



HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED MARCH 2017



East Herts. District Council

Pegs Lane, Hertford, SG13 8EQ

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This document is the adopted Hertford Conservation Area Appraisal and Management Plan which replaces the draft document that was subject to a public consultation exercise during June/July 2016. There was a public meeting on 1 June 2016 followed by a six week consultation period. Members first considered the responses to this consultation at their Executive Committee on 6 December 2016 but deferred pending further consideration of a suggested boundary change at Tamworth Road. Members reconsidered at their Executive committee on 7 February 2017. The document was adopted on 1 March 2017. At the latter meeting two further detailed issues that needed consideration under delegated powers agreed at the meeting were subject to a further short period of consultation.* The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

*** These related to Media House, 40 Ware Road which was being redeveloped at the time of survey and which can now be identified as a non-listed building that makes an important architectural or historic contribution. Greencoates had properly been nominated for exclusion on original mapping but reference in the text had mistakenly been omitted.**

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

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.

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. T

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 conjunction with the Town Council and the local community through the consultation process.

1.10. East Herts. District Council produced the Hertford Character Statement in 1998 which particularly noted that *Hertford's geographical and historical setting at the confluence of four rivers ...has conferred on this small country market town an agreeable and unusual character. Hertford retains 'green fingers' of countryside which penetrate deeply into the town ...Thus the town's main charm lies in this attractive relationship between town and country.* The 1998 Character Statement identified, inter alia, other non-listed buildings that contributed to the character of the conservation area. It is worth recording this appraisal identifies many more such buildings.

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 in 2016) 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. Only a few trees in the conservation area are protected by Tree Preservation Orders but trees make a significant contribution to certain parts of the Conservation Area, particularly along the banks of the River Lea.

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 updated again in 2016. This document is available on the Council's website. In relation to the conservation area and close to its boundary there are currently three buildings particularly worthy of mention that are identified as being 'At Risk'. These are a signal box at Hertford Station; the Benson Tomb, All Saints churchyard and buildings to the rear of the United Reform Church on Cowbridge (buildings front onto Dimsdale Street). Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security. These buildings are discussed elsewhere in this document. St Andrew's church is an entry on Historic England's Register of Heritage at Risk.

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 Council's 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. In relation to Hertford the emerging District Plan properly advises that Hertford town centre retains much of its medieval core and has a high townscape quality which combined with its river setting presents both opportunities and constraints. The same document also draws attention to the importance of Hertford's Green Fingers.

2.17. The Council commissioned the Hertford Town Centre Urban Design Strategy in 2015 to guide future development and consists of a Vision, a Movement Strategy, a Design Strategy and a Public Realm Strategy. This Appraisal complements the Urban Design Strategy. It is worth recording that this Appraisal considers the Urban Design Strategy's recommendation to promote, integrate and enhance the environment of the river to be a most important and laudable objective. There are other recommendations the two documents agree on, independently of each other, such as the intrusive appearance of Gascoyne Way car park and the poor quality paving of Maidenhead Street, for example.

2.18. Hertford conservation area was first designated in 1967, revised in 1981 and further amended in 1996.

3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. There are about 350 records within 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. To give a flavour of the rich and diverse heritage of Hertford the following provide a snapshot of the range and diversity of heritage and history. They are not arranged by date or geography. Bronze Age sword fragments, flint axe heads, Roman cemetery, Mangrove Hall; Saxon medieval pottery, Maidenhead Street; early Viking sword, River Lea; medieval gold posy ring, Wall fields; site of old County gaol, Fore Street; various malt houses/breweries; spigot mortar base, Hertford North Station; Barge basin, Mill Road; Addis toothbrush factory, Ware Road; late Iron Age and Roman features, St. Andrew Street; possible site of Anglo Saxon Royal Mint; burials, Market Place; site of clay pipe factory, Folly Island; Friends Burial Ground, Portvale Terrace; various WWII shelters; Cold War bunker, Pegs Lane (under former Sovereign House); 19th century militia barracks, London Road; site of Castle Cinema, The Wash.

