



GREAT HORMEAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN ADOPTED JULY 2018



A significant characteristic of Great Hormead is the high number of thatched properties which represent about 50% of the listed buildings in the conservation area. Another important feature is the tree and hedgerow cover and its relationship with the historic built form. Nikolaus Pevsner, the noted architectural historian, refers to the main village street as being '*uncommonly charming*'.

East Herts District Council, Pegs Lane, Hertford, SG13 8EQ

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GREAT HORMEAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED JULY 2018

This document is the adopted Great Hormead Conservation Area Appraisal and Management Plan which replaces the draft document that was subject to a public consultation exercise during March/April 2018. There was a public meeting on 8 March 2018 followed by a consultation period until 19 April 2018. Members considered the responses to this consultation at their Executive Committee and Council meetings on 17 July 2018 and 25 July 2018 respectively. The document was adopted on 25 July 2018. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation, and other improvements resulting from experience gained to date. This process is ongoing.

It has not been possible to access some rear boundaries. In such cases interpretation of information provided has been taken from satellite information.

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, Stevenage, Royston and Cambridge. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

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. The production of this document is 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 considers them carefully. This document will be regarded as a 'material consideration' when determining planning applications. Where appropriate the documents put forward simple practical management proposals to 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 and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats).

1.8. This Conservation Appraisal:

- Identifies the special character of the 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 Parish Council and the local community through the consultation process.

1.10. Great Hornead forms part of the Buntingford Community Area Neighbourhood Plan. This latter document notes *Development proposals should accord with updated Conservation Area Appraisals as and when they are completed by EHDC.*

1.11. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Natural Historic and Built Environment Team has been particularly helpful.

1.12. 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) (England), Order 2015 [further amendments] 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 associated with many non-listed buildings 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 commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing important architectural features that are important to the character or appearance of a conservation area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings 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 appropriate.

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. There is a Woodland Tree Preservation Order to the south of the main road in the western part of 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 and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges.

2.10. National Planning Policy Framework. The principle emphasis of the 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. Of particular relevance to this document, 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 (sic) 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 £2,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on line and on request. These guidance notes on the preservation and repair of historic materials and buildings' provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.14. The Council also has a ‘Heritage at Risk Register’, originally produced in 2006, updated in 2012/13 and again updated in 2016/2017. This document is available on the Council's website. Within the conservation area there are two such properties have been identified namely: Cosy Cottage and a barn at Little Meadow. Elsewhere in the Parish the Brewhouse at Hare Street House is also identified. 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. As currently drafted this emerging District Plan advises that development in conservation areas should, inter alia, conform with the content of the Appraisals.

2.17. Great Hornead conservation area was designated in 1981.

PART B - APPRAISAL

3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. There are about 20 records within or close to the existing conservation area held by the County Historic Environment Records. Many of these relate to Listed Buildings, some descriptions being included later in this document. Some other interesting entries relate to Great Hornead Hall and the remains of two mills. The latter are believed to have ceased working in the 1920's and collapsed the 1940's.

3.2. Prehistoric. Unknown to fieldworker other than to note the presence of a Bowl Barrow to the south west of Little Hornead beyond the conservation area. Bowl Barrows are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC.

3.3. Roman settlement. Possible - fragments of six Roman potsherds were found in the early 20th century, location unknown.

3.4. The Domesday Book was a census commissioned by William I in 1086. In relation to Great Hornead it notes that *The same Godwine holds Great Hornead of Edgar. It is assessed at six hides and 3 virgates. There is land for 10 ploughs. In demense are 4 (ploughs) and there can be a fifth. There 6 villans with 5 bordars have 5 ploughs. There are 2 cottars and 6 slaves...woodland for 24 pigs.... In all it is worth £8 when received £6.*

3.5. Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A virgate was a measurement of land possibly of about 30 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar'. A cottar is a tenant occupying a cottage in return for services. 'Demesne' essentially means land belonging to the lord of the manor.

3.6. Anglo Saxon. Unknown to fieldworker.

3.7. Medieval settlement. An abbreviated description from the County

Historic Environment Records for Great Hornead reads as follows. ...

