Sandle Road dating from this time. Hockerill College has continued to expand. Unfortunately the quality of several 19th/early 20th century terraces has been detrimentally eroded by 'permitted development' and by the insertion of inappropriate windows and roofing materials.

6.74. The area of mixed uses between Hockerill Street, London Road and the Railway and south of Station Road is dominated by the large Telephone Exchange building. Parts of this area are in decline and would benefit from redevelopment. Until recently this was the case relating to the former garage and works site between Station Road and the station building to the south where redevelopment has now taken place with a new Aldi store.

6.75. In brief summary within Area 2, this Appraisal has identified a considerable number of unlisted properties worthy of retention some being suitable candidates for additional protection, seeks views on the potential of redevelopment on one large site and has extended the Conservation Area in several locations as described later.

6.76. **Archaeological Sites.** Most of the area is identified as an Area of Archaeological Significance. A hearth and associated worked flints probably representing Neolithic occupation were found in this area. The possible site of the Parish Workhouse is believed to have stood on the south side of Hockerill Street. There were clay pits on the Dunmow Road and mapping from the late 19th century shows the location of Hockerill Corn Mill on the south side of Dunmow Road just beyond the Conservation Area boundary.

6.77. Individually Listed Buildings. Within this area there are a number of Listed Buildings with the principle concentration being located to the north side of Hockerill Street between the railway line and Stansted Road. A selection of abbreviated descriptions is provided below.

6.78. Hockerill Residential School (now Hockerill Anglo- European College campus). - Grade II. Former Church of England Elementary Schoolmistresses' residential college by Joseph Clarke, 1852. Tudor Gothic style. Diaper patterned red brick walls with stone dressed doors and windows. Old red tile pitched roofs with Hampton Court style brick chimneys. Quadrangular plan. Main south front is a 1924 addition. East front has central projecting single storey chapel 1878 by J Clarke. Late 19th century additions on north-east of quadrangle. Modern cloisters. Good example of mid 19th century college architecture.

6.79. The Maltings (behind No 27) Hockerill Street, north side- Grade II. Long range late 18th /early 19th century maltings. Red brick, old red tile roof. Two storeys. Steep pitched projecting roofs and 2 conical ventilators near centre.

6.80. No. 2 (Cock Inn, including outbuildings at rear) Stansted Road - Grade II. Late 16th century, plastered timber frame. Old red tile steep pitched roof, slated at rear. West elevation has jettied first floor with 19th century casements and 3 jettied gables, north gable with 19th century iron sign. South elevation has exposed half-timbering with carpenter's marks.

6.81. Church of All Saints, Stansted Road- Grade II. 1936 by S. E. Dykes Bower. Rough limestone with ashlar dressings. West front to road has tall, broad, central tower with steep, hipped, red tile roof. Chancel has east rose window with flowing tracery and 2 south windows of paired plain lancets beneath a multifoil oculus. 19th century open timber lych gate at south west corner of churchyard with cruciform shingle roof. The church dominates the east aspect of the town.



Picture 19. Fine interior to Church of All Saints Stansted Road, 1936 by S. E. Dykes Bower.



Picture 20. Lych Gate at Church of All Saints, of oak construction. Shingle roof and old bench seats,



Picture 21. The earlier All Saints church (Reproduced courtesy of Hertfordshire Archives and Local Studies)

6.82. Other important buildings within the curtilages of Listed Buildings.

6.83. Buildings within the Hockerill Anglo- European College.

- **Rochester House.** Tall late 19th century brick property with slate roof and chimneys. Appears on 19th century mapping as 'Clonmore'.
- **Thames House, old block.** 19th century brick building with tiled roof, prominent chimneys, decorative barge boarding and original window detailing. Now boarding accommodation. Set in expansive lawned area when approached from Stansted Road.
- **Headmasters House, no. 66 Stansted Road.** 19th century, painted brickwork, slate roof, prominent chimneys and original windows.
- **St Albans Hall.** Mid 20th century hall with tiled roof and central cupola. Original windows, central entrance door with concrete surround simulating concrete. Well designed and proportioned. Despite later adjoining wings with architectural qualities varying from mediocre to poor to the front, this main central element retains its original identity. From available mapping the fieldworker has assumed it predates 1948 and thus, unless other information reveals otherwise, can be considered as 'curtilage listed'.



Picture 22. Thames House, old block. Good quality 'curtilage listed' 19th century accommodation on the Hockerill Anglo- European College campus.

6.84. Other buildings and structures of importance on the Hockerill Anglo- European College campus. There are two other buildings of architectural and historic interest on the campus that should be retained.

6.85. These are as follows: Thames House new block and St Albans House, formerly Chelmsford House.

(a) Thames House new block; three storey block yellow stock brick simple design, original window surrounds, replacement windows. Plaque with Latin inscription dated 1949, so consequently post dates 1948 and thus cannot be regarded as being ' listed'.

(b) St Albans House. Three storey mid 20th century brick building with vertical tile hanging to third floor. Utilitarian post war detailing of concrete window and decorative door surrounds simulating stone. Well proportioned. Plaque reads 'Chelmsford House, this building replaces St Albans House and Menet House which were destroyed by enemy action 10 October 1940. This stone was unveiled by ... on the occasion of the college centenary 24 May 1952. From the latter it is assumed the building is post 1948 and therefore cannot be considered as 'curtilage listed'.

6.86. Other non listed buildings that make an important architectural or historic contribution.

6.87. Within this area including extensions to the Conservation Area there are 69 such buildings or groups of buildings of quality worthy of retention. Many such buildings have selected architectural details that (as observed from the public domain) may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.88. Foxley Cottage. This 19th century property has a number of good quality architectural features including decorative barge boarding and distinctive tall chimneys. There is a modern extension sympathetically designed. Selected architectural details may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.89. Thames House new block and St Alban's House (formerly Chelmsford House) on the Hockerill Anglo- European College campus; see above.

6.90. Nos. 6-26 Manor Road, east side. Group of two storey early 20th century properties of brick construction with tiled roofs and chimneys with pots. Architectural features include bay windows, canopies, decorative wooden detailing. A plaque dated 1907 noted. Selected features within this group are candidates for protection by possible Article 4 Direction unless any are flats in which case protection is already afforded.



Picture 23. Architectural detailing that contributes to the quality of early 20th century residence, being no. 6C Manor Road.

6.91. No. 33 Manor Road - The Gables (corner Sandle Road), west side. Group of two storey early 20th century properties of brick construction with tiled roofs and chimneys with pots. Other architectural features include bay windows (whose repetitive design add to the architectural quality of the street scene), canopies and decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 24. North west side of Manor Road. Good quality early 20th century housing with architectural details worthy of additional protection.

6.92. Nos. 2-16 Sandle Road. Tall distinctive early 20th century villas, brick and render, tiled roofs, many chimneys with pots. Some wooden decorative detailing and canopies. Some replacement windows detract but overall mass and scale is pleasing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.93. Nos. 7-15 Manor Road. Tall early 20th century residences constructed of brick with tiled roofs and prominent chimneys with pots. Bay windows to both floors; some decorative wooden detailing. Some replacement windows detract but overall mass and scale is pleasing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.94. 47- 49 Dunmow Road. Small group of probably mid 20th century houses brick or render with slate and tiled roofs respectively. Various architectural details including chimneys, prominent bay windows to ground floor with slate roofs above and arched window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.95. No.18 Stansted Road. Prominent red brick building with tiled roof, chimneys with pots. Bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.96. Nos. 21-23 and 25-35 Stansted Road, west side. A group of early 20th century two storey dwellings. Nos. 21-23 are tall and constructed of yellow stock brick with red brick quoins and other banding. Bay windows to ground floor; slate roof with chimneys with pots; date plaque 1904. Whilst replacement windows detract, massing and scale pleasing in street scene. Nos. 25-35 are of similar date with red brick front elevations with high quality horizontal banding detail; slate roofs and chimneys with pots. Bay windows to both floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 25. Nos. 25-35 Stansted Road. Repetitive architectural detailing adds to their individual quality and quality as a group.

6.97. Nos. 52-56 Dunmow Road, south side. Late 19th century yellow stock brick, slate roof and prominent chimneys with pots. 3 no. bay windows structures to ground floor with decorative detailing. Whilst replacement windows detract the overall scale and massing and decorative form of the bay windows adds quality to the street scene. Plaque inscribed Highland Place 1895. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.98. The Red Cow PH, Dunmow Road South side. A small scale PH (currently being redeveloped for flats) with slate roof probably dating from the late 19th/early 20th century with distinctive leaded window range and decorative detailing that should be preserved and retained. Formal protection will be provided by existing planning controls.

6.99. Church House and adjacent no. 48 Stansted Road. Tall prominent late 19th century yellow stock brick with tiled roof and chimneys. Decorative lintels and red brick banding. Some replacement windows. Partly hidden from view.

6.100. Thomas Heskin Court, corner London Road and Station Road, former Inn and then Hotel. Now flats. Prominent façade to Station Road. Render with slate roof; some replacement windows but many original; metal support for former sign above central vehicular access. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 26. Thomas Heskin Court, an important unlisted building on a prominent corner of London Road and Station Road.

6.101. Station building dating from early 20th century, London Road west side. Single storey brick building with slate roof and tall decorative chimney with pot. Typical cast iron brackets supporting flat canopy over. It is particularly important that such typical architectural detailing is retained.



Picture 27. Typical late 19th/early 20th century metal railway architectural brackets. Station building, London Road.

6.102. Nos. 43- 47 London Road, east side. 19th century tall red brick building with dark brick decorative detailing; slate roof and central chimney. Porch to Grange Road elevation, may be contemporary with original building. Chimney, selected windows and architectural detailing should be preserved and retained. Formal protection is provided by existing planning controls if these are flats.

6.103. Nos. 39-41 London Road. 19th century prominent pair of houses with render or ashlar type finish, bay windows, many original window detailing, central entrance; slate roof with chimney. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.104. No. 37 London Road, Jubilee Cottage. Mid 19th century yellow stock brick with central entrance; slate roof. Two plaques that jointly read Jubilee Cottage 1865. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.105. Déjà Vu Sandwich Bar- no. 19 and 25-29. (Nos. 21-23 excluded). Late 19th century terrace of varying heights, roofs principally slate with several prominent chimneys and pots. Some replacement windows. Plaques 'Mayfield 1895; also W.G. 1899. Selected features on single

dwellings within this group are candidates for protection by Article 4 Direction.

6.106. Nos. 63A and 63B- 65 and 71-73 Dunmow Road. Two storey early 20th century of red brick construction with tiled roofs and chimneys. Decorative ridge tiles each with central recessed doorway to front with name of house inscribed above. Bay windows with good quality stone surrounds to both floors with tiled roofing above. Some modern windows detract. An Article 4 Direction to provide protection for selected features on single dwellings may be appropriate subject to further consideration and notification.

6.107. Nos. 67- 69 Dunmow Road. Similar to previous except no. 67 has gable end to street with barge board detailing. Some modern windows detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.108. Nos. 75 - 77 Dunmow Road. Two storey early 20th century pair of red brick construction with tiled roof, 2 no. chimneys and decorative ridge tiles. Bay windows to both storeys with tiled roofs and finials above. Centrally located pair of recessed doors. Combination of traditional and more recent windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.109. No. 79 Dunmow Road. Distinctive early 20th century residence of red brick construction with gable end to street. Tiled roof with chimneys and decorative ridge tiles; other good quality decorative brick/tile detailing. Box shaped bay windows to two floors. Recessed doorway; early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.110. No. 81 Dunmow Road. Distinctive early 20th century residence of red brick and plaster appearance with decorative vertical tiles hung to part gable front elevation. Tiled roof with chimneys. Good quality decorative barge board detailing. Two unusual bay windows to ground floor; one semi circular, the other boxed and diagonally aligned; both with decorative brickwork above. Some early/original windows. Centrally located plaque interpreted as inscribed with 1904 date. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 28. Properties to the north side of Dunmow Road now included in the extended Conservation Area.

6.111. No. 62 Dunmow Road. Probably early 20th century two storey yellow brick residence with hipped slate roof and chimney with pots. Canopy with slate roof over central doorway. Windows probably contemporary with age of property. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.112. Single storey building to east of no. 62 Dunmow Road. Probably of late 19th century origin formerly part of Malthouse complex. Single storey flint construction with hipped slate roof. Recently sold. Modern windows.

6.113. Nos. 68-100 Stansted Road and nos. 1-13 Foxley Drive. Believed to date from the 1930's these properties are characterised by having bay windows to both floors with vertical tile hanging between window areas, repetitive 'leaded' window detailing; pyramidal tiled roofs with deep eaves and chimneys. Nearly all retain recessed doors with brick detailing surrounds. Various elevational treatments of brick, render and occasional pebble dash. A most important and indeed unusual characteristic of these two groups of mid 20th century houses is the manner in which they have remained largely unaltered. A few chimneys have probably been reduced in height but, for example, only minimal changes have been made to the repetitive leaded window detailing. In discussion with one resident, the fieldworker was advised that although some such windows had been replaced with modern materials there had been a general voluntary consensus regarding their retention. Only one such alternative window detailing without leaded detailing was noted.

6.114. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 29. Mid 20th century detached housing, typical of those on Stansted Road and Foxley Drive, now included in the extended Conservation Area.