3.2. The general historical information below has been sourced from The Extensive Urban Survey Project Assessment report undertaken by Hertfordshire County Council in conjunction with English Heritage (now Historic England) in 1998. This latter written document and accompanying maps is available on line to which the reader is referred. [hertfordhistory](#) (Go to downloads and click on Hertford). Very briefly:

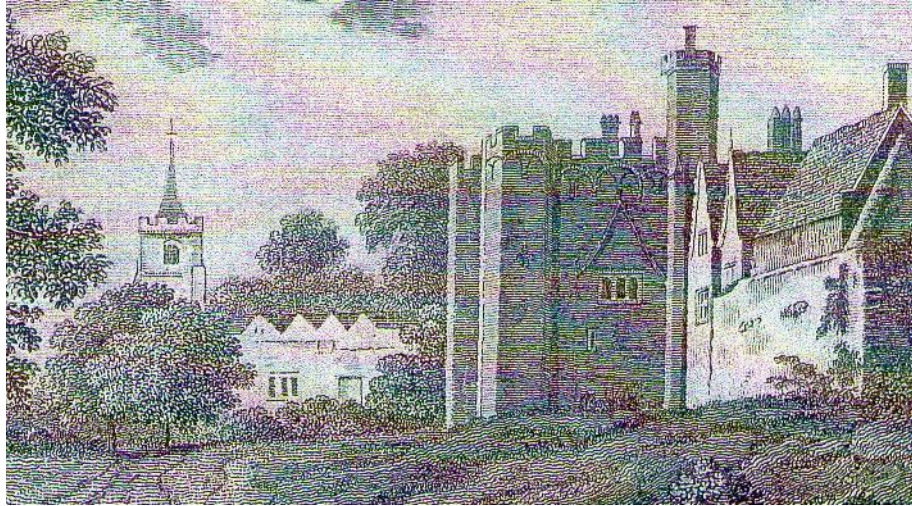
3.3. Prehistoric. There is evidence of human habitation in the general area from about 6500 BC onwards.

3.4. Roman settlement. Some evidence of Roman sites exist along the edges of higher ground around Hertford and the foundations of a Roman building have been found at St Andrew Street. Also a Roman burial site next to the River Lea at Millbridge.

3.5. Anglo Saxon. A Chronicle of 912 records that King Edward had the most northerly fortress built between the Mimram, Beane and Lea. Two Burh's were constructed for defensive purposes.

3.6. The Domesday Book was a census commissioned by William I in 1086. In relation to Hertford it notes that *The Township renders £20 assayed and weighted and three mills render £10 by Tale (by counting as opposed to weighing). When Peter the Sheriff received it, it rendered £15 by Tale. TRE (Tempore Regis Edward, i.e. before the Conquest) £7 10s by Tale.* Source: Domesday Book, a complete translation, Alecto Historical Associations Penguin Books 2002. However the Extensive Urban Survey Project Assessment report undertaken by Hertfordshire County Council in conjunction with English Heritage (now Historic England) notes that *Domesday Book describes a settlement of considerable size and consequence, called 'Hertforde Burg'. The entry notably describes 146 merchants or 'burgesses' in the town - which is the highest of any of the towns in the county - and indicates that Hertford was an important and prosperous trading centre.*

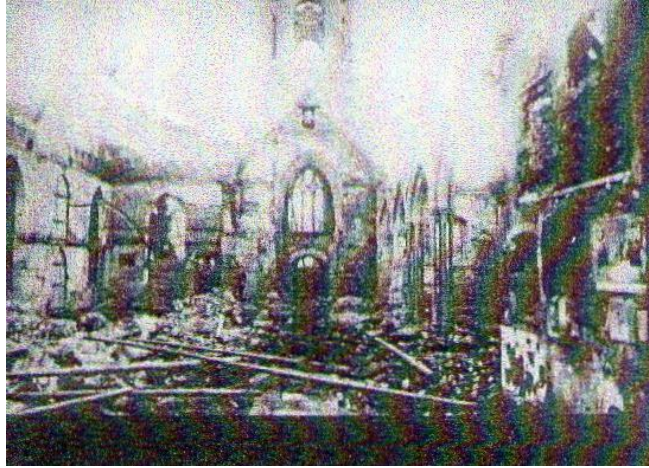
3.7. Medieval settlement. Medieval occupation was centred around the castle which probably dates from the 12th century. There is first evidence of a Market circa 1200 and an annual fair from 1226. There was a medieval cemetery west of Shire Hall. The wealth of the medieval town was to some extent based on control of transport both by road and water and there was rivalry between Hertford and Ware in these respects. There is no evidence of a craft or medieval guild. The town suffered serious decline in the 14/15th centuries and suffered outbreaks of plague.