The manor appears in the Domesday Book as 'Horemède'. The present parish of Hornead represents two historic parishes, Great and Little Hornead. The small village of Great Hornead lies east of the river Quin, along the valley of a tributary named the Great Hornead Brook (and the Black Ditch at its upper end to the east). Unusually for Hertfordshire villages, this one has farmsteads in the village itself. The manor house (Great Horneadbury and the parish church are set apart along Horseshoe Lane SW of the main street; the church lies within the park of the house. On the opposite side at the end of Hall Lane is Hornead Hall which has a medieval moat.

3.8. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows: Great Hornead is a parish and village...8 miles from Buntingford station...The church of St. Nicolas...was restored in 1874...Here are a National School and a small chapel for Independants. The charities amount to £23 a year, distributed in money. Here are two manors...The soil is mixed; subsoil, principally clay. The chief crops are wheat, barley and beans... and in 1871 the population was 631.

3.9. Commercial activities in addition to farmers listed in Kelly's at this time included shoe maker, Three Horseshoes PH, blacksmith, Three Tuns PH, shopkeepers (3) and carpenter. Other commercial activities existed nearby in Hare Street.

3.10. Mapping from 1874 -1894 (Plan 1) identifies the location of some of the activities listed above. It shows both of the public houses and Congregational Chapel. Allotments are identified to the west of Horseshoe Hill. A school (Boys and Girls) is shown on the present Primary School site. Great Hornead windmills are identified to the west of Anderson's Lane.



Picture 1. What a stunning sight what a loss. The Mills at Great Hormead- regrettably nothing now remains. Image courtesy of the Mills Archive Trust.

3.11. Mapping from the 1920's shows a very extensive area of planting to the west of Great Hormead Hall which is interpreted as being orchards extending to over 80 acres. Is there any local knowledge of this aspect which the fieldworker is uncertain about?

3.12. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which are included thus: Langeport (long town) 1086, Herestrete (1472), Harestrete Bridge (1613).

3.13. Plan 1 shows the adopted conservation area plotted on historic map dating from 1874-1894.

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

4.1. Scheduled Ancient Monuments. A National designation.

4.2. Areas of Archaeological Significance. Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping and may sometimes differ from that shown on the adopted Local Plan. The identification and

refinement of such areas is an ongoing process. Much of the conservation area is so designated.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selection is briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website List.HistoricEngland.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.

4.4. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

4.5. Non listed buildings of quality and worthy of protection. Several other non-listed buildings and structures that make an important architectural or historic contribution to the conservation area are identified by this Appraisal. The basic questions asked in assessing 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?**
- (e) Determining which properties to include or which to exclude is occasionally a matter of difficult judgement.**

4.6. Important trees and hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically indeed and access to some rear areas has not been obtained (a selection of some have been plotted from interpretation of satellite information – however many young specimens in the Great Hornead Bury parkland, for example, have not been plotted). 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) They make a significant contribution to the street scene or other publicly accessible areas.**

4.7. Open spaces or gaps of quality that contribute to the visual importance of the conservation area where development would be inappropriate are identified by this Appraisal. 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.

4.8. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a conservation area 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.

4.9. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified elsewhere in the District that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development rights has eroded other parts of some conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. (Update: Members agreed the general principle of introducing and testing the impact of an Article 4 Direction in 2016 elsewhere).

- Chimneys, in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.
- Selected windows, 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.
- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the visual appearance of the conservation area.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

4.10. Features that are out of character with the conservation area and detract or are in poor repair are identified.

4.11. Important views are identified.

4.12. Conservation area boundaries. In relation to any revisions to the conservation area boundaries, principal 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. The conservation area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the conservation area's setting and is distinct from open farmland.

4.13. Wildlife sites. Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates). There are none at Great Hornead.

4.14. Historic Park and Garden. There is one referred to below.

CHARACTER ANALYSIS

5.1. General Landscape setting. The Council's Landscape Character Assessment produced in 2007 (which is Supplementary Planning Guidance) identifies the distinct landscapes of the District in terms of their wider settings. The conservation area is located within Area 145

The Quin Valley described as *a shallow valley around the River Quin...a bland landscape...* Great Hormead lies *within a steep-sided tributary valley.* Hare Street and Great Hormead are referred to as having once been *prosperous settlements* and it is worth noting that Hare Street House (in nearby Hare Street - was the country residence of Catholic Bishops of Westminster).