6.115. No.1 Grange Road. Late 19th century two storey yellow brick with slate roof and 3 no prominent chimneys with pots. Early/ original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.116. Nos. 7-9 Grange Road. Late 19th century two storey yellow brick with hipped slate roof. 2 no. roofed bay windows to ground floor. Central plaque inscribed 'Bedford Villas'. Early/ original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.117. Nos. 11-13 Grange Road. Late 19th century tall yellow brick house with pyramidal slate roof with large central chimney, some pots. Red brick banding and lintel detailing. 2 no. bay windows to ground floor worthy of retention. Some later modifications detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.118. Nos. 19-21 Grange Road. Late 19th century yellow brick pair prominent in street scene. 2 no. flat roofed bay windows and central recessed doorway. Some detracting modifications such as later tiled roof but building and some details contribute to street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.119. Nos. 25-27 Grange Road. Tall late 19th century building with rendered prominent gabled elevation fronting the street. Slate roof and 2 no. prominent chimneys with pots. 2. no. bay windows with flat roofs. Interesting entrance details to both side elevations. Render front would benefit from renovation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.120. Nos. 47-49 Grange Road. Two storey late 19th/early 20th century pair constructed of brick with tiled roof and decorative ridge tile detailing. 2 no. prominent chimneys with pots. Bay window detailing to both storeys surmounted by tiled roofing. Interesting 'keystone' detailing. 2 no. recessed entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.121. Nos. 2-4 Grange Road. Late 19th/early 20th century two storey pair of brick construction with pyramidal slate roof; central chimney with pots. Mass and chimney adds positively to street scene. However front elevation rendered in two different colours detracts. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.122. No. 8 Grange Road. Yellow brick two storey gable end to street. Recessed entrance; bay window to ground floor; horizontal red brick banding. Windows of traditional design. Various chimneys with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.123. Nos. 10-12 Grange Road. Late 19th century of red brick construction with slate roof. 2 no. chimneys with pots. 2 no. bay windows to ground floor and recessed entrances with keystone detailing. Matching doors, probably original. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.124. No. 14 Grange Road. Large late 19th century two storey rendered house with slate roof and 2 no. chimneys to front. Two bay windows to ground floor with similar central entrance detailing. Windows of traditional design. Plaque inscribed Grenadier Villa 1886. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.125. No.18 Grange Road. Late 19th century two storey house of red brick construction with slate roof and central prominent chimney with pots. Bay windows to both floors. Horizontal brick and lintel detailing. Windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.126. No. 20 Grange Road. Tall late 19th rendered property with tiled roof. Some windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.127. Nos. 22-24 Grange Road. Two storey late 19th century pair with pyramidal slate roof and large central chimney stack. Of yellow brick construction with some red brick detailing. 2 no. bay windows with slate roofs above. Some windows of traditional design; others later and detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.128. No. 26 Grange Road. Late 19th/early 20th century two storey yellow brick with red brick quoins and detailing. Pyramidal slate roof with chimney. Bay window to ground floor with tiled roof over. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.129. No. 28 Grange Road. Tall late 19th/early 20th century house prominent in street scene. Brick to ground floor, render to first floor. Two prominent chimneys. Interesting canopy detailing to entrance. Some modern windows detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.130. No. 30 Grange Road. Late 19th/early 20th century of red brick construction with tiled roof and chimney with pots. Windows of traditional design. Decorative barge board and good quality vertically hung tiles to part front elevation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.131. Nos. 32-34 Grange Road. Late 19th/early 20th century of red brick construction with tiled roof and decorative chimneys. Half rounded bay windows to both storeys each topped with scalloped tiled roofs and finials. Centrally located pair of recessed doors with heraldic device above. Other decorative brick detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 30. Nos.32-34 Grange Road, part of the street now included in the extended Conservation Area.

6.132. Nos. 36-38 Grange Road. Of late 19th/early 20th century date; two storey red brick construction with slate roof; 2 no. chimneys with pots; decorative ridge detailing. Traditional bay windows to both floors with barge boarding and finial detailing above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.133. Nos. 44-46 Grange Road. Of early 20th century date two storey constructed of yellow brick with slate roof. Decorative ridge tiles, tall chimneys with pots. Two bay windows to ground floor with slate roofs above. Fine window with ornate column detailing. Central date plaque 1903. One decorative canopy detail missing which would improve elevation if replaced. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.134. Nos. 48-50 Grange Road. Late 19th/early 20th century pair of yellow brick with red brick quoins and other detailing. Bay windows to both floors, 2 no. recessed entrances and 2 no. chimneys with pots. Later roof to no. 48 disrupts overall unity. Tiled canopy to front with decorative metal supports. Original/ early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.135. Nos. 52-54 Grange Road. Late 19th/ early 20th century brick and rendered pair with tiled roof and central chimney with pots to front. Bay windows extend to second floor. Red brick quoins and other detailing.

Recessed doorways to side of each. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.136. Nos. 36A-42 and 52-54 Warwick Road. Three pairs early 20th century; red brick to ground floor with render to first. Tiled roofs, chimneys with pots. Windows at first floor defined by brick detailing. Bay windows to ground floor. Some with recessed entrances, others with canopy supported by decorative iron brackets. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.137. Nos. 44-50 Warwick Road. Two pairs, early 20th century, constructed of brick with slate roofs surmounted by chimneys with pots. Recessed entrances; bay windows to ground floor. Some modern windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.138. Nos. 56-60 Warwick Road. Three detached 20th century houses, each of red brick construction with hipped tiled roofs. Two with prominent chimney to front (chimney removed on no. 56). Nos. 58 and 60 have porch detailing interpreted as being original. Windows of common design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.139. Nos. 62-66 Warwick Road. Three large detached 20th century dwellings of character. Common features include red brick construction, tiled roofs, chimneys with pots, wooden porch detailing to side elevations and unusual diagonally aligned bay windows to ground floor fronts with decorative detailing above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 31. No. 66 Warwick Road with unusual diagonally aligned windows to front elevation, one of three such examples in the street.

6.140. Nos. 1-11 Warwick Road (Alberta Terrace). Late 19th century terrace of yellow brick with slate roof and 3 no. prominent chimneys with pots. Central plaque inscribed Alberta Terrace 1878; other plaques display initials. Continuous canopy partly covered by corrugated plastic. Variety of windows also detract. An opportunity for neighbours to cooperate over time to achieve real improvements. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.141. Nos. 13-15 and 17-19 Warwick Road. Prominent and of late 19th century date. Two storey brick to ground floor, render above. Tiled roofs and chimneys. Recessed entrances with heraldic date plaque on one 1897. Various bay window detailing; side windows to each pair may contain original stained glass. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.142. No. 21 Warwick Road. Large two storey residence with tiled roof. Prominent plaster and wood detailing to front. Large mass and different type adds variety and character to street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.143. No. 23 Warwick Road. By contrast with former, a smaller scale building of brick construction with tiled roof and prominent chimney to front worthy of an Article 4 Direction to provide protection subject to further consideration and notification.

6.144. Nos. 25 and 27 Warwick Road. Large brick and brick and render residences with tiled roofs and prominent chimneys. Mass of buildings contribute to street scene. Some modern windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.145. No. 29 Warwick Road. Large prominent rendered 20th century residence with hipped tiled roof whose different design and massing adds to the rich variety of the street scene. Horizontal banding and detailing of central doorway. 2 no chimneys with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.146. Nos. 33 and 35 Warwick Road. Two large detached residences principally valued for their mass and impact on the street scene; principally of red brick construction with tiled roof. Chimneys and other detailing worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.147. No. 37 Warwick Road. Two storey 19th/20th century yellow brick frontage with slate roof. 2 no. chimneys, recessed entrance, bay window

with slate roof above. Decorative barge boarding; early/ original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.148. No. 39 Warwick Road. Two storey 19th/20th century yellow brick frontage with tiled roof decorative ridge tiles and finials. Good quality red brick quins and other detailing, bay windows to both floors. Large prominent chimney to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.149. Nos. 41-43 Warwick Road. Pair of late 19th/early 20th century constructed of yellow brick with tiled roof and central chimney. Attractive bay windows to first floor with ornate detailing including decorative stone columns. Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.150. No. 47 Warwick Road (Evsham Lodge). Late 19th/ early 20th century of yellow brick construction with tiled roof, chimneys and finial detail. Bay windows to first floor in part. Windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.151. Property between no. 47 and school complex (associated with school). A modest building with prominent chimney worthy of retention by possible Article 4 Direction. Date plaque reads 1910.

6.152. Edwardian school building in part. The elegant Edwardian window detailing, other brick features and components such as the cupola atop tiled roof are most worthy of retention in their original form. Some later additions detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 32. Elegant Edwardian window and other detailing on school building in Warwick Road.

6.153. Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without permission virtue of being within the curtilage of a Listed Building or exceeding specified height unless otherwise noted.

6.154. Prominent stone wall forming boundary to Stansted Road at All Saints church. Probably 19th century, of stone construction with piers and substantial stone capping. Height varies up to approx 2m.



Picture 33. Finely detailed stone wall to front of All Saints church, Stansted Road protected. This wall existed as part of the previous church that burnt down.

6.155. Various walls within the curtilage of Hockerill Anglo European College: being prominent brick wall adjacent to public footpath to north of the college; varies in height from less than 2m to more than 3m. Also tall boundary wall north of Thames House separating college campus from Foxley Cottage. Also prominent length of wall of yellow stock brick to eastern side of Stansted Road, north of All Saints church, extending nearly as far as Foxley Drive. Of varying height exceeding 1m; piers, capping and panel detailing.

6.156. Prominent wall to north side of Dunmow Road, principally to west of Manor Road. Stock brick with capping, probably dates from late 19th/early 20th century. Height varies up to 2 m. Eastern corner of Dunmow Road/Manor Road in need of repair. Length to front of terrace nos. 19-33 Dunmow Road surmounted by railings making this stretch particularly important to retain.

6.157. Prominent length of wall of yellow stock brick to eastern side of Stansted Road, south of All Saints church. Of varying height exceeding 1m; piers and decorative capping detailing.



Picture 34. Prominent wall of yellow stock brick to eastern side of Stansted Road, south of All Saints church. Walls are important in selected street scenes of Area 2.

- 6.158. Wall to the front of no.62 Dunmow Road of yellow brick construction with triangular slate capping detail and wall to front of Conewood Manor.
- 6.159. Following supplementary consultation, wall to front of St Fillans, Foxley Drive, of yellow stock brick construction, exceeds 2m in height.
- 6.160. Wall to front of Alberta Terrace, Warwick Road. Constructed of yellow brick capped with clinker. On sloping ground but generally exceeds 1m in height.
- 6.161. Wall on the south side of Warwick Road. Two lengths of wall constructed of brick with clinker capping and tall intermittent piers similarly capped. Heights vary Both exceed 1 metre.
- 6.162. Edward VII letter box on south side of road corner of Pine Grove. Adds historic and visual interest to the street scene. It is hoped it will be retained.
- 6.163. Telephone Letter Post Box mid 20th century dating from mid 20th century, south side of Hockerill Street. GR V1 and Crown inscription.
- 6.164. Important open spaces. Graveyard to All Saints church, Stansted Road. A small but important open space with range of gravestones

dating from the 19th century. The area has been allowed to develop into a wildlife meadow that together with trees provides an oasis of tranquillity.



Picture 35. The delightfully tranquil graveyard at All Saints, Stansted Road.

6.165. Open spaces at Hockerill Anglo- European College campus. Within the campus there are six important green spaces of various sizes that add significantly to its environmental qualities and provide verdant settings for the historic buildings. Some spaces are enclosed and intimate whilst others are more expansive. Their qualities are enhanced with a variety of mature tree species, some of which are contemporary with the establishment of the original buildings.

6.166. Particularly important trees and hedgerows. Trees add interest and diversity particularly on Stansted Road and as set out above, within the Hockerill Anglo- European College campus. A Copper Beech tree to front of no. 79 Dunmow Road has been identified in the extended Conservation Area. There are some particularly fine coniferous species between main Stansted Road and service road to nos. 68-100 in this extended Conservation Area. Trees of various species and at various stages of maturity throughout Warwick Road, including those planted alongside the road, significantly add to this extended area's environmental qualities. Some Tree Preservation Orders are in place.

6.167. Important views. A selection as shown on the accompanying plans. Views looking along the approach roads towards the traffic lights

at the cross roads are important and if the opportunity presents itself, should be improved.

6.168. *Elements out of character with the Conservation Area.* Small triangle of open space, north side of Dunmow Road adjacent Cock PH. Provides 2 no. seats, a dog waste container prominently displayed and a litter bin. Frontage defined by short posts and site traversed by random paved path. A landscape enhancement scheme including additional planting against the prominent wall would benefit the area.



Picture 36. Small triangle of open space adjacent to Cock PH. A landscape enhancement scheme would benefit the area.

6.169. The area defined by Hockerill Street, London Road, the Telephone site to the south and railway to the west is a site of mixed uses. These include commercial properties fronting Hockerill Street and London Road, a surface car park run by EHDC and housing including Crown Terrace. The latter's historic and architectural qualities have been compromised by 'permitted development' and is accessed by a private road in need of repair. Between Crown Terrace and the surface car park is an area of ancillary residential development containing a range of free standing garages and defining fencing of a poor and temporary nature. The commercial properties fronting Hockerill Street and London Road principally date from the late 19th/early 20th century and are of limited architectural quality having been compromised in part by modern windows and discordant signage. The London Road boundary to the car park is poorly defined by advertisement hoardings and a row of short bollards that are seasonally overgrown by weeds. The area is located at an important focal entrance point to the town and its appearance imparts an area in partial neglect and decline. If this view is shared a

bold long term vision of comprehensive redevelopment in whole or in part might find support. During consultation the importance of the car park was highlighted and this is agreed.

6.170. Alternatively short term initiatives could bring immediate improvements, for example providing a more acceptable boundary treatment to the London Road car park.



Picture 37. Garaging of a temporary nature associated with Crown Terrace adjacent to EHDC surface car park.



Picture 38



Pictures 38 and 39. Bollards and signage poorly define the London Road boundary to site corner of Hockerill Road.

6.171. Damaged boundary wall to Telephone Exchange, London Road. Brick wall is damaged in several locations, some damage possibly caused by trees. Contact owner and seek appropriate remedy.

6.172. Former derelict site, south west corner of Station Road, opposite Thomas Heskin Court (now redeveloped as an Aldi shop).



Picture 40. Southern extension to former derelict site south west of Station Road, now redeveloped.



Picture 41 - Redevelopment that is taking place on former derelict site south west of Station Road (now completed).