Picture 1. Hertford castle published 1784 by S. Hooper. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

3.8. The Inn trade was a feature of the post medieval economy. In the 18th century Hertford was an important staging post on the mail coaching route between London and Lincoln and York.

3.9. 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: *Hertford is the county and assize town...market and union town...There is a station on the Hertford branch of the Great Eastern Railway...Hertford is an ancient and important town, pleasantly situated at the extremity of the great plain ...in the valley of the Lea,...The Lea here becomes navigable and continues on to London. There are Gas and Water Works and the town is well paved and lighted... The County Gaol is a brick building on the Ware Road, calculated to hold, under the improved arrangements, 130 prisoners. All Saints is a large, ancient, cruciform building, with a square tower and a spire at the western end...The trade of Hertford is chiefly confined to the sale and grinding of corn and the making of malt, oilcake and the conveyance of coals and other commodities. There are two banks, savings bank, two newspapers, iron foundries, malt houses, breweries, brickfields, lime kilns, coach works, wharves, rose gardens and nursery gardens. Gunter (1581-1626), the inventor of Gunter's Scale, was born here (Gunter's scale was an early version of the slide rule and allowed for easier means of multiplication and division). Hertford Castle is the residence of Philip Longmore Esq...In the castle, which is supposed to have been built by Edward the Elder, Queen Elizabeth resided, and John, King of France, and David, King of Scotland, were prisoners of war.* The Directory lists large numbers of commercial entries and trades carried out in the town which represented a community of wealth, diversity and self sufficiency. There were 11 schools, 8 churches and about 40 public houses at this time. The population of St Andrews, St Johns, All Saints and Bengo in 1871 was 7321 (nearly 2000 greater than adjoining Ware).



Picture 2. All Saints church after the fire in 1891. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

3.10. Mapping from 1874 -1894 (Plan 1) identifies the location of some of the activities listed above. In the conservation area such a selection include a nursery south of the hospital and an extensive area of allotments to its immediate west; the Bengoe Water Works on Duncombe Road; a large cricket ground off Warren Park Road; numbers of malt houses at various locations; a steam printing works east of the castle; Town Mill (corn), south side Mill Bridge; a cattle sales yard, south of Fore Street; Christ's Hospital and play area (now Bluecoats Avenue and Tesco store); a railway station to the east of present day Hertford east and another station in the general location of car parking south end of Hartham Common; a coach manufacturing works, west end of Castle Street; an iron and brass foundry, south west of The Folly.

3.11. The town continued to expand and by the 1920's new housing areas had been added by this time in many locations. Hertford East railway station had also been built and the Enfield and Stevenage loop line had been constructed. Expansion continued in the 20th century including the establishment of County Hall in its present location before the Second World War and the construction of Gascoyne Way followed in the 1960's. The emerging District Plan provides for Hertford's continued expansion with about 950 new homes being provided by 2033.

3.12. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which are included thus: Herutford circa 750(Bede), Hertforde Burg (1086), Hereford circa 1160, Hartford 1621. Kelly's Directory says *Hertford derives its name from its situation at a ford on the Lea, and from the tribe of the Hertings.*

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. There is one, namely Hertford Castle, which is described elsewhere in the document (see Area 1 below).

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 system and may sometimes differ from that shown on the adopted Local Plan. The identification and refinement of such areas is an ongoing process.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selected few are 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. Such 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. 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 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. This is also the case in relation to Hertford. Should Members decide to proceed with such an initiative in Hertford, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled.

- 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 suggesting any revisions to the Conservation Area boundaries, principal consideration is 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. In the case of the large urban area of Hertford it is not surprising that there are a number of areas of mid to late 20th century development that can be regarded at best as being 'neutral'. Such areas may remain within the conservation area if it has not been possible to sensibly redraw the boundaries to exclude them.

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).

CHARACTER ANALYSIS

5.1. General Landscape setting. In terms of its wider setting, the Conservation Area is located within a wider urban area of Hertford that has a population of about 26,000. Green fingers of countryside intrude into the conservation area in a number of locations and make a significant environmental contribution where they do. The historic core is well defined with a concentration of historic buildings of high quality representative from the 12th to 20th centuries. Water features make a valuable contribution to the visual qualities of the town.