5.2. General overview. Positive attributes. The conservation area contains many listed buildings of high quality and many of these have thatched roofs; in fact about 50% of them. Tree and hedgerow cover and their relationship with the historic built form is also a very positive environmental feature. Nikolaus Pevsner, the noted architectural historian, refers to the village as being 'uncommonly charming'. The site of Hormead Hall, a moated site, now included in the conservation area, is of historic, architectural and archaeological importance containing four listed buildings and is noted by the Council as being a park/garden of local importance.

5.3. Negative attributes. There are several untidy sites within and on the fringes of the conservation area together with some modern buildings of very limited historic or architectural importance.

5.4. Individually Listed Buildings. There are approximately 40 listed buildings/groups within the existing conservation area. Of this total, about 50% date from the 17th century, 24% from the 16th century and 21% from the 18th century. The 13th and 19th centuries are also represented.

5.5. There are a further 4 listed buildings within the extension to the conservation area at Hormead Hall dating from the 16/17th centuries.

5.6. All the above buildings are grade II except the Church of St Nicolas, Great Hormead Dane and The Old Rectory which are grade II*.

5.7. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.8. Great Hormead Dane - Grade II*. Late 16th century, rear wing late 17th century, attics early 19th century. Timber frame with exposed close-studding, lower part of rear wing of plastered brick, half-hipped steep thatched roof. Jettied south front has casement windows. Beam embedded in north side of hall chimney suggests an earlier timber framed chimney. Unusual structural feature of thickened principal posts in jettied south wall to take beams and plate of lower wall.

5.9. The Old Rectory - Grade II*. Former Rectory, now a house. East part circa 1500, west part early 17th century. Timber frame on brick sill, plastered front but exposed close-studding at west end with weather boarded gable top. Steep old tiled-roof. 4 tall grouped octagonal shafts to main chimney. 2 matching shafts on east chimney. The east bay circa 1500 is the crosswing of a former open hall rebuilt in the early 17th century re-using soot-blackened rafters.



Picture2. Fine chimney detailing, The Old Rectory.

5.10. Church of St. Nicholas - Grade II*. Parish church. Nave 13th century or earlier, later 14th century west tower. 15th century top to tower and nave clerestory. Restored 1872- 4 by A.W. Blomfield. Flint rubble with stone dressings. Roofs part metal, part old red tile. A village church with square ended chancel, clerestoried nave of 3 bays and aisles all with parapets, south porch and organ chamber and an embattled west tower with pyramidal tile roof and diagonal buttresses. Chancel has encaustic and glazed tile pavement at alter, carved reredos recessed below east window. 3-bay open timber roof, arched braced principals and wind braces. Aumbry (*cabinet for storing sacred items*) in south wall next alter. Small cartouche painted with 3 hop plants set over door to organ chamber. Wall monument in white and grey marble circa 1815 by Kendrick of a Grecian sarcophagus with word Waterloo in an oval wreath to Lt- Col Stables, *formerly of Great Hormead Bury*. Grotesque head corbels support the aisle roofs. Font late 12th century. Church room of traditional materials added in 2008 at west end with contemporary link to west tower.



Picture 3. Church of St Nicolas, dating from the 13th century.

5.11. The Cottage (*now Hormead Cottage*) - Grade II. 17th or early 18th century, remodelled as cottage ornée late 18th or early 19th century. Timber frame plastered with steep thatched roof. 1½-storeys. Gothic casement windows in triplets with shafts between, arched heads, segmental super-arches and louvred external shutters. Fine interior with octagonal entrance hall.



Picture 4. Hormead Cottage severely damaged by fire (December 2016). Discussions are taking place regarding its restoration.

5.12. Westons - Grade II. Early 16th century former hall house, altered 17th century and 1980's. Timber frame plastered with steep old red tile roof. A Hall House can simply be described as a timber framed building originally with single open room open to the rafters with cooking undertaken on an open fire.