6.173. Wall on Grange Road boundary relating to nos. 43- 47 London Road, of red brick with piers; height varies but exceeds 1m. In urgent need of repair.



Picture 42. Wall at Grange Road in urgent need of repair.

6.174. **Opportunities to secure improvements.** Undertake a landscape enhancement scheme for triangle of open space on Dunmow Road adjacent to Cock PH. Continue to consider the prospect of achieving selected improvements or comprehensive redevelopment of the area defined by Hockerill Street, and London Road, the Telephone site to the south and railway to the west whilst acknowledging the importance of the car parking facilities to the local economy. Seek remedy and initiate repairs to boundary wall to Telephone Exchange, London Road. Also repairs to wall eastern corner of Manor Road/Dunmow Road. Repair boundary wall at Grange Road boundary of nos. 43- 47 London Road,

6.175. **Boundary changes.** The Conservation Area has been extended in an easterly direction along the north side of Dunmow Road to include properties nos. 63A and 63B- 81 as shown on accompanying mapping. These two storey houses date from the early 20th century and are brick construction with tiled roofs with prominent chimneys with pots. Other common architectural features are bay windows, stone dressing and other decorative architectural detailing. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.176. The Conservation Area has also been extended south of Dunmow Road to include Conewood Manor, a Care Home and a Listed Building and also no. 62 Dunmow Road and nearby single storey flint building

with slate roof at right angles to the road now in residential use. The latter may have been a late 19th century ancillary building to a former Malthouse. No. 62 is of yellow stock brick and probably dates from the early 20th century. To the front of no.62. is a yellow stock wall capped with slate detailing that exceeds 1m in height. The Town Council advise that Conewood Manor, formerly known as Plantation House, was once home to Major Holland of Holland and Barrett health shops. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.177. The Conservation Area has also been extended to the west of London Road to include the historic Railway Station entrance building with its typical industrial iron supporting brackets.

6.178. The Conservation Area has also been extended north along Stansted Road to include nos. 68-100 Stansted Road and nos. 1-13 Foxley Drive. These detached houses date from the mid 20th century, generally have bay windows to both floors with vertical tile hanging between window areas, repetitive 'leaded' window detailing; pyramidal tiled roofs with deep eaves and chimneys. Although subject to occasional alteration, a characteristic of these properties is in addition to being typical of their period, they are most importantly, largely unaltered. The area between London Road and the access to properties is well landscaped with some very fine coniferous species. Also extended to include historic wall east side of Foxley Drive (St Fillans). There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.179. The Conservation Area has also been extended along Grange Road on the south side to include nos. 2- 54 and on the north side to include nos. 1-27 and also nos 47-49. This residential area dates from the late 19th and early 20th centuries and principally consists of pairs of large villas constructed of brick with both slate and tiled roofs. Good quality architectural features include chimneys, bay windows and a variety of decorative detailing. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.180. As a result of public consultation the Conservation Area has also been extended along Warwick Road principally on the north side to include Alberta Terrace along to and including parts of the school. Also on the south side to principally include nos. 36A- 66. This mainly residential area dates from the late 19th and early 20th centuries and consists of a variety of residential types. The boundaries have been defined to exclude later developments and areas of lesser architectural

value. Some historic walls to both sides of the road at its western end have been identified as worthy of retention. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

6.181. **Other actions.** Add Lych Gate (Church of All Saints, Stansted Road) to EHDC mapping records as a Listed Building because it forms part of the formal description of English Heritage Listed Building description.

AREA 3.

6.182. Area 3 consists of that part of the town either side of The River Stort from Grange Paddocks in the north to Station Road in the south. It includes The Causeway, Jackson Square shopping area, the south side of Bridge Street, the east side of Potter Street and South Street and that section of the town between the River Stort and the railway, including Dane Street.

6.183. **General Overview.** Mapping from the late 19th century shows the area north of The Causeway to have been open and crossed with drainage channels with the whole area annotated as being '*Liable to Floods*'. At this time the course of the River Stort was further to the west forming the eastern boundary to the School at Northgate End (now a Youth Centre) and continuing south along the alignment of Old River Lane. The river course was not diverted until 1968. South of The Causeway and Hockerill Street and hemmed in by the railway, this area was highly developed with industries which included an Iron Foundry, a Saw Mill and large numbers of Maltings clustered around an active river transport system cumulating at Terminus Basin and Hockerill Cut. Streets with names such as Anchor Yard and Carpenters Yard reflect the industrial heritage at this time. The area today is similar in physical layout with the exception that the course of the river is now diverted around Waytemore Castle. The extensive areas of Castle Gardens and Grange Paddocks remain open and are an important space accessible to the public. South of The Causeway the area is densely developed as before but the old industries have given way to large retail, residential and industrial developments. The Mill site and its silos together with other 20th century industrial buildings dominate the area and many of these are visually intrusive.

6.184. In brief summary within Area 3, this Appraisal has identified a number of unlisted properties worthy of retention with some being suitable candidates for additional protection. The Appraisal considers the Mill Area and its prominent buildings and other adjacent industrial buildings to be visually disruptive to the general qualities of Bishop's Stortford and supports the principle of high quality mixed redevelopment. To be realised such redevelopment must satisfy both

the planning needs of the community and be financially viable to the landowners. A number of shop fascias would be improved if shop owners would cooperate and implement greater co-ordination of signage.

6.185. Scheduled Ancient Monuments. Waytemore Castle has important royal and ecclesiastical associations with William I and the Bishops of London. The motte survives and will retain archaeological and environmental evidence relating to the development and use of the castle from the 11th to the 14th century.

6.186. Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape.

6.187. Waytemore Castle monument includes the ditched motte of a motte and bailey castle, later adapted as a shell keep. On the summit of the motte are the flint rubble foundations of a shell keep ...containing two sunken chambers... The castle was built by William I and was an early stronghold of the Bishops of London. It was used as a prison from 1344. Burials and coins relating to the prison have been found in the bailey area....Source English Heritage Scheduled Ancient Monument description.

6.188. The Castle is also identified as part of a Locally Important Historic Park and Garden, the documentation of which additionally advises that '*...it became the gaol and dungeons (until 1649). King John pulled down the castle in 1208 after he clashed with the Bishops... Site sold under the Commonwealth Confiscation of 1649 and the stone was used to build a public house (since demolished)....*

6.189. Archaeological Sites. Most of the area is identified as an Area of Archaeological Significance. Of other interest is Mesolithic Flint tool finds from excavations carried out in 1966 and human remains found at the Castle Gardens area which possibly originate from the prison which housed dissenters as well as felons. The Iron Foundry previously referred to above belonged to a William Hughes, iron and brass founder whilst the Saw Mill was operated by Joseph Boulcott, a London timber importer who first set up after the opening of the Stort Navigation in 1769.

6.190. Individually Listed Buildings. Remains of Waytemore Castle Grade 1. Remains of 11th and 12th century motte and bailey castle. Earthwork mound, flint walling. Large oval motte, 40 ft high, with ruins of 12th century shell keep on top perimeter. Remains of chambers in north-east and south-east angles. Roughly pentagonal bailey to south has water courses on 4 sides. As set out above it is also a Scheduled Ancient Monument.

6.191. The Castle has been identified as a Building at Risk on EHDC's Buildings at Risk Register. The course of action recommended is to seek advice from the County Archaeologist and assess erosion and security and consider removing vegetation.



Picture 43. Waytemore Castle of significant visual historic and archaeological importance. A careful assessment is suggested particularly in relation to security, erosion and vegetation.

6.192. No. 10 Bridge Street (Black Lion Inn) Grade II*. Mid 16th century double fronted house. Exposed post and panel timber-framing, steep red tile pitched roofs. Two and a half storeys. North elevation to Bridge Street has jettied first floor and jettied second floor twin gables. East elevation to Devoils Lane has original mullion windows on ground and first floors.

6.193. No. 6 Bridge Street - Grade II. Early-mid 17th century plastered, timber-framed house with modern red tile roof. Two storeys. Early-mid 19th century ground floor double shop front with late 19th century double doors and modern glazing. Deep jettied first floor sloping out towards top with late 19th century sash windows.

6.194. No. 8 Dane Street - Grade II. 17th century timber frame, plaster and painted brick front, old red tile roof. Two and a half storeys. Central third storey overhanging sack hoist on curved brackets. Two pargetted roses on soffit and other 17th century pargetted armorial motifs on walls. 19th century sash windows. Modern shop front to north. Some works may have been undertaken when compared with the condition of the building 12 months ago but the building remains of concern whose condition should be monitored.

6.195. Other non listed buildings that make an important architectural or historic contribution. Within Area 3 there are 13 such buildings or groups of buildings of quality worthy of retention, including groups of shops. A possible additional one needs further investigation. Many have selected architectural details that (as observed from the public domain) may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.196. Northgate Youth Centre, Northgate End. Former mid 19th century school building. A high quality two storey red brick building with slate roof and tall distinctive chimneys. Original windows. Central plaque reads 1839 SCHOOLS with other inscriptions BOYS and GIRLS. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 44. Northgate Youth Centre, a former mid 19th century School of high quality with many original architectural features. Flint panelled wall to front.

6.197. No. 14A North Lodge, Northgate End. 19th century, render with slate roof, chimneys with limited pots, relatively discreet extension to side.

6.198. No. 16 Northbrook House. 19th century, tall yellow stock brick house corner of Yew Tree Place behind high modern wall; hipped slate roof, two prominent chimneys with pots. Central entrance portico with lead roof. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.199. The Wheatsheaf PH, Peugeot Garage, nos. 22-24 and pair of houses, nos. 18-20 Northgate End. A grouping of residential and commercial buildings that add to the quality of the street scene in this location. 19th century, two storey, render with slate roofs and chimneys with pots. Some replacement windows. An Article 4 Direction to provide protection for selected features on single dwellings may be appropriate subject to further consideration and notification.

6.200. Riverside house, west corner of The Causeway/ Dane Street. Hertfordshire Registry Office. Dating from early/mid 20th century. Painted brick with wooden detailing, tiled roof and decorative chimneys. An important building in a prominent position potentially vulnerable to development pressures; important the building is retained. It is particularly important that it's architectural detailing is preserved and retained through normal planning control.



Picture 45. Hertfordshire Registry Office Dating from early/mid 20th century; an important building in a key location; important that it is retained.

6.201. No. 41 Dane Street, Terry Reed and Co, (east side). 19th century yellow stock brick with red brick banding. Slate roof, decorative chimney stacks, no pots. Bay windows to front and central doorway with continuous slate canopy above. Some original windows. A building of

domestic scale worthy of retention in a street dominated by large scale urban and industrial developments.

6.202. Part of Mill complex, west side of Dane Street. Of yellow stock brick construction with slate roof and one chimney worthy of retention. Only several original windows; decorative window surrounds. Should redevelopment of Mill site take place this building to be retained and improvements/ refurbishments negotiated.

6.203. Part of former Sheppard's car showroom (currently no longer in use). Part of showroom has old tiled roof that may date from 19th century or earlier; on footprint of former Malthouse. Needs further investigation.

6.204. 19th century industrial building corner of Dane Street west side/ Station Road and adjacent to railway. Of brick and weather boarded construction with slate roof. Part of the Allinson Mill complex. Historically may have been part of a coal yard complex.

6.205. The Fountain PH, corner of Station Road/ Dane Street. 19th century PH formerly called The Falcon. Render with decorative window surrounds and original rainwater goods and unusual chimney detailing. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 46. The Fountain PH attractive 19th century PH of domestic scale worthy of retention in an area largely dominated by industrial activity.

6.206. Rose and Crown PH and attached ancillary single storey building, corner Station Road/ Anchor Street. 19th century, principal building is two storeys painted brickwork with slate roof. Original bay windows.

Ancillary building has hipped slate roof. It is important that architectural detailing such as the windows is preserved and retained. Formal protection is provided by existing planning controls.

6.207. Range of shops on east side of Palmers Lane including F. J. Zelle, Glen House and Bears. Range of shops dating from 19th century or earlier, tiled roofing with brick and weather boarding facades. The varying heights and their juxtaposition with neighbouring listed properties provides an interesting and diverse street scene that should be retained.

6.208. Group of shops on the western side of Market Street opposite the Corn Exchange, currently occupied by Save the Children, Burton Butchers, Dorrington's and Thomson Travel agent. Principally dating from the 19th century; some possibly earlier. Facades principally of brick or render; varied and interesting tiled roofline. Some early/original windows, good quality rubbed brick lintels to Save the Children building. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls. Travel signage prominent and detracting.

6.209. Group of shops east side of Potter Street opposite Apton Road probably dating from the late 19th/early 20th century currently being Accessorize, Costa, British Heart Foundation and Keech charity shop. The fascias and their competing uses of colour and style of lettering lack co-ordination and detract from the quality of the buildings at ground floor level. Bay windows at first floor level are attractive and some are original. At third floor level there is decorative wooden detailing. Tiled roof with chimneys. An isolated group of historic buildings in this location worthy of preservation and if possible, enhancement. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 47. Group of early 20th century shops on Potter Street whose appearance could be improved if owners were prepared to join forces in implementing a co-ordinated enhancement scheme.

6.210. Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without permission virtue of exceeding specified height or being within the curtilage of a Listed Building unless otherwise noted.

6.211. Fountain within Castle Gardens. 19th century fountain being the gift of Edwin and Eliza Eyre, 1872. It was moved to present location from its original site at Hockerill cross roads in the 1920's.



Picture 48. The fountain, on its original site at Hockerill cross roads.

6.212. Boundary wall, Station Road, north side, boundary to Allinson site. Simple yellow stock brick wall with piers and blue brick capping detail exceeds 1m. Date uncertain, probably early 20th century.

6.213. Late 19th/ early 20th century crane associated with industrial activity at Hockerill Cut. Hertfordshire archaeological information advises it was used for loading/unloading of barges. Hand operated with oak arm. Creates an interesting feature. It is important that the iron mechanisms and wooden jib are properly maintained.