5.2. On the negative side the conservation area is bisected by the busy Gascoyne Way where traffic congestion can be acute at peak times. Within the existing conservation area there are also several large 20th century buildings in strategic locations which significantly detract.

5.3. Within the conservation area there are many areas of 19th century terraced housing. Many of these have short or no garden spaces which prevents the visual disruption of off street parking but creates other problems of on street parking, sometimes with cars intruding onto footpaths on both sides of the road making it more difficult for pedestrian and vehicle movements alike. It is no exaggeration to say that some of these 19th century streets are overwhelmed by vehicles for which there would not appear to be a practical solution.

5.4. Another visually detrimental feature to some of these non -listed 19th century terraces has been the individual personalisation of elevations, often by the exercise of householder 'Permitted Development Rights'. Sometimes this involves the use of different replacement window types, doors and erection of different styles of porches and perhaps increasingly (although currently at a low level) the replacement of roofing materials.



Picture 3. A terrace within the town where various window and porch types have altered the original visual harmony and historical integrity of the group.



Picture 4. Another similar example, various replacement window types.



Picture 5. Window on the right is of traditional design; the replacement on the left is heavier and in comparison rather crude, in the fieldworker's opinion.



Picture 6. A better solution but one that could have been improved upon. The window surround detailing has been retained and this is important. It is particularly important that the recessed entrances have not been altered. The property on the left has early/ original windows whilst those on the right are heavier but nevertheless retain similar profiles to the originals. This is not an uncommon occurrence in the town.



Picture 7. An example of where a recessed entrance has been enclosed. Compare the visual impact with those remaining open in the picture above.



Picture 8. Inappropriate porch detailing.



Picture 9. A mixture of render and brick, assumed to demark property ownership is visually disruptive.



Picture 10. A highly personalised treatment of a three storey building in a 19th century street scene.



Picture 11. Thus far the visual impact of solar panels on historic houses is limited in Hertford but will this remain the case and if it does not what is the reader's views of introducing additional controls to restrict what is often 'Permitted Development'?



Picture 12. Another example of solar panel on a modern building in the conservation area.



Picture 13. Hide House Railway Place. Hide House 2B Railway Place. A modern 'eco' solution. The owner advises this house is super insulated with some green roof space. Solar panels, air source heat pump system, heat recovery system and controlled lighting. John Pratley, Building Futures Awards Judge, said: "Hide House is an interesting attempt to construct a low energy home at a reasonable cost. The owners have created a house which makes excellent use of daylight and provides very good use of the available land on a very constrained site. The owners should be congratulated for designing and building a very attractive home on a very difficult to exploit site."



Pictures 14-16. Modern housing design solutions in Hertford. First picture solution in traditional mode, next a more adventurous and contemporary solution; lower a contemporary/traditional solution with simple and effective design detailing. In the fieldworker's opinion Hertford could accommodate more contemporary solutions.



Picture 17. A listed terrace not local to East Hertfordshire. The purpose of this picture is to illustrate the importance of design detail in relation to traditional late19th/early20th century terraces. There are large numbers of similar unlisted terraces in Hertford identified by this appraisal as being important. Retaining the character of such terraces in part depends on keeping simple original repetitive detailing, including doors. Compare this simple solution with some of the previous illustrations which do not provide any sense of architectural 'rhythm' and are disruptive. Expression of ownership can be provided by painting doors different colours.

5.5. In some locations in Hertford larger scale redevelopment is taking place. Sometimes within these areas there are historic terraces or corner buildings still remaining. Often it will be important for such features to remain.



Picture 18. Priory Street an area of considerable redevelopment where the retention of this historic terrace is considered to be most important.

5.6. Throughout this large urban area there are parts which consist of 'neutral' mid 20th century buildings of limited historical or architectural interest. In many cases the decision has been taken to leave such areas within the conservation area on the basis that redrawing the boundary would create curious and contorted boundary revisions. The presence of such 'neutral' areas is inevitable in a town the extent and size of Hertford.