5.13. Bury Lodge - Grade II. 18th or early 19th century. Timber frame roughcast with steep thatch roofs. 2 storeys house facing west with roof stepping down to north. Casement windows with small panes and pointed heads. Served as lodge to Great Hormead Bury. Picturesque.

5.14. Hall House - Grade II. 16th century, gabled front wing 18/19th century. Timber frame on red brick base, plastered with panelled pargetting and dark weatherboard apron at rear. Steep old red tile roofs with bellcast eaves. House of Wheeler family circa 1545.

5.15. Barn at Little Meadow - Grade II. 17th century. Timber frame on tarred offset brick plinth, roughcast with dark weatherboarded apron and steep half-hipped roof now of corrugated iron but formerly thatched. A tall 5-bays barn facing west with its south gable an important feature in the street, and a central bay rear outshot opposite the central double doors. Jowled posts, long curved braces to tie-beams, clasped-purlin roof with thin rafters for thatch. Mid-height rail staggered with straight tension braces above and below. Face-halved bladed scarf joint in wall plates. *This building is on the Council's Heritage at Risk Register and is potentially eligible for grant assistance.*



Picture 5. Grade II barn at Little Meadow, the corrugated roof was originally thatch. A thatch replacement roof would represent a significant gain. Potential grant assistance may be available. The building is on the Council's Heritage at Risk Register.

5.16. Dane House - Grade II. 17th century, inserted floor and chimney 18th century, altered in 1930's, north wing and new

entrance circa.1963. Timber frame plastered with weatherboarded apron and long half-hipped steep thatched roof, plastered and thatched north wing. A 1 1/2-storeys lobby entry plan house facing south. 4 windows and 2 dormers at eaves. Flush 2-light casement windows. Semi-circular thatch porch.

5.17. Cosy Cottage - Grade II. House. 17th or earlier, raised to 2 storeys in early 19th century. Timber frame on brick sill, plastered. Roof of asbestos slates. 2-storeys, 2-cells plan house on street front facing west. Entrance into south part between 2 windows. External gable chimney to south part. Ground floor front windows tall margin-light sashes with smaller sash windows close under eaves to 1st floor. Panelled margin-light front door with weatherhood on brackets. *This building is on the Council's Heritage at Risk Register and is potentially eligible for grant assistance.*



Picture 6. Cosy Cottage - the building is on the Council's Heritage at Risk Register and as such potential grant assistance may be available.

5.18. Scheduled *Ancient Monuments*. There are none.

5.19. Areas of Archaeological Significance. Much of the conservation area is so designated including the area around the church and Great Hormead Bury; the main part of the village street to the east of Horseshoe Hill; Bury Farm area and land at Hormead Hall.

5.20. Important buildings within the curtilages of Listed Building. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage.

5.21. Two buildings within curtilage of Great Hormead Bury and to the north west of the church. No site inspection. Appear on late 19th century mapping so of that date or earlier. Appear to be in good condition and of timber construction with tiled roofs.

5.22. Two barns within the curtilage of Bury Farm. These have previously been so assigned as curtilage listed and their conversion to residential use has been approved.

5.23. The larger building is particularly interesting in that it was designed as a multi agricultural function building in which included the following activities: Root House (area where crops for animal feed were processed), Granary, Straw, Chaise House (carriage storage), Stables, Horse yard, Bullock Yard, Cow Yard, Corn House, Piggeries; others; (source - statement accompanying application).



Picture 7. Interesting range of mid/late 19th century barns now to be residential conversion.

5.24. The smaller barn is single storey of brick and weather boarded construction with asbestos roof. Dates from late 19th and early 20th centuries.

5.25. Complex dating from late 19th century to south west of Hormead Hall. Unable to properly ascertain details as site visit not undertaken (despite requests). Appears on late 19th century mapping and as viewed from public footpath is single storey of brick construction and slate roof.