Picture 49. Crane at Hockerill Cut, an interesting reminder of the previous industrial use of the site. It is important this is properly maintained.

6.214. Steps accessing Potter Street from Devoils Lane. Steep flight of stone steps probably dating from 19th century or earlier that add character to this part of the Conservation Area. At top of steps is an unlisted K6 Telephone box with some small missing window panes. Also a delightful modern sculpture, being a metal ear of wheat.



Picture 50. Historic steps accessing Potter Street of considerable historic and visual interest.

6.215. Red brick and brick with flint panel walls to front and side boundaries of Northgate Youth centre. Blue brick capping detail surmounted by metal fence. Height varies, exceeds 2m.

6.216. ***Important open spaces.*** The whole area consisting of Grange Paddocks and Town Meads, in part a heavily treed wild area, together with Castle Gardens, an area declared as being a ‘Locally Important Park and Garden in EHDC’s Supplementary Planning Document, ‘Historic Parks and Gardens’. There are various play areas and Tennis Courts that are well maintained; the War Memorial, a Listed Building and the Paddling Pool nearby. Collectively these represent an extensive open space of great importance offering a diverse range of open space facilities to the town. The whole area is accessed by well maintained public footpaths and provided with many seats. Its attractive appearance is highlighted by extensive tree and vegetation cover and by the River Stort that runs through it. Unless the need for additional small scale recreational or other community facilities are required, it is important that the site be protected from development and remain available as a diverse open space for residents of the town and visitors to the adjacent town centre.



Picture 51. The River Stort traverses the public open space and is an attractive habitat.



Picture 52. Grange Paddocks / Town Meads are traversed by well maintained and lit footpaths with well designed seating.

6.217. However the following issues are noted.

- **Pathways – certain locations are in need of resurfacing and some may represent tripping hazards.**
- **Information board to Waytemore Castle vandalised and needs repair/replacement.**
- **War Memorial area. The War Memorial is a Listed Building of merit and represents a focal meeting point for visitors and organisations commemorating those who gave their lives for their country. The area is surrounded by grassed areas within which are situated a number of flower beds which represent high maintenance. The configuration of the surrounding grassed areas is similar to that displayed on early 20th century mapping. Some recent improvements have been made. However and ideally it is considered that a landscaping scheme with principles of low plant maintenance, common boundary treatment, and a greater sense of enclosure, simplicity, geometry and level surfaces would introduce a more appropriate visual solution.**
- **Paddling Pool area. An area operated by the Town Council. Consists of Paddling Pool, seating and a small ancillary building. The pool is in need of refurbishment. The surrounds have recently been improved by implementing a number of short term**

measures. The Town Council advise this area will be 'subject to major redevelopment and refurbishment'.



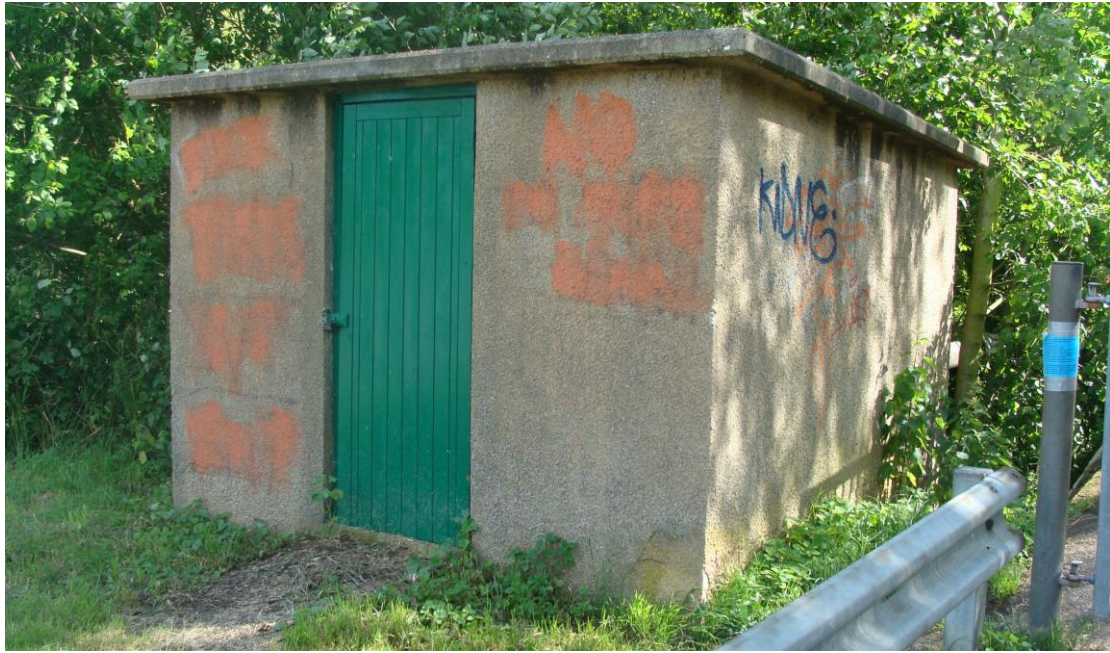
Picture 53. The paddling Pool – Pool to be subject to major redevelopment and refurbishment.

6.218. **Particularly important trees and hedgerows.** Boundaries to the open space and areas within it and along the banks of the river are liberally planted with trees which provide a high quality environment within the urban area.

6.219. **Important views.** There are many important views both positive and negative. A selection is provided. Positive views include ones of Waytemore Castle and along the river whilst negative views include those looking towards the dominant industrial buildings and silos.

6.220. **Elements out of character with the Conservation Area.** In addition to the issues identified above in relation to Castle Gardens the following are noted. MAG American and Warwick Electrical Contractors sites, Northgate End. Whilst this site is not within the Conservation Area it abuts it and a combination of poor quality buildings, untidy and unattractive fencing and hoardings has a detrimental effect on the Conservation Area. Discussions with the owners might result in improvements. Ideally redevelopment of the combined sites is the most desirable outcome.

6.221. Shed associated with and adjacent to Link Road car parking facility with graffiti, The Causeway.



Picture 54. Graffiti detracts - shed associated with EHDC car park, The Causeway.

6.222. Metal barriers to Link Road long term car parking area. EHDC are to be generally commended in the manner in which they maintain and landscape their parking areas in the town. However these barriers detracted (subsequently barriers have been replaced, a considerable improvement) and located at a prominent position and well used pedestrian entrance point to Grange Paddocks and Castle Gardens. Nearby are vertical post detailing which is visually more appropriate.



Picture 55. Disruptive former Metal barriers that were visually disruptive.



Picture 56. The metal barriers of previous picture now replaced with raised surface and bollards.

6.223. Storage building east side of Dane Street. A poor quality industrial building in an area principally of industrial uses. If existing use ceases, redevelopment of the site either individually or as part of a wider comprehensive scheme should be encouraged.



Picture 57. One of several poor quality buildings in and around the Mill area. Such buildings provide employment but are visually damaging to this part of the town centre.

6.224. Poor quality fencing, both sides of elevated access road to Station. The boundary fence to the Allinson site adjacent to the railway is of concrete post and wire mesh whilst that on western side is

damaged and constructed of metal post and railings and in need of repair and refurbishment.



Picture 58. Fencing both sides of Station Road in need of repair and replacement. This general area appears run down and in need of comprehensive redevelopment, retaining the few quality historic buildings that exist.

6.225. Entrance to Jackson Square from Bridge Street. Modern entrance to shopping precinct in need of repainting.

6.226. Unattractive site corner of Station Road and Riverside. Characterised by several signs and utility company service boxes, circular planters, grass surface traversed by worn and ragged path. This is a part of the Conservation Area that is particularly in need of some improvements. This unattractive corner plot would be considerably improved by implementation of a landscaping scheme that might involve providing a hard surface to the whole site and if services allow, an associated tree planting scheme.



Picture 59. Unattractive site corner of Station Road and Riverside. Since this photo was taken decorative vegetation has been planted but is this appropriate in a well used urban environment?



Picture 60. The same corner site planted with seasonal vegetation. A hard urban and permanent solution would resolve the issues of wear and maintenance.

6.227. Corner plot north end of modern Riverside Wharf building, Riverside. Corner plot with advertisement hoardings advising of Restaurant/ Bar opportunities. Potentially an attractive and vibrant site; extensive and well designed seating; trees planted; overlooking water. A recently implemented cheap and simple operation of remove excess vegetation has resulted in an immediate improvement.

6.228. Opportunities to secure improvements. Seek improvements or ideally long term redevelopment of MAG American and Warwick Electrical Contractors, Northgate End. Remove graffiti from car parking shed, The Causeway. Consider devising a comprehensive landscaping plan for the War Memorial area. Undertake minor improvement in Castle Gardens Area, including replacement of vandalised sign and selective resurfacing/repair of footpaths. Initiate long term improvements to Paddling Pool area. Seek to improve fencing at elevated access road to Station. Undertake an assessment of necessary works to Waytemore Castle to secure its long term preservation. Monitor condition of no. 8 Dane Street. Repaint modern entrance to Jackson Square from Bridge Street. Replace small windows in telephone kiosk as necessary at Potter Street/ Devoils Lane. Consider permanent landscape solution to unattractive site corner of Station Road and Riverside.

6.229. Proposed comprehensive redevelopment area. The existing local plan properly identifies the Mill site as having redevelopment potential and suggests a mix of uses including some residential. A subsequent document produced by the Bishop's Stortford 20 20 group in association with the District Council produced a site specific development brief for the area bounded by Dane Street , Station Road , The Causeway and the River Stort. In summary this brief assumes that the Mill will not be seeking to close or relocate and as a result options for redevelopment are limited. The brief properly recognises the environmental qualities of the river and concludes the most appropriate options would be those based on employment and river related uses.

6.230. The area as defined by the roads and river as set out above consists of several principle industrial uses which consist of very large Mill buildings that dominate the local scene, a number of poor quality industrial sheds, some with asbestos roofs. Additionally metal security fencing dominates parts of the street scene. The sum visual impact is considerable and detrimental to the qualities of Bishop Stortford in this key central location. Several quality 19th century buildings have been identified as previously set out in this Appraisal and these should be retained.

6.231. It is the not the remit of this Appraisal to comment on the future mix of land uses other than to say that if the community wishes to see a comprehensive improvement to this area, the agreed development options and land uses must be balanced not only to achieve the vision of the community but also the reasonable financial expectations of existing landowners, without which redevelopment is likely to founder.



Picture 61. The Mill buildings and other buildings nearby together with extensive lengths of security fencing and other sub standard buildings constitute a visually unattractive area in the centre of the town.

AREA 4.

6.232. Area 4 embraces Newtown being bounded by Apton Road in the north and west, South Street in the east and the south western boundary being formed by the Apton Road Cemetery.

6.233. General Overview. It was not until after the arrival of the railway in the mid 19th century that the hilly Newtown area began to develop with its characteristic terraces and narrow streets. Mapping from the late 19th century shows development mainly to have been located to the west side of Portland Road and concentrated south of Newtown Road.

6.234. Elsewhere housing was more scattered and features at this time included a large nursery, for example. Salvation Army barracks existed on Apton Road and a Friends Meeting House backed onto Newtown Road. Cecil Rhodes birthplace is shown on the mapping as Netteswell House.

6.235. Today many of the 19th century properties and terraces in Newtown have been compromised by the insertion of modern windows which are particularly detrimental when different window types are used on the same terrace. Also provision of off street car parking areas, varieties of modern and inappropriate boundary detailing and satellite dishes detract to varying degrees throughout the area.



Picture 62. Off Street car parking and boundary fencing, Newtown Road detracts. There is need for such parking provision but these late 19th/early 20th century terraces and their narrow roads were not designed for the transport needs of the modern family.

6.236. However there are other pockets of Newtown and individual buildings that retain many of their original characteristics. Two such examples are larger three storey terraces on Portland Road and the tightly knit Sidney Terrace complete with street lighting fixed to the buildings.

6.237. In brief summary within Area 4, this Appraisal has identified numbers of unlisted properties worthy of retention and some being suitable candidates for additional protection. There is one particular opportunity to secure real environmental improvements and that relates to Sidney Terrace. Should the residents here collectively be interested in co-operating to achieve an overall improvement scheme, officers of the Council could offer more detailed advice. The Appraisal extends the Conservation Area to include Apton Road Cemetery east of Cemetery Road and along South Road to include The Rhodes Centre, several other listed buildings being former Maltings and the unlisted terraces of King's Cottages which are of historic note and architectural quality.

6.238. Archaeological Sites. Most of Area 4 is an Area of Architectural Significance. Of interest HCC archaeological records advise that Dr Thomas Dimsdale who died in 1800 and developed an inoculation for smallpox that he administered in 1768 to the Empress Catherine of Russia, is buried in what is now the small public garden at the bottom end of Newtown Road.

6.239. Individually Listed Buildings. There are no individually Listed Buildings within the existing Conservation Area although others such as The Rhodes Centre and buildings in the Southmill Trading Centre and buildings within Apton Road cemetery are listed in proposed extensions to the Conservation Area.

6.240. Other non listed buildings that make an important architectural or historic contribution. In total within Area 4 including extensions to the Conservation Area there are 22 such buildings or groups of buildings of quality, including the whole of Sidney Terrace, worthy of retention. Many such buildings have selected architectural details that (as observed from the public domain) may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.241. Nos. 7- 9 Apton Road with plaque dated 1893. Of brick construction with pyramidal slate roofs, prominent chimneys with pots. Bay window and entrance door detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.242. Shopping group. South Street (west side) being Santander, Spec Savers, The Edinburgh Woollen Mill, Holland and Barratt, Waterstones, Steamer Trading, Nationwide, Carphone Warehouse and an unoccupied premises. Above the shopping premises to ground floor, elevations to

South Street probably date from late 19th/early 20th century, are of brick with tiled and slate roofs. Selection of original windows above The Edinburgh Woollen Mill and also above Nationwide, Carphone Warehouse and the unoccupied premises. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.243. Shopping group of four, South Street (west side) being Elements, East, Gerry Webber and an unoccupied premises represent a group of shops probably dating from the late 19th/early 20th century. Principally of brick construction with some render, miscellaneous heights with varied roofline, chimneys with pots. Dormers, prominent chimneys, oriel windows. One plaque inscribed Albion House noted. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.244. The Bishop's Stortford Methodist Church, South Street. Probably dating from the early 20th century the historic part of this important and imposing building dominates the local street scene. Of red brick construction and large central window and former entrance with turrets and central cross. Good quality stone window dressings. Windows and doors with original glazing. Internally there is substantial wooden roof truss detailing. It is important that such architectural detailing is preserved and retained. Protection is provided by existing controls.