5.7. For the purposes of this Appraisal the Conservation Area has been divided into six separate geographical Identity areas namely:

- **Area 1 principally being the central historic core essentially consisting of the area bounded by Gascoyne Way and Hertingfordbury Road in the south, extending east to Bluecoats Avenue and west along Hertingfordbury Road.**
- **Area 2 principally being the north west quadrant of the conservation area including Bengeo Street, Duncombe Road, Church Road, Fanshawe Street, Wellington Street, Molewood Road, Nelson Street, Farquhar Street, Port Vale and Port Hill, being a selection.**
- **Area 3 principally being the north east quadrant a selection including St. Leonards Road, Warren Terrace, Ware Park Road and Folly Island.**
- **Area 4 principally being the south east quadrant centred on All Saints church, Queens Road, Mangrove Road, Highfield Road and Morgans Road.**

- Area 5 principally being the south west quadrant centred on County Hall, extending west to the railway line and including Hornsmill Road, Bullocks lane and West Street.
- Area 6 principally being late 19th/early 20th century development along Ware Road and south of the railway line. Includes Hertford East station, Railway Place, Villiers Street, Townshend Street, Talbot Street, Currie Street and Raynham Street.

5.8. Individually Listed Buildings. There are nearly 280 Listed Building groups within the existing Conservation Area as a whole.

5.9. Of this total, 5% dates from the 15th century or earlier; 9% from the 16th century; 18% from the 17th century; 22% from the 18th century; 38% from the 19th century and 8% from the 20th century.

5.10. There are three buildings listed grade I. These are Hertford Castle, 15 Fore Street (Shire Hall) and the Church of St. Leonard.

5.11. There are 23 buildings listed grade II* which is a high number. These are: Bridgeman House, West Street; Bengo Hall; Bengo Hall stables; No. 43 St Andrew Street; Cecil House, 52 St Andrew Street; Friends Meeting House, Railway street; No.2 St Andrew Street; Bailey Hall, Queens Road; Old Cross Wharf; County Hall; North Road House; The Red House, Fore Street; No.130 Fore Street; Nos. 3-11 Fore Street and Nos. 1/2 Market Place; The Salisbury Arms; No. 42 Fore Street; Nos.21-23 Castle Street; The Old Vicarage, No.8 Church Street; Beadle House, Bull Plain; Lombard House; Bailey walls 1 Castle site; Bailey walls 2 Castle site; Warrenfield and Warren Park, Bengo.

AREA 1 THE CENTRAL HISTORIC CORE

5.12. General overview. Positive attributes. The central historic core contains a significant number of historic buildings dating from the 12th century (Castle walls) to fine buildings from the early 20th century (Bluecoats Avenue). River features on the edge of the area are important as is the River Lea that adds to the high quality of the Castle grounds in the centre of the area. A number of non listed buildings and other features of importance have been identified to be retained. Trees make an important contribution in some parts of the area.

5.13. Negative attributes. There are several open spaces that could be significantly improved and there are examples of poor quality shop facias and advertisements. In both respects there are real opportunities for improvements. In relation to open spaces it is considered urban landscaping advice should be obtained. In relation to shop fronts and facia design, co-operation between Councils' and shopkeepers and through the development control process could introduce significant improvements. Additionally

Gascoyne Way car park makes a striking but negative visual impact where professional advice is recommended.

5.14. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.15. Sele House including front railings - Grade II. Originally miller's house for Sele Mill, now flats. Late 18th with 19th century alterations and extensions. Stuccoed brickwork below hipped Welsh slated roofs with bracketed eaves cornice, and stuccoed chimney stacks, cast-iron railings along frontage, with gate, spearhead and arrowhead balusters, posts with urn finials. Until 1890 when it was destroyed by fire Sele Mill adjoined the house. The mill was recorded in the Domesday Book. At the end of the 15th century John Tate established the first paper mill in England under Henry VII's patronage, with 'De Proprietatibus Rerum' of 1496 by Bartholomaeus Anglicus being the first book to be printed on English paper.

5.16. Gazebo in grounds of Rockall, North Road. Grade II. Gazebo. Circa 1830-40, restored early 1990s. Timber-framed, with timber cladding, and a pantiled roof. Gothick style. The building was originally sited in the garden of No.2 North Road.



Picture 19. Charming Gazebo in Gothick style, listed Grade II but no longer in original location.

5.17. Footbridge over mill stream, in grounds 40m north of North Road House - grade II. 1848 (date on arch). Architect Thomas Smith. Cast-iron with gault brick and stucco