5.26. *Other non listed buildings that make an important architectural or historic contribution.* This Appraisal identifies several other buildings of high quality that are not listed but that should be retained. These generally date from the late 19th/ early 20th century and are an important element in the high environmental quality of the conservation

area and make a very positive contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.27. Original school building (eastern historic part only). This Church of England Primary School is of brick construction with tiled roof and chimney. Canopy over front entrance with original wooden detailing. Modern windows.

5.28. Lombards Piece. To west and immediately adjacent to 'The Old Rectory'. A tall rendered property with tiled roof and chimneys of simple design with good quality window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.29. Sworders Close. A simple rendered property of 19th century date with slate roof and distinctive ridge tiles and central chimney (appears rebuilt). Modern windows but of common design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 8. Sworders Close a simple building of 19th century date that adds to the historic and architectural diversity of the street scene.

5.30. North attached building to Cosy Cottage (Cosy Cottage south end is listed). The unlisted northern attached building is 19th century in appearance, two storey in height and rendered with slate roof. A four range vertically sliding sash windows to both floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 9. Northern extension to Cosy Cottage makes a valuable visual and historic contribution to the street scene in this location.

5.31. Holly House. Two storey yellow brick construction with slate pyramidal roof with brick chimney stack. Early vertical sliding sash windows with some later windows and slate canopy to front. Original building dates from late 19th century. Mapping from 1897 indicates it was a Post Office at that time. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 10. Holly House a typical building of its type dating from the 19th century interpreted as having canopy to front added at a later date.

5.32. Frontage to 'The Chapel'. The frontage of this building and its decorative wooden detailing makes a significant and positive impact in relation to the street scene. Of brick and render with decorative wooden and strong barge board detailing. The building appears as a Congregation Chapel on late 19th and earlier 20th century mapping. According to 'Hertfordshire Churches in Photographs' the building is of late 19th century date and replaced an earlier chapel on the site; its use as a chapel ceased in 1965. An Article 4 Direction to provide

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



Picture 11. Frontage to The Chapel which dates from the late 19th century. Its decorative detailing is striking in the street scene.

5.33. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.34. Wall to front of historic part of school - of red brick construction consistent with 19th century date but with later header course. Approximately 1m in height.

5.35. Wall to front of Little Meadow. Of red brick construction with rounded coping stones. About 1.5m in height and probably dating from late 19/early20th century. Prominent in the street scene and worthy of retention.



Picture 12. Wall to front of Little Meadow - a distinctive and attractive feature in the street scene.

5.36. Wall north-west corner of Horseshoe Hill. Of flint construction with rounded brick capping. Approx 1.5 m in height.



Picture 13. Wall north-west corner of Horseshoe Hill; prominent feature in the street scene.

5.37. War Memorial, Horseshoe Hill. Constructed of roughly hewn stone with simple Celtic style cross commemorating the fallen combatants of both world wars. Approached by steps and surrounded by hedge in curved configuration.



Picture 14. Simple War Memorial honouring those local persons who made the ultimate sacrifice in both world wars. It is most important such memorials are well tended and cared for, as indeed this one is.

5.38. K6 Telephone Kiosk. Many of these iconic kiosks are listed but this one is not. With usage declining by over 90% in the last decade, the company is reviewing and considering removing payphones which are no longer used. It is hoped that this telephone box can remain and, as in other nearby locations, put to good use. Elsewhere the fieldworker has seen such kiosks perform other community functions such as containing books or seasonal floral tributes or as housing a community defibrillator.

5.39. Important Open Spaces. The spaces identified below are most important and should be preserved.

5.40. The churchyard. The churchyard is well maintained and contains a number of mature trees traditionally planted in such locations. There are large numbers of gravestones some dating from the 18th century. Modern stones are simple and tastefully designed. There are a couple of

wooden grave markers in need of simple repairs and some unusual 'long' metal markers that the fieldworker has not previously come across.



Pictures 15-17. Top - general view of graveyard; middle - interesting wooden marker; lower - curious metal markers that may have been provided as family markers at a single time? Is there any local knowledge concerning these?

5.41. Small field adjacent to and west of Coniston. A visually important gap in the conservation area that should be retained. Bounded to north by stream with steep sided banks and by hedgerows and trees.