Picture 63.. Good quality century window detailing at Bishop's Stortford Methodist Church, South Street.

6.245. Housing group extending from Careless Court to no.16 Newtown Road. Dating from the late 19th century; of yellow stock brick, painted brickwork, slate roofs and selected chimneys with pots. Two former shop front windows to ground floor and an oriel window to first floor; some original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.246. Former late 19th/early 20th century church building opposite Careless Court, south side Newtown Road. A tall red brick building prominent in this part of the street scene. Slate roof; dressed stone window surrounds, original windows with blue glass. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing controls if in multiple flat use. However if now occupied as a single dwelling/s an Article 4 Direction to protect selected features may be appropriate.



Picture 64, Former church building Newtown Road. Should be retained for its architectural detailing and historic associations.

6.247. Bishop's Stortford Baptist Church, Portland Road. Early 20th century, brick with slate roof. Various commemorative stones to front elevation dated 1928. Now used by Doodledo nursery and pre-school.

6.248. Nos.15-25 Portland Road. Terrance of 6 small scale early 20th century houses of yellow stock brick construction with red brick detailing and slate roofs (except modern tiled roof replacement to no. 25) and prominent chimneys with pots. Bay windows with slate roofs; many early/original windows. Repetitive architectural detailing largely unaltered. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.249. Nos. 6-8 and nos. 10-12 Portland Road, respectively brick or render; 19th century, both with hipped slate roofs and chimneys with pots. Nos. 10-12 has plaque JIREH VILLAS 1868. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.250. Nos. 16-28 Portland Road. 19th century, principally render, with some yellow stock brick. Mainly original pyramidal slate roofs and selected chimneys with pots. Bay windows to ground floors and also bay windows to both floors (nos. 26-28). Many original windows. Recessed entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.251. Nos. 30-56. Portland Road. 4 no. three storey 19th century terraces principally of yellow stock brick with slate roofs and prominent chimney ranges. Many original/early and (as advised by one resident) exact copy windows; some inappropriate replacement windows however. Bay windows to ground floors, simple but distinctive recessed entrances. Some deep eaves with decorative detailing. A group of considerable quality where selected features are potential candidates for protection by Article 4 Direction. Some groups have provided off street parking, others have not. To the front residents parking on the highway has been provided extending across the fronts of those properties which have off street car parking.



Picture 65. Good quality three storey terrace housing Portland Road that makes a positive environmental impact in this part of Newtown.

6.252. Nos. 51-61 Apton Road. Late 19th century terrace of yellow stock brick with slate roof and prominent chimneys with pots. Some original windows, probably with original decorative glass. An Article 4 Direction

to provide protection for selected features may be appropriate subject to further consideration and notification.

6.253. Nos. 47-49 Apton Road. Late 19th century pair of houses of yellow stock brick construction with red brick quoins and banding. Rubbed brick lintels, decorative barge boarding and decorative plaque that reads Elm Villas 1897. Bay windows to ground floor. Range of chimneys with pots. Many replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.254. No. 104 Apton Road, Royal Oak House. 19th century detached residence of brick construction with slate roof and prominent chimneys. Vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.255. Nos. 138-144 Apton Road. Two pairs dating from the 19th century, one rendered the other painted brickwork. Both with hipped slate roofs and selected chimneys with pots. Good ranges of windows that contribute to their quality. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.256. Holy Trinity Church, South Street. 19th century church faced with stone and dressed stone window surrounds, slate roof and central bell tower. HCC archaeological records advise it was built in 1859 at a cost of about £1,800. It is important that such architectural detailing is preserved and retained. Protection is provided by existing controls.

6.257. Nos. 91-93 Apton Road. Probably late 19th/early 20th century, of red brick to ground floor with render to first floor, slate roof with chimneys and pots. Bay windows to ground floor, canopies above entrance doors, some decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 66. Nos. 91-93 Apton Road, Selected features are potential candidates for protection by Article 4 Direction.

6.258. The Jolly Brewers PH South Street. 19th century painted brickwork with slate roof and 2 no. prominent chimneys, some original windows. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.259. Sidney Terrace in its entirety. Sidney Terrace dates from the late 19th/early 20th century where houses on both sides of the street abut the roadway. This layout has restricted 'permitted development' to the facades of the properties principally by the insertion of individual windows and doors. Despite this some original windows and doors remain and all, including replacements, are within their original openings. Constructed of red stock brick with red brick banding and detailing around windows and entrance doors, which together with the prominent chimneys with pots and old street lamps attached to buildings, present a street scene much the same as when it was originally constructed.

6.260. There is therefore the basis for a unique opportunity to recreate the street in its original architectural format with individual owners co-operation by replacing windows and doors to their common original design as and when they need replacing. Should there be community interest in such a longer term co-operative venture within the street, officers could assist further. Notwithstanding the numbers of replacement windows it is considered appropriate that selected windows and doors in addition to chimneys and other architectural detailing and features, are potential candidates for protection by Article 4 Direction.



Picture 67. Largely because of the restrictive nature of its layout Sidney Terrace which dates from the late 19th/early 20th century, represents a unique opportunity for restoration.



Picture 68. One of several street lamps attached to buildings in Sidney Terrace that add to its character.

6.261. Providence Cottage, near entrance to Apton Road Cemetery. 19th century two storey house of painted brickwork with slate roof and 2 no. prominent chimneys with pots. Original windows with central plaque reading Providence Cottage 1864. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.262. King's Cottages. Two separate groupings being nos. 1-8 and 9-20 South Road. In total 5 terraces of single storey yellow brick cottages with tiled roofs and chimneys with pots. Each terrace with individual plaque named and dated variously 1905 (x2), 1907, 1910 and 1913. Separate plaques identify various donors, one such being Sir Walter Gilbey in memory of his wife. Red brick and porch detailing. Modern windows detract but impact reduced by being of common design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.





Pictures 69 and 70. Kings Cottages, the Conservation Area has been extended to include these two groupings of early 20th century cottages of quality and historic interest. Lower picture shows properly turned wooden replacement support being fitted, being an exact copy of the original.

6.263. Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without permission virtue of exceeding specified height or being within the curtilage of a Listed Building unless otherwise noted.

6.264. Wall to side and rear of Friends Garden Sanctuary on Newtown Road (see below). Of various height, approximately 2m.

6.265. Railings to front of former Baptist Church, Portland Road, approx. 2m in height, probably contemporary with age of building, namely early/mid 20th century.

6.266. Flight of 9 stone steps accessing Portland Road from Apton probably dating from late 19th/early 20th century.

6.267. Representative front wall and pillar detailing to nos. 42-44 Portland Road. This simple detailing would likely have been repeated along the frontage of this terrace block. Piers exceed 2m.



Picture 71. Representative front wall and pillar detailing to nos. 42- 44 Portland Road. Similar simple detailing would likely have been repeated along the frontage of these terrace blocks. The sign for Anchor Press is redundant and would benefit by being removed.

6.268. War Memorial to front and in grounds of Holy Trinity Church, South Street.

6.269. Boundary wall adjacent to access path south of Holy Trinity Church, South Street. Of various heights up to approx. 2m, of red brick construction capped with industrial waste bye product.

6.270. Boundary wall and gates to Apton Road cemetery. This area is enclosed by a simple brick wall with good quality entrance gates. Constructed of red brick with piers and yellow brick and cement capping detail. Of varying heights with some lengths below 1m in height. Generally in fair condition but selected areas in need of repair. Continuous around whole site except for a relatively small length on southern rear boundary. Wooden main entrance gates topped with metal detailing particularly fine. Other entrance points with piers and metal gates.

6.271. Tombstones in Apton Road cemetery. There is a wide range of interesting tombstones including the family tombs of the Gilbey Family. There are also interesting numbered and alphabetically referenced metal markers denoting general grave positions.



Pictures 72 and 73. General view of Apton Road cemetery and interesting metal detail of grave marker. The Conservation Area is proposed to be extended to include this mature and verdant 19th century cemetery which is also a designated Wildlife Site.

6.272. Early 20th century metal railings to front of both groupings of King's Cottages with gates and decorative supports in excess of 1 metre in height.

6.273. Yellow brick wall to Southmill Road frontage of the Rhodes Centre. Probably of late 19th/early 20th century date with piers.

6.274. Important open spaces. Small open space, Newtown Road, Appears as part of Friends Meeting House on late 19th century mapping. Contains seats and rose beds. From wear to ground around seating the garden appears well used. At time of survey the fieldworker noted some flower beds needed replanting and considered that perhaps a less intensive maintenance regime might appeal. There is a memorial stone erected by the Stortford Branch of the British Women's Temperance Association to commemorate 60 years of Queen Victoria's reign (believed to have been relocated from elsewhere) a stone plaque to the principal wall commemorating those buried therein and another plaque reading '*The Garden Sanctuary was presented to the town of Bishop's Stortford by the Society of Friends on 3rd October 1935*'. Significant Improvements to this important historic garden have now been carried out.





Picture 74 and 75. Garden Sanctuary Newtown Road. On site of former Friends Meeting House. A small tranquil area that must be retained. Significant improvements have recently been made.

6.275. Open spaces Chestnut Close. These open spaces which are flat and have limited environment qualities and are surrounded by houses and bungalows could be enhanced by the strategic planting of several additional native trees.

6.276. Trinity Play Area. A small sloping area with play equipment run by EHDC. Located in a densely built up part of Newtown and thus fulfils a particularly important function. Some general maintenance to north west boundary would be beneficial. Additional peripheral tree planting is an option.

6.277. Churchyard to front of Holy Trinity Church, South Street. The importance of this small area was promoted in the consultation process and it is agreed it performs an important function in this dense built up part of the town and should be retained.

6.278. Original cemetery area, Apton Road. The cemetery area now included in the Conservation Area is a well used important tranquil open space with fine trees throughout and paths providing access to its high quality environment.

6.279. Havers Park Bowls Club. A distinctive open space kept in immaculate condition enhanced by hedge planting to parts of boundary

and several mature trees. Close boarding to corner of Havers Lane detracts to a degree.

6.280. Particularly important trees and hedgerows. Trees play a limited role in this area of few open spaces. Any appropriate additional planting where the opportunity arises should be encouraged. However mature trees exist in abundance at Apton Road Cemetery within the extended Conservation Area. This magnificent collection of mature trees is composed of species frequently associated with Victorian cemeteries. Various boundary hedges to and trees within Bowls Club and Rhodes Centre.

6.281. Important views. Internal to the site views along South Street to the town centre and along Portland Road and along Apton Road towards the cemetery warrant mention.

6.282. Elements out of character with the Conservation Area. Former Regent Garage site and adjacent buildings boarded up to north. Planning permission has been granted for the redevelopment of this site.

6.283. Opportunities to secure improvements. Consider replanting rose beds at Friends Garden Sanctuary on Newtown Road or alternatively consider a revised landscaping scheme involving less maintenance. Update: Significant improvements now made. Consider enhancing open spaces at Chestnut Close by the planting of several additional trees of appropriate species. Consider additional peripheral tree planting at EHDC Trinity play area. Repair/ replace 2 no. 'flower beds' now harbouring perennial weeds and damaged presumably by traffic impact, junction of Trinity Street/ Jervis Road; other nearby in Jervis Road. In association with residents consider the potential of a longer term enhancement scheme for Sidney Terrace.

6.284. Wildlife site. The cemetery area is a Wildlife site consisting of unimproved neutral grassland with areas of conservation importance with high species diversity. Some conifers are shading out some of the grassland species.

6.285. Boundary changes. The Conservation Area has been extended to include that older part of the cemetery east of Cemetery Road. There was a supplementary exercise involving consultation relating to this area within which there are three Listed Buildings, being the Lodge and two Mortuary Chapels, designed by local architect George Pritchard and constructed in the mid 19th century. This part of the cemetery is of significant environmental quality with strong local historical associations. Other important features within it are described above.

6.286. The Conservation Area has also been extended to include the listed Malhouses and the Rhodes museum and Cecil Rhodes birthplace, also listed, on South Road/Southmill Road. Also extended to include the

Bowling Club site and the two groupings of King's Cottages which date from the early 20th century which have interesting historic associations as well as being of architectural merit. Both groups have metal frontage boundaries of quality contemporary with the age of the cottages. There was a supplementary exercise involving consultation with non listed properties to be retained and identification of any associated architectural detailing particularly worthy of additional protection which are described above.

AREA 5.

6.287. Area 5 consists of the remainder of the town including the main historic core centred on the Market Square. Within this area the main streets are Windhill, High Street, King Street, Basbow Lane, North Street, Water Lane, Church Street, Market Street and Bridge Street.

6.288. General Overview. Mapping from the 19th century shows the tightly knit layout of the historic core centred on the junction of High Street, North Street, Bridge Street and Market Street. The south west quadrant of Area 5 was more open and dominated by dwellings in extensive treed grounds such as Elmhurst, Windhill House and Windhill Lodge.

6.289. Today the layout of the historic core remains very similar and is still dominated by St Michael's church but significant changes to its periphery have taken place. For example the south west quadrant is now dominated by schools and large buildings such as Priory Court whilst Link Road now connects The Causeway with Hadham Road thus bypassing the historic core and containing large shopping complexes in the broad location of land formerly subject to flooding and the old alignment of the River Stort.