Picture 18. Important open space adjacent to Coniston that should be retained.

5.42. Important Historic Parks and Gardens. Hormead Hall, Hall Lane, is sparingly described in the Council's Historic Parks and Gardens guidance as being locally important and *Medieval with part of moat, now lake.*

5.43. Wildlife sites. There are none.

5.44. Particularly important trees and hedgerows. Those trees and hedgerows that are most important are shown on the accompanying plans. (Some are plotted very diagrammatically as access to land was not obtained. Some have been plotted from interpretation of satellite information). As illustrated on the cover of this Appraisal document trees are an important visual component of the conservation area.

5.45. Village approaches. The village approach at the eastern end of the conservation area (Conduit Lane) is visually important and consists of hedges/trees to both sides of the approach road. Consequently this approach has been retained within the conservation area.

5.46. There is a fine avenue of native trees leading from Great Hormead Bury down to main road. An avenue of trees, in part at least, existed in the late 19th century as one is shown on mapping from that date.



Picture 19. The village approach at Conduit Lane is an important visual element of the conservation area and should remain within it.



Picture 20. Looking along fine avenue of trees leading down from Great Hornead Bury. An avenue in part is shown on late 19th century mapping.

5.47. Significant planting has occurred in and around Great Hornead Bury. Of interest is an extensive avenue of Copper Beech to the north and North West of Great Hornead Bury. In due course this planting will become a strong landscape feature.



Picture 21. Avenue planting of young trees to the north of Great Hornead Bury that will become a strong landscape feature in the future.

5.48. Water features. An area known as Black Ditch adjacent to a public footpath to the south of Dane House and north of Coniston is visually important and consists of a small brook and vegetation including some substantial trees and steep banks. Also ponds (interpreted from mapping) associated with Hornead Hall.



Picture 22. Black Ditch- an attractive small brook with trees and steep banks adjacent to public footpath.

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

5.50. Elements out of character with the Conservation Area. Public footpath sign near Black Ditch needs re-erecting in vertical configuration. A very minor improvement but nevertheless worthwhile.



Picture 23. Public footpath sign needs re-erecting.

5.51. Beyond but immediately adjacent to the conservation area poor quality building and brick rubble at Bury Farm detracts from the qualities of the conservation area. Discussions with the owner are recommended to explore the potential of securing improvements.



Picture 24. Brick rubble adjacent to the conservation area detracts. Hopefully discussions with the owner may secure improvements.

5.52. Confusion of signs corner of Horseshoe Hill.



Picture 25. There must be an opportunity to secure some improvements here.

5.53. Utility poles. There are a number throughout the conservation area and some are more intrusive than others. The Parish Council may wish to discuss the issue with the appropriate utility company with a view to seeking their long term co-operation in reducing the visual impact of a selection of some of this overhead infrastructure.



Picture 26. Within the conservation area there are a number of utility poles that detract from the quality of the environment to varying degrees. The Parish Council may wish to discuss the matter further with the appropriate company to see if there any opportunities to achieve selective improvements.

5.54. Opportunities to secure improvements. Re-erect public footpath sign to vertical profile. Explore potential of improvements at Bury Farm, particularly removal of rubble. Explore potential of reducing confusion of signs at the corner of Horseshoe Hill. Explore potential of achieving selected improvements to utility poles.

5.55. Boundary changes. The boundary has been amended to:

(a) Include an area around Hormead Hall and along its approach road, Hall Lane to also include Hawthorn House, a mid 20th century thatched property. Hormead Hall is a moated site containing a 16th century manor house, a 17th century dovecote and 2 No.17/18th century barns. These are all listed and together with the water features are of considerable visual and historic value. The site is treed which adds to its overall environmental qualities and is also identified as a locally important historic garden. There is also a late 19th century single storey non listed block of brick and slate construction that would appear to be worthy of retention.

The fieldworker sought an appointment to undertake survey work but this did not take place so the analysis has been undertaken from records and satellite interpretation and from limited observation from footpath 27 and from fleeting visits to the site trying to arrange a site visit. Notwithstanding this the fieldworker considers sufficient information has become available to make this amendment.

(b) Exclude The Firs, a large modern gated property in extensive grounds. This property is on the edge of the conservation area and is not of historic or architectural importance. However the hedge/tree frontage to Conduit Lane is retained as part of the village approach.

(c) Exclude Gelders, north side of Conduit Lane. Gelders is a 20th century property and is not of historic or architectural importance. The site also contains some derelict or under used buildings.



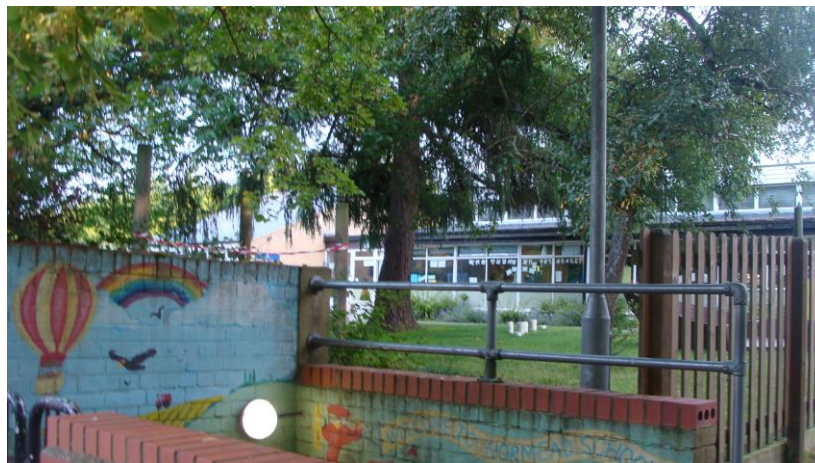
Picture 27-28. Gelders and adjacent land/buildings, now excluded from conservation area.

(d) Exclude land to north- west of Gelders beyond Black Ditch as this forms part of the open countryside.



Picture 29. Land to north west of Gelders beyond Black Ditch now excluded from the conservation area as it clearly forms part of the open countryside.

(e) Exclude range of school buildings to west of original school building as these have limited historic or architectural value.



Picture 30 Modern school buildings with limited historic or architectural merit.

(f) Exclude large modern agricultural barn to north of Bury Farm. (The remainder of this site as part of the redevelopment to residential purposes of historic barns remains within the conservation area).

(g) Exclude an area of countryside to the north west of Great Hormead Bury. (Following consultation parkland to the west and south west of Great Hormead Bury, previously proposed for exclusion, remains within the conservation area).



Picture 31. Looking over what is essentially open countryside (notwithstanding recent avenue planting) from approach avenue at Great Horstead Bury. This approach of visual and historic importance remains within the conservation area and forms a clear physical visual demarcation with the countryside beyond.

(h) Exclude land to east and north of Maidshot and the following properties; Maidshot, Craven House, Rosebank, Saffron House, Springfield, Yeznaby and building to rear of Yeznaby.





Pictures 32-34. Craven House, Saffron House and Yeznaby. Excluded from the conservation area as they are on the edge of the conservation area and are part of a group that are principally modern and which have insufficient architectural qualities and lack historic interest.

5.56. Other Actions. There are discrepancies between EHDC and Historic England records needing resolution.

6. OVERALL SUMMARY.

6.1. Great Hormead's conservation area is of high quality and considered worthy of its status as a conservation area subject to boundary adjustments. It is considered to be *'special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*. As noted on the cover to this appraisal document Nikolaus Pevsner refers to the main village street as being *'uncommonly charming'*.

6.2. In relation to the requirement relating to conserving its character there are many listed buildings of high quality principally concentrated in the historic core where great care needs to be exercised in relation to new development proposals. Two such listed buildings are included on the Council's 'Heritage at Risk Register' for which grant assistance is potentially eligible. Their improvement would represent a significant gain.

6.3. This Appraisal has also identified several late 19th/early 20th century non listed buildings that add to Great Hormead's heritage and which are worthy of protection from demolition and whose retention through the planning process is essential.