6.290. In brief summary in Area 5 this Appraisal has identified numbers of unlisted properties worthy of retention and some being suitable candidates for additional protection. Walls of good quality make a considerable contribution and enhance the quality of the street scene in a number of locations.



Picture 76. The Market stalls add character and diversity to the town centre.

6.291. Archaeological Sites. Most of Area 5 is an Area of Archaeological Significance including all of the main historic core. Of interest from HCC archaeological records the following have been selected. Church of St Michael: by 1243 it was in the gift of the Bishop of London. Restoration in 1869 revealed a 12th century marble font bowl beneath the floor. Traditionally some believe the 15th century choir stalls came from old St Paul's but this is not substantiated.

6.292. Lock up, North Street: built in 1520 of wood with iron door it originally stood on the north side of Market Square being moved in 1718 to the lower end of North Street.

6.293. The concrete foundation blocks of six WW2 anti tank traps were found in Potter Street that (in the event?) would have originally held iron girders to block this road being the main through route.

6.294. Building formerly occupied by Tissimans High Street: late 14th century Merchant's House, representing the ultimate compression of the Wealden Town House fitted into a constricted urban space.

6.295. Windhill House (between St Michael's and St Joseph's Churches): became a Redemptionist Monastery in 1903. The Order was founded in 1732 in Scala, Italy and departed Bishop's Stortford in 1994.

6.296. Site of The Manse, Water Lane: described as being a fine house with a large garden, it was demolished in 1966 to make way for a car park.

6.297. The Corn Exchange: on the site of the old King's Head PH it was still used for its original use until 1959 and was saved from demolition in the late 1960's.

6.298. *Individually Listed Buildings.* No 2 High Street - Grade II. Formerly the George Hotel. Originally 16th century or earlier timber framed, remodelled late 19th century. Three storeys. Old red tile roof. The building is now occupied by Prezzo.

6.299. No. 4 and 4A High Street formerly identified as a Building at Risk but repairs have been carried out and the building is now occupied by David Lee.

6.300. Entrance arch and wall to No 5 Half Acres - Grade II. 15th century stone mullioned window in irregular flint and brick screen wall erected circa.1890 with material from St Michael's Church. On axis of entrance to former Chantry House. This entrance arch has been identified as a Building at Risk and continues to be of concern. General repairs need undertaking and most importantly the general stability needs assessing and appropriate repair works carried out to consolidate it.



Picture 77. Listed Building entrance arch to no. 5 Half Acres, a Listed Building at Risk and in urgent need of repair and consolidation.

6.301. The Star Inn, Bridge Street- Grade II. Early 19th century painted brick front to late 16th or early 17th century timber-framed house. Side elevation along Water Lane, plastered and weather boarded with old red tile roof. The latter is a prominent feature in the street scene and would benefit from general renovation, including repairs to render and re-decoration.

6.302. The Corn Exchange - Grade 11. 1828 by L Vulliamy. Greek Revival. Painted Roman cement. Three storeys, consisting of 2-storey centre block on larger single storey podium. The high quality of this important focal point in town centre may be compromised from time to time by advertisement banners festooned on the railings at first floor level.

6.303. Other important buildings within the curtilages of Listed Buildings, Curtilage outbuildings to no. 12 (?) North Street. Described as 17th/18th century possible former stables with hayloft above; tiled hipped roof and previously identified as a Building at Risk. A site visit in September 2013 revealed works were being undertaken.



Picture 78. Outbuildings rear of no.12 North Street-a building previously identified as being 'At Risk' but one where works had commenced in 2013.



Picture 79. The same building as above, now restored.

6.304. Single storey late 19th century building corner of Hadham Road and North Street, in Listed Building curtilage of Half Moon PH. Brick with simple panel pier detailing. A good quality build in its own right but also important to retain as its limited height sets off and displays the interesting roofline of the Half Moon PH.

6.305. *Other non listed buildings that make an important architectural or historic contribution.* Within Area 5 there are 44 such buildings or groups of buildings of quality worthy of retention. Many have selected architectural details that (as observed from the public domain) may merit additional protection by Article 4 Direction subject to further consideration following separate consultation with owners.

6.306. Nos.21-25 Northgate End. Group of 19th century buildings of yellow stock brick or render. Principally slate roofs although no. 23 is clad with modern tiles; prominent chimneys with pots. Many original windows. Selected windows and chimneys on dwellings are potential candidates for protection by Article 4 Direction.

6.307. Glyn Hopkin Garage corner of Northgate End /Hadham Road. This building was interestingly promoted for designation as a Listed Building which was supported by English Heritage but rejected in 2012 by the appropriate Minister who considered on balance that partly because of later alterations it lacked sufficient architectural qualities and historic associations to be formally considered thus. The building dating from

the 1930's has a curving band of metal framed casement windows and a central fin and the building and these features are important in the street scene. Notwithstanding this the Council could legitimately decide that the building is a non- designated heritage asset that should be retained.



Picture 80. Attractive early/mid 20th century building of unusual design and quality on a prominent corner plot.

6.308. Group of 19th century shops extending from corner of Half Acres to no. 7A Hadham Road, currently including Flames Grill, Tandori Cottage, HR Go Recruitment and Karens Cakes. Buildings are of red brick or render with slate roofs and 2 no. prominent chimneys with pots. Many original windows. Fascias to shops would benefit from co-ordinated design. It is important that selected architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.309. The Folly, no.18 Hadham Road, 19th century or earlier. Prominent red brick building with tiled roof. Original windows. It is important that such windows are preserved and retained. Formal protection is provided by existing planning controls.

6.310. Nos. 2- 4 Chantry Road. 19th century pair of two storey houses of red brick with hipped slate roof and chimneys with pots. Decorative window and door surrounds. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 81. Nos. 2-4 Chantry Road. 19th century pair of non listed houses with decorative window and door surrounds, worthy of retention.

6.311. No. 4 Half Acres. Probably dates from early 20th century. Brick with slate roof, decorative chimneys with pots and barge boarding detail; bay windows to ground floor. Early vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.312. Pizza Express, North Street. Representations during the public consultation exercise recommended this building. Renovations to the front elevation have been carried out. The steeply sloping tiled roof and decorative barge boarding add to the quality and diversity of North Street's roofscape and on balance this building warrants inclusion. Formal protection is provided by existing planning controls.

6.313. Nat West Bank and Russell Property building, North Street, west side. The height and diversity of these buildings adds to the quality of North Street in this location. Of render and yellow stock brick. Prominent chimney stacks, cornice with dentil detailing. Decorative horizontal detailing; varied window detailing of quality. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 82. Nat West Bank and Russell Property non listed buildings, North Street. Their scale adds interest and diversity; many of their architectural details are worthy of continued protection.

6.314. Nos. 9 and 9A Hadham Road. 19th century render with slate roof and chimneys with pots. Bay window, original windows. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.315. Nos. 10-12 Bell's Hill. Pair of cottages, probably 19th century. Render and yellow stock brick; original windows. No. 10 has modern tiled roof, no.12 is pantiled. It appears some works have been recently carried out. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 83. Nos. 10-12 Bell's Hill. Pair of non listed cottages worthy of retention. Some repair works to roof have been carried out.

6.316. Hill Cottage, Bell's Hill near junction with Windhill. Probably early 20th century red brick building with tiled roof and prominent central chimney stack and finials. Two dormers, two bay windows, central plaque inscribed Hill Cottage. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.317. Nos. 24-26 Windhill. 19th century yellow stock brick, slate roof with chimneys but not prominent, decorative barge boarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.318. No.16 Windhill. Tall prominent late 19th century yellow stock brick with slate roof, 2 no. chimneys with pots deep eaves with dentil detailing. Simple red brick wall with 2 no. capped yellow stock gate piers forming boundary. Wall less than 2m and not adjacent to road; as such unprotected from demolition without prior consent. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.319. No.18 Windhill. 19th century cottage constructed of brick with slate roof and large central chimney with pots, tucked away to rear of the main street. Distinctive leaded windows that may be original; access needs to be gained to ascertain. An Article 4 Direction to provide

protection for selected features may be appropriate subject to further consideration and notification.

6.320. No. 6 Windhill. Tall prominent 19th century detached house set back from Windhill and approached by long driveway. Constructed of red brick with central entrance; dormers, tiled roof and tall decorative chimney stacks; original windows. Also eastern boundary (common with adjoining Listed Building) contributes to the approach to this most attractive residence and is a wall of varying height parts of which do not exceed 2m. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 84. No 6 Windhill a delightful 19th century non listed detached residence set back from Windhill, unspoilt and worthy of additional protection.

6.321. Property and attached weather boarded barn corner of High Street and King Street. 19th century or earlier. Some repair works to roof appear necessary (see photo below).



Picture 85. Weather boarded outbuilding corner of King Street and High Street. Adds character, history and visual diversity in this part of the Conservation Area.

6.322. Small triangular shaped two storey 19th century red brick and render house between King Street and flight of steps at Basbow Lane.

6.323. No. 35 Basbow Lane. 19th century two storey house of yellow stock brick, tiled roof; elegant carriage entrance that is an architectural feature of quality in the street scene; regrettably replacement windows detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.324. Police Station, corner of High Street and Basbow Lane. A large mid 20th century Police Station constructed of brick with interesting rounded brick detailing between windows at ground floor and distinctive entrances. Should this site ever be considered for redevelopment consideration should be given to retaining the façade to High Street and a section of the return to Basbow Lane to include the main entrance.



Picture 86. Interesting public architecture from the mid 20th century; the Police Station, High Street. Should the site ever be redeveloped consideration should perhaps be given to retaining a section of the façade and its entrances.

6.325. No. 38 North Street, Edwards Interiors. 19th century single storey shop of painted brickwork, pilasters with decorative capitals supporting parapet. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 87. No.38, Edwards Interiors, the building and its architectural detailing makes a very positive contribution to the street scene.

6.326. Nos.22 - 26 North Street, Charley Turney, Martin Reynolds and Harpers. 19th century appearance of render and brick; slate and tiled roofs. Decorative dormer and brick detailing to no. 22. Some early/original windows. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.327. Café Rouge, North Street. Yellow render, elegant range of four windows to first and second floors. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.328. Barclays Bank, North Street. Probably late 19th/early 20th century rendered decorative façade to ground floor; 1st and second floors of brick with decorative detailing. Original windows. Large prominent chimneys with pots. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 88. Barclays Bank, North Street, a good quality unlisted building with many original features, most worthy of continued protection.

6.329. Lednor, Bairstow Eves and Rickmoves, Bridge Street. Late 19th/early 20th century in appearance. Located between two Listed Buildings the varied materials and rooflines add interest. Some original windows. It is important that these are preserved and retained. Formal

protection is provided by existing planning controls. The group and street scene would be enhanced by improved shop front fascia displays.

6.330. Former industrial buildings on Water Lane (formerly Brewery Lane); of yellow stock brick, includes Charis Centre. Appears to have once been part of 19th century brewery that existed here. Façade adds interest and diversity in street scene; retain façade.

6.331. Small group of former shops, adjacent to Coopers, Bridge Street, probably dating from late 19th century, painted brickwork with slate roof. Renovation of this group being of domestic scale and located between Listed Buildings has been carried out and represents a worthwhile improvement to the street scene.

6.332. Zizzi Restaurant, Market Square. Three storeys painted brickwork with slate roof, probably 19th century, hipped slate roof, deep eaves detail. Original three window ranges to first and second floors. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.333. Rosey Lea, Market Square. Render with slate roof and two decorative bay windows to ground floor with fish scale roofing detail above. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.334. Former Clement Joselyne building, corner of Market Square and Potter Street. 1st floor window range is early/ original It is important that such window detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.335. Tourist Information Centre, Premier Travel, Avant Garde, Market Square to ground floor with Nockolds Solicitors above. Also unoccupied premises with slate roof and plaque dated 1886. Otherwise render with attractive window ranges to first and second floors. It is important that such window ranges and architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.336. Former Drill Hall, to South west of Market Square. Representations during the public consultation exercise recommended the inclusion of this building. Tucked away behind the main routes this former Drill Hall is now being converted to a restaurant. Constructed of brick with extensive slate roof, date plaque and good quality stone arch and other window detailing that should be preserved. This building warrants inclusion and formal protection is provided by existing planning controls.



Picture 89. The former Drill Hall, now being converted to a restaurant. It is important that stone detailing is retained.

6.337. Group of shops, Potter Street (west side), including Coral, Nomad, Cancer Research, Click Click, Artico and Mr Simms. Two and three storey of brick construction with tiled roofs, dormers, prominent chimneys with pots. Some decorative wooden detailing, some early/original windows, rubbed brick lintels; date plaque 1902 noted. As frequently is the case shop front fascias lack co-ordination of design. It is important that good quality architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

6.338. Café Nero block, corner of Apton Road/ Potter Street. Probably dates from early/mid 20th century. Three storey brick building with slate

roof. Window ranges to first and second floors probably contemporary with age of building; original rainwater goods, rubbed brick lintel detailing, string course provides horizontal emphasis. Entrance door to Apton Road with stone surround. The visual success of the building in the street scene is its simplicity and repetitive window articulation. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 90. Café Nero, corner of Apton Road and Potter Street. Interpreted as dating from early/mid 20th century. Its simplicity and repetitive rhythm of windows contributes to its visual success.

6.339. Corner of High Street and Church Street, retail use and no. 34 Church Street. Single storey and two storey buildings. Respectively brick tiled roof with stone dressed window surrounds and original rainwater goods; no. 34, render, tiled roof and 2 no. chimneys with pots, early window range and central doorway to front elevation. Selected windows chimneys and architectural detailing contribute to the street scene and should be retained.