6.4. Many of the above non listed buildings still have early and original architectural detailing and features worthy of protection and preservation. However the exercise of Householder Permitted Development Rights can erode such qualities by, for example, the insertion of inappropriate modern windows, doors, erection of porches

and changes of roofing materials. Additional controls can be introduced to counter this potential.

6.5. Such controls are known as Article 4 Directions, commonly used elsewhere, which could be applied selectively and sparingly and could, inter alia, protect windows, chimneys and other selected architectural detailing and materials following notification of owners and further consideration.

6.6. There are also other features of importance that should be retained. These include several walls and selected architectural features such as the War Memorial and the K6 telephone kiosk. It is hoped the latter can be retained and put to community use.

6.7. Throughout the conservation area trees and hedgerows play a most important role in visually enhancing the conservation area.

6.8. In relation to the requirement to enhance, some improvements have been identified which are set out in summary tabular form in the Management section below. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners.

6.9. Several significant alterations to the conservation area boundary are proposed and these are identified below.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The adopted boundary is shown on accompanying Management Plan to which the reader is referred and includes the following amendment/s.

- (a) Include Hormead Hall and surrounds and also Hawthorn House.
- (b) Exclude The Firs off Conduit Lane (except road frontage).
- (c) Exclude Gelders and adjacent land, Conduit Lane.
- (d) Exclude land to north west of Gelders beyond Black Ditch.
- (e) Exclude range of school buildings to west of original school building.
- (f) Exclude large modern agricultural barn to north of Bury Farm.
- (g) Exclude an area of countryside to the north west of Great Hormead Bury. (Following consultation parkland to the west and south west of

Great Hornead Bury, previously proposed for exclusion, remains within the conservation area).

(h) Exclude land to east and north of Maidshot and the following properties; Maidshot, Craven House, Rosebank, Saffron House, Springfield, Yeznaby and building to rear of Yeznaby.

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 (NPP) that the District Council will process applications. The NPP is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then be relevant.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Officers to seek pre-application advice.

Telephone 01279 655261 (For development proposals ask for Development Management. For general conservation advice ask for a Conservation Officer).

E-mail: planning@eastherts.gov.uk

Website: www.eastherts.gov.uk

Or write to Development Management, East Herts. District Council, Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to which will be updated as resources permit.

7.5. Planning Control - Potential need to undertake an Archaeological Evaluation. Within Areas of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), 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. Two

listed buildings are on the Council's Heritage at Risk Register and, without prejudice, are potentially eligible for grant assistance.

7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the conservation area this Appraisal has identified six unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. These are: the original School building; Lombards Piece; Sworders Close; north attached building at Cosy Cottage; Holly House; the frontage to The Chapel. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where protection could 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.

7.10. Planning Control – Other distinctive features that make an Important Architectural or Historic Contribution. This Appraisal has identified walls and other features that make a particular contribution to the character of the Conservation Area. These will be protected from demolition within the parameters of legislation.

7.11. Planning Control – Important Historic Park and Garden. There is one such garden in the extended conservation area, being that associated with Hormead Hall. This is of local importance. Proposals that significantly harm the garden's special character will not be permitted and will be considered against Policy BH16.

7.12. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following particularly important open spaces: The Churchyard; small field adjacent to and west of Coniston. These spaces will be protected.

7.13. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown very 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.

7.14. Planning Control - Important views. A selection of general views is diagrammatically shown. Policy BH6 is particularly relevant.

7.15. Enhancement Proposals. The Appraisal has identified several 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. Readers are reminded of potential sources of financial assistance in respect of repairs to historic buildings.

Detracting element.	Location.	Proposed Action.
Leaning public footpath sign.	Near entrance to Black Ditch.	Remedial action sought from EHDC.
Poor quality building and brick rubble.	Just beyond the conservation area at Bury Farm.	Discuss potential for improvements with owner.
Confusion of signs.	Corner of Horseshoe Hill.	Discuss potential for improvements with HCC and others.
Utility Poles.	Throughout.	Discuss potential for improvements with appropriate utility company.
It is hoped the iconic K 6 telephone kiosk can be retained and used for alternative community benefit.		
There are discrepancies between EHDC and Historic England records and mapping that have been identified and which need resolution.		