6.340. Nos. 16-30 Church Street. A range of interesting and varied properties principally dating from the 19th century, some possibly earlier. They display miscellaneous architectural features with different masses and varied roof line. The whole is particularly attractive on this inclining street with its narrow and curving features. The buildings differ considerably in scale; the largest being nos. 24, 26 and 26A of yellow stock brick with classical entrance detailing, early/original windows and

plaque dated AD 1890. Of smaller domestic scale is no.20 being of red brick with tiled roof and plaque dated 1828; wall to front worthy of retention. Within this group selected windows, chimneys and architectural detailing relating to dwellings are potential candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 91. Nos. 24-26A, The Old Courthouse, Church Street; part of a varied group displaying different architectural detailing, massing and scales, particularly attractive in this narrow street with different profiles and gradients.

6.341. The Old Vicarage, Church Street. A large building dating from the 19th century set back from the street; of red brick with tiled roof and large prominent chimneys with pots. Original windows, vertical decorative tile hanging; decorative barge boarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.342. Nos.11-23 Church Street. A variety of commercial properties, dating from the 19th century or earlier. Some rendered, others of brick construction; some old tiled roofs, others with slate. Some original windows, dormers, distinctively large chimney stacks; plaque inscribed HL 1895 noted. It is important that such architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.



Picture 92 - Nos. 11- 23 Church Street, a variety of non listed properties whose differing characteristics and roof lines add significantly to this historic street.

6.343. Nos. 7- 9 Windhill. Dating from the 19th century or possibly earlier this pair is located between two groups of Listed Buildings and respects their scale and qualities, adding character and diversity to the street scene. Of brick and painted brick with tiled or slate roofing; chimneys with pots. Bay windows and central doorway in simple classical style. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 93. Nos. 7-9 Windhill, non listed properties whose worthy architectural qualities are sympathetic to adjacent Listed Buildings.

6.344. The Granary through to no. 13 Windhill, including the Oast House. Identified as a Malthouse on late 19th century mapping. Use of a variety of materials with varied roofline of tiled and slate roofs; kiln building to rear adds diversity and interest to the street scene.

6.345. No 15 Windhill. Representations during the public consultation exercise recommended this building which is tucked away behind the main street. Of both two and single storey construction probably dating from 19th century or earlier, with later additions. Good quality old tiled roofs throughout. Owner advised the property was formerly associated with the Oast House.

6.346. Nos. 50- 56 Windhill. 19th century yellow stock brick with red brick detailing and quoins. Slate roofs, dormers, highly decorative chimneys, decorative barge boarding and metal balcony to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.347. No. 48 Windhill. Simple yellow stock brick with slate roof. Large decorative chimney stack and red brick banding to side, visible from road. Bay window to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.348. Part of St. Mary's Catholic school complex, Windhill Fields. Previously part of Windhill Lodge as identified on late 19th century

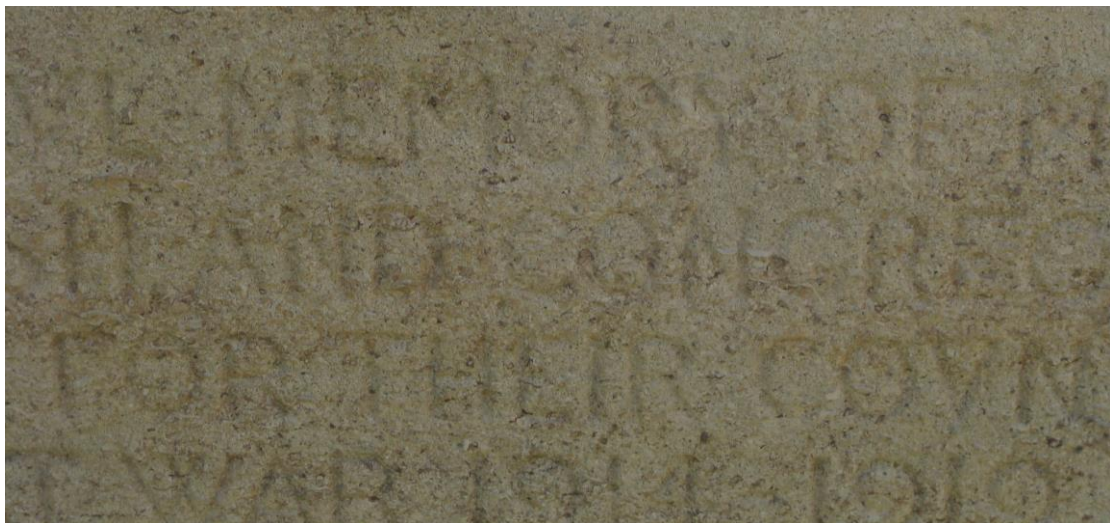
mapping. Tall red brick building with slate roof and prominent chimneys and window detailing worthy of retention, also good quality window detailing on northern elevation fronting track. Attached painted brick building to south with good quality bay windows and entrance detailing at ground level. An Article 4 Direction may be appropriate to retain selected features in their original form should Members decide to pursue this option.

6.349. No. 46 Windhill, The Lawns. Late 19th century building of red brick with tiled roof and tall chimneys. Some decorative wood detailing and some vertical hung tiles; some original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.350. *Other distinctive features that make an important architectural or historic contribution.* Walls so identified are protected from demolition without permission virtue of exceeding specified height unless otherwise noted or being within the curtilage of Listed Buildings.

6.351. Boundary walls to St. Michaels Church, High street and Church Street and boundary between churchyard and The Old Monastery. Of red brick and of various heights; wall to High Street capped.

6.352. Tombs within St Michael's churchyard. A wide range of tombstones of high quality and rich variety; also War Memorial with lettering 'fading' and in need of re-engraving.



Pictures 94 and 95. Range of high quality tombstones in St. Michaels Churchyard and beneath inscribed lettering to War Memorial beginning to 'fade'.

6.353. Wall corner of Barrells Down Road and Brookland Place. Brick wall prominent in street scene, height varies up to about 2m.

6.354. Tall brick walls both side of narrow alleyway adjacent to no. 1 North terrace. Walls enclose walkway leading to Half Acres.

6.355. Walls both sides of Half Acres. The quality of the narrow road Half Acres is largely defined by high quality brick and brick and flint walls of varying heights exceeding 2m in places. It is very important that these

walls are kept in good repair and are retained. The west boundary wall to no. 2 Half Acres is individually listed. Parts of other boundary walls might be considered to be within the curtilages of Listed Buildings.



Picture 96. High quality brick and flint walls at Half Acres enclose and provide a streetscape of considerable interest that must be retained.

6.356. Walls between North Street and Basbow Lane at White Horse Court. Flint wall exceeds 2m; red brick wall with rounded capping exceeds 3m.

6.357. Flight of 19 steps north end of Basbow Lane. Probably date from 19th century. An interesting and visually important feature in need of repair and attention. It appears minimum recommended works relating to removal of vegetation has been carried out. Ideally replace top vertical support and provide matching lower connecting rail.



Picture 97. Flight of steps and railing, probably from 19th century in need of renovation; minimal work relating to removal of vegetation (as seen in this picture) has been carried out.

6.358. Long length of wall to south side of Hadham Road to east of Bell's Hill. Height varies; brick section exceeds 3m, flint panelled section exceeds 1m.

6.359. Boundary walls to EHDC Apton Road Car Park. Various heights, many lengths exceed 2m various capping detail, both rounded and constructed of industrial waste product embedded in cement. A small criticism related to how one small section has been repaired with modern rounded brick detailing of inappropriate profiles. North wall has plaque with inscribed lettering and date of 1832; ideally needs re engraving before message is lost.

6.360. Tall brick wall enclosing western edge of Church Street. Together with other walls in the surrounding area including those at Apton Road car park and others forming boundaries to the church yard, they collectively represent an important architectural feature in this part of the town.

6.361. Red brick wall of varying heights generally exceeding 2m, up to 4m in places, west of Priory Court and northern boundary to car park rear of St. Joseph's church on Windhill. Small plaque with initials dated 1943. Forms an important function of enclosure.

6.362. Prominent red brick wall west side of Windhill forming road boundary to several properties, including no. 46, The Lawns. Of yellow stock brick approaching 2m in height, much finished with rounded capping detail.

6.363. Wall south side of Hadham Road, junction with King Street. Height varies. In need of repair.

6.364. Important open spaces. Commemorative tree planting area adjacent Waitrose car parking area, Link Road. A small attractive commemorative open space with mature trees and seating.

6.365. The Market Square surfaced in natural stone is a small intimate space enclosed by buildings that are either listed or which are considered to make an important architectural or historic contribution. In addition the key to its visual success is its simplicity and uncluttered nature.

6.366. St Michaels churchyard. An important open space with mature trees traditionally associated with an historic graveyard, well cared for and as previously noted, containing many tombstones of architectural and historic interest.



Picture 98. Traditional graveyard trees, St Michaels churchyard.

6.367. Particularly important trees and hedgerows. Trees and hedgerows as shown on the accompanying plans are important. Although such vegetation is limited in the historic core, its presence where it does occur, is particularly important. There are many trees of quality in and adjacent to St Michaels Church.

6.368. **Important views.** There are many important views within this area of the historic streets and focal buildings such as St Michaels Church and the Corn Exchange.

6.369. **Elements out of character with the Conservation Area.** Wall south side of Hadham Road, junction with King Street. Height varies. In need of repair.

6.370. Redundant salt bin Windhill Old Road. This should be removed and if necessary, replaced.



Picture 99. Redundant salt bin, Windhill Old Road which is most unattractive.

6.371. Boundary fence to Coopers of Stortford and Rivetts, Old River Lane, entrance to car park. Boundary fence of concrete post and wire with metal gates define this important focal point in the town and important Listed Building complex nearby. Any proper opportunity that may present itself through the planning process in the longer term or by negotiation should be seized to improve this detracting element.



Picture 100. Boundary fence to Coopers of Stortford and Rivetts, Old River Lane detracts in an important town centre location.

6.372. Opportunities to secure improvements. Undertake essential repair works to Listed Building, entrance arch and wall to No. 5 Half Acres. Undertake repairs to railings of historic flight of steps north end of Basbow Lane. Repair wall Hadham Road, junction with King Street. Undertake additional tree planting at car park boundary, King Street. Seek to improve boundary fence to Coopers of Stortford and Rivetts, Old River Lane, entrance to car park, via negotiation or the planning process should the opportunity arise. Consider re engraving lettering as necessary to War Memorial in St Michaels churchyard. Re engrave fading dated inscription on north wall of Apton Road car park. Remove or replace decaying salt bin in Windhill Old Road.

6.373. Overall Summary. Bishop's Stortford's Conservation Area is expansive and its large area is an urban environment which is considered to be '*special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'. There are many buildings of high quality and a selection of Listed Buildings. The latter are principally concentrated in the historic core and are representative of many centuries and with some having important historic associations. In the past good quality buildings have been demolished and it is important such a process is not repeated.

6.374. Most importantly this Appraisal has identified a large number of late 19th/early 20th century buildings that add considerably to the town's heritage and which are most worthy of protection from demolition. The use of such buildings differs considerably and their spread is throughout the whole Conservation Area. They vary from large distinctive villas on the Hadham Road to terraces within the Newtown area and also include premises forming part of shopping streets and

institutional properties such as school buildings and churches. Many have architectural detailing and features worthy of protection and preservation, some by Article 4 Directions. Such Directions are proposed to be applied selectively and sparingly and will, inter alia, protect selected architectural detailing following notification of owners and further consideration. It is thought that such a procedure is particularly well justified in Bishop's Stortford where much Permitted Development that has been undertaken has eroded the architectural qualities of many buildings, particularly late 19th century terrace developments.

6.375. There are also a considerable number of other features of importance that should be retained. These include walls that add to the quality and diversity of the Conservation Area and of particular note in this respect are the many brick and flint walls and other walls with pier or panelled detailing. Additionally there are other features of note including 19th century industrial equipment, fountains, flights of steps and commemorative memorials and plaques.

6.376. Open spaces that are important to retain have been identified and set out in summary form in the Management section below. They vary in size and function from the very large Grange Paddocks and Castle Gardens through to small intimate spaces such as the Garden Sanctuary on Newtown Road. Some of these important spaces would benefit from landscape improvements, possibly by also introducing less demanding maintenance regimes. The River Stort is a feature of considerable quality that adds to the diversity of the town's environmental stock.

6.377. Many improvements and enhancements have been identified which are set out in summary tabular form in the Management section below. Some strategic objectives such as extensive comprehensive developments have been suggested whilst at the other end of the scale more modest improvements are identified. It is considered that the several industrial buildings and associated industrial infrastructure in and around Dane Street, particularly the tall Mill buildings, have a particularly detrimental effect on both the local and wider townscape. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners. However the Council may be able to offer advice and guidance and, subject to staff resources will be prepared to do so, as and when appropriate. Some improvements are very minor indeed but each single visual improvement will be worthwhile. The quality of shop fronts and associated fascia signage varies considerably and there are some sites where it detracts; this Appraisal suggests further consideration be given to this issue and discussions take place locally and best national practice researched and where there is accord, implemented.

6.378. Many extensions to the Conservation Area have been made and these are identified immediately below.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundaries.* The revised boundaries include the following amendments. Their exact boundary alignments are shown on the accompanying plan to which the reader is referred.

(a) Extend the Conservation Area to include parts of Maple Avenue, principally the western side but also a small section at the south east.

(b) Extend the Conservation Area to include the Charles Mellows Swimming Pool at the Bishop's Stortford College campus.

(c) Extend the Conservation Area along Thornfield Road principally on west side up to and including no. 27. Also 'landscape' strip on eastern side.

(d) Extend the Conservation Area principally along west side of Chantry Road. Also historic walls on eastern side.

(e) Extend the Conservation Area on north side of Dunmow Road to include nos. 63a - 81 Dunmow Road.

(f) Extend the Conservation Area to include Conewood Manor and no. 62 Dunmow Road and nearby single storey building now in residential use.

(g) Extend the Conservation Area along London Road to include the Railway Station entrance building.

(h) Extend the Conservation Area along Stansted Road to include nos. 68-100 and landscape strip: also nos. 1-13 Foxley Drive and historic wall east side of Foxley Drive.

(i) Extend the Conservation Area along Grange Road on south side to include nos. 2-54 and on north side to include nos. 1-27 and also nos. 47-49.

(j) Extend the Conservation Area along South Road/Southmill Road to include former Maltheuses, Rhodes Museum and birthplace, the Bowling Club site and two separate groupings of King's Cottages.

(k) Extend the Conservation Area to include Apton Road Cemetery, east of Cemetery Road.

(l) Extend the Conservation Area along Warwick Road principally on northern side to include Alberta Terrace to and including parts of the

school and on the southern side principally to include nos. 36A-66. Also historic walls to frontages on south side (nos.2 and 2A)

7.2. General Planning Control and Good Practice within the Conservation Area. All 'saved' planning policies are contained in the East Herts. Local Plan Second Review adopted in April 2007. It is currently against this document and the National Planning Policy Framework that the District Council will process applications.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek pre-application advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping and other general administrative advice, please contact the Planning Department for assistance.

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

Or write to E.H.D.C. Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes referred to in Appendix 1 below.

7.5. Planning Control - Potential need to undertake an Archaeological Evaluation. Within the sites designated as being a Scheduled Ancient Monument or within an Area of Archaeological Significance, the contents of policies BH1, BH2 and BH3 are particularly relevant.

7.6. Listed Building Control and Good Practice. Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

7.7. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.8. The Appraisal has identified several Listed Buildings/structures as being 'At Risk' where improvements and resolutions to respective problems should be actively sought.

7.9. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the Conservation Area including extensions this Appraisal has identified 188 unlisted buildings/groups of buildings that are considered to have sufficient qualities to be described thus. This large number is a major environmental asset to the

town that must be protected as appropriate through the planning process.

7.10. In total there are 40 such unlisted buildings/ groups of buildings in Area 1. On Hadham Road: nos. 117, 119, 125, 125A, 127, 129, 30, 86-88, 90-92, 96A-96B, 114, 118-120 and 122-124, Masonic Hall, Day Nursery, Markwell Windows and Conservatories and Carlton House. Little Westfield Court, Westfield Road; Snowlands, Westfield Close; college building backing on to Maze Green Road; nos. 6-16 Maze Green Road; School House and Collett House, Bishop's Stortford campus and The Emery, Chantry Road. Within the extensions to the Conservation Area there are the following buildings: no. 46 Maze Green Road. Maple Avenue - nos 9, The Redwoods, 18, 8-10 and no.4. Thornfield Road - nos. 1-3, 5, 7, 9 & 11, 13-15, 17, 21-23, and 25-27. Chantry Road - nos. 5 -7, Chantry Mount, Osbourne House, no.13.

7.11. In total there are 69 such unlisted buildings/ groups of buildings in Area 2. On Manor Road: Nos. 6-26, no. 33 - The Gables and nos. 7-15; nos. 2-18 Sandle Road. On Dunmow Road: nos. 47-49, nos. 52-56 and the Red Cow PH. On Stansted Road: no 18, nos.21-23 and 25-35, Church House and no. 48. On London Road: Thomas Heskin Court, Station building, nos.43-47, 39-41, no.37, Déjà Vu Sandwich Bar- no.19 and nos. 25-29. Within the Hockerill Anglo European College: Thames House new block and St Albans House, formerly Chelmsford House. Foxley Cottage. Within the extensions to the Conservation Area there are the following buildings. Dunmow Road - 63a and 63b-65, 67-69, 71-73, 75-77, 79, 81, 62, building east of no.62. On Stansted Road - nos.68-100. On Foxley Drive - nos. 1-13. On Grange Road - nos. 1, 7-9, 11-13, 19-21, 25-27, 47-49, 2-4, 8, 10-12, 14, 18, 20, 22-24, 26, 28, 30, 32-34, 36-38, 44-46, 48-50, 52-54. On Warwick Road nos. 36a-42, 44-50, 52-54, 56-60, 62-66, 1-11(Alberta Terrace), 13-15, 17-19, 21, 23, 25&27, 29, 33&35, 37, 39, 41-43, 47, building between no. 47 and School, School building in part.

7.12. In total there are 13 such unlisted buildings/ groups of buildings in Area 3 being as follows; at Northgate End - Northgate Youth Centre, no.14A, no.16, group consisting of the Wheatsheaf PH, Peugeot Garage, nos. 22-24 and nos. 18-20. On The Causeway - Riverside House (Herts. CC Registry Office). On Dane Street - no. 41; building part of Mill complex west side, industrial building part of Mill complex corner Dane Street/ Station Road. On Station Road - The Fountain PH, Rose, the Crown PH and ancillary building. Elsewhere: Range of shops on east side of Palmers Lane including F.J. Zelle, Glen House and Bears; Group of shops on the western side of Market Street opposite the Corn Exchange currently occupied by Save the Children, Burton Butchers, Dorrington's and Thomson Travel. Group of shops east side of Potter Street opposite Apton Road being Accessorize, Costa, British Heart Foundation and Keech charity shop.

7.13. In total there are 22 such unlisted buildings/ groups of buildings in Area 4 being as follows; on South Street: shopping group of Santander, Spec Savers, The Edinburgh Woollen Mill, Holland and Barratt, Waterstones, Steamer Trading, Nationwide, Carphone Warehouse and an unoccupied premises; a shopping group of Elements, East and two unoccupied premises; the Methodist Church; Holy Trinity Church, The Jolly Brewers PH. On Apton Road: nos. 7-9, 47-49, 51-61, 91-93, 104, 138-144. On Newtown Road; group of houses from corner of Careless Court – no. 16, former church building opposite Careless Court. On Portland Road: the Baptist Church; nos. 15-25; 6-8 and 10-12; 16-28 and 30-56. Sidney Street in its entirety and Providence Cottage near Apton Road Cemetery entrance. Within the extensions to the Conservation Area there are the following buildings - King's Cottages being two separate groups, nos. 1-8 and nos. 9-20 South Road.

7.14. In total there are 44 such unlisted buildings/ groups of buildings in Area 5 being as follows; at Northgate End: nos. 21-25, Glyn Hopkin Garage; On Hadham Road: group of shops corner of Half Acres- no.7A, The Folly and 9-9A. Nos. 2-4 Chantry Road. No. 4 Half Acres. On North Street: Pizza Express, Nat West Bank and Russell Property building, nos.22-26, Café Rouge, Barclays Bank and no.38. On Bells Hill: nos.10-12, Hills Cottage. On Windhill: nos. 24-26, 16,18, 6, 46, 48, 50-56, 7-9; the Granary through to no.13; no.15, part of St. Mary's Catholic complex, Windhill Fields; On King Street: barn corner of High Street, residence corner of King Street/ steps at Basbow Lane. On Basbow Lane: no.35, Police Station façade in part. On Bridge Street: Lednor, Bairstow Eves and Rickmoves group, former shopping group adjacent to Coopers. Former industrial buildings, Water Lane, inc. Charis Centre. In the Market Square area: Zizzi Restaurant, Rosey Lea, former Clement Joselyne, shop group of the Tourist Information Centre, Premier Travel, Avant Garde and an unoccupied premises; also former Drill Hall. On Potter Street shopping group of Coral, Nomad, Cancer Research, Click Click, Artico and Mr. Simms, Café Nero building corner of Apton Road. On Church Street: No.34 and office suite to let, corner of High Street; The Old Vicarage; nos. 16-30, nos. 11-23.

7.15. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.16. *Planning Control – Other Unlisted distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified a number of walls that make a particular contribution to the character of the Conservation Area. These are protected virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of these walls is unlikely to be approved.

7.17. There are other distinctive features that are integral to some of the important unlisted buildings identified in the paragraphs above that

make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.18. *Planning control - Wildlife Site within the proposed extension to the Conservation Area.* The wildlife importance of the Apton Road Cemetery site has been previously referred to. Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

7.19. *Planning Control – Locally Important Historic Parks and gardens.* EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has identified Castle Gardens thus. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

7.20. *Planning Control – Important open land, open spaces and gaps.* This Appraisal has identified the following particularly important open green spaces: area to front of Springfield Court, Hadham Road; Green Spaces on Bishop’s Stortford College campus; graveyard to All Saints Church, Stansted Road; Grange Paddocks/Castle Gardens; Garden Sanctuary, Newtown Road; open spaces, Chestnut Close; Trinity Play Area; Holy Trinity churchyard; commemorative tree planting area adjacent Waitrose car park, Link Road; St Michaels churchyard. Green spaces at Hockerill Anglo European College. Within the extensions to the Conservation Area there are the following open space: the Bowls Club on South Road and Apton Road Cemetery. These open spaces will be protected.

7.21. *Planning Control – Particularly important trees and hedgerows.* Only the most significant trees are shown diagrammatically. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety. Some Tree Preservation Orders are in place.

7.22. *Planning Control - Important views.* Views of St Michaels church from many view points, too numerous to show, are important. A selection of general views are diagrammatically shown. Policy BH6 is particularly relevant.

7.23. Enhancement Proposals. The Appraisal has identified a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

Detracting element	Location	Proposed Action.
Post and wire boundary fence.	Hadham Road, south side, boundary to BS College.	Seek landowner's co-operation in planting shade tolerant screening.
Boundary fence.	Snowlands, Westfield Close.	Will need replacement at a future date; at such time encourage owner to replace with appropriate railings or hedge.
Chestnut paling fence.	Front of 69A-69B Hadham Road.	Suggest owner re-erect and allow ivy vegetation to colonise.
Damaged steps.	To cottages on north side of Hadham Road.	Seek owner's co-operation in initiating repairs.
Triangle of open space.	Dunmow Road adjacent to Cock PH.	Suggest comprehensive landscape improvements be implemented.
Damaged wall.	London Road, Telephone Exchange.	Discuss solution with owner and seek appropriate repairs.
Boundary to EHDC car park.	London Road.	Consider options for making improvements that might range from weed removal to a more permanent and pleasing visual enhancement.
Boundary wall at Grange Road, in need of repair.	Part of nos.43-47 London Road.	Seek owner's co-operation in undertaking necessary repairs.
Boundary wall in need of repair.	West corner of Dunmow Road Manor Road.	Seek owner's co-operation in undertaking necessary repairs.
MAG American and Warwick Electrical Contractors sites.	Northgate End, beyond but adjacent to the Conservation Area.	Seek improvements following discussion with owners; Joint redevelopment would be

		an ideal solution.
Shed associated with EHDC Link Road parking area.	Link Road.	Remove graffiti.
Uneven paths.	Castle Gardens.	Consider need to resurface/repair in selected locations.
Minor works.	Castle Gardens.	Replace vandalised information sign.
Boundary fencing.	Elevated access road to Station.	Seek improvements following discussion with respective owners.
Entrance structure with deteriorating paintwork.	Jackson Square entrance at Bridge Street.	Seek co-operation of owners to undertake necessary repainting.
Damaged telephone kiosk.	Potter Street Devoils Lane.	Seek co-operation of owners to undertake minor window repair, also repaint.
Unattractive corner site.	Corner Station Road and Riverside.	Seek long term permanent 'hard' landscaping solution.
2 no.unattractive former raised 'flower beds'.	Junction Trinity Street/ Jervis Road and nearby on Jervis Road.	Source owners and seek repair or replacement.
Shop fronts and fascias.	Selected sites throughout Conservation Area.	Seek views of Chamber of Commerce; consider undertaking an assessment of best national practices and liaising with individual shop owners.
Flight of steps.	North end of Basbow Lane.	Ideally replace top vertical support and provide lower rail.
Wall in state of disrepair.	Hadham Road, junction with King Street.	Contact owner and seek co-operation in undertaking necessary repairs.
Detracting fence at key focal point in town.	Coopers and Rivetts, Old River Lane, entrance to car park.	Seek improvements through negotiation or via planning process, should opportunity arise.
Old salt bin in badly deteriorating condition.	Windhill Old Road	Seek removal/ replacement.
Other Actions.		
Building at Risk- Waytemore Castle. Make an assessment of		

Waytemore Castle to secure its long term future as a Scheduled Ancient Monument and an important Grade 1 Listed Building.
Building at Risk- Entrance arch and wall to No 5 Half Acres. Contact owner advising of potential assistance and seeking co-operation in undertaking essential repairs.
Continue discussion on the prospect of achieving selected or comprehensive redevelopment of the area defined by Hockerill Street, and London Road, the Telephone site to the south and railway to the west.
Add Lych Gate (Church of All Saints, Stansted Road) to EHDC mapping records as a Listed Building because it forms part of the formal description of English Heritage Listed Building description.
Following selective improvements consider commissioning a comprehensive long term landscaping plan for the War Memorial area.
Following selective improvements, consider undertaking long term improvements to the Paddling Pool area.
Boundary to car park King Street. Suggest several additional trees are planted to provide height and enclosure to street scene.
Redecoration of elevation to Star Inn on Water Street would be beneficial, assist the longevity of this important Listed Building and improve the street scene. Source owner and seek co-operation in implementing improvements.
Consider re engraving lettering to War Memorial in St Michaels churchyard as necessary.
Consider re engraving fading dated inscription on north wall of Apton Road car park.
Consider replanting rose beds at Friends Garden Sanctuary on Newtown Road or alternatively consider a revised landscaping scheme involving less maintenance. (Significant improvements now carried out).
Consider planting several trees of appropriate species on open spaces, Chestnut Close off Apton Road.
Consider planting additional peripheral trees to boundary of Trinity Play Area.
Consult owners of properties in Sidney Terrace to explore the potential of developing a voluntary overall longer term enhancement scheme.

Appendix 1. Guidance notes produced by East Hertfordshire District Council. The following represent useful technical information and can be obtained via the details provided above.

- 1. Brick Repointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**

- 5. Flint and Flint Wall Repair.**
- 6. Hard Landscaping in Historic Areas.**
- 7. Listed Buildings.**
- 8. Rainwater Goods and Lead.**
- 9. Shopfronts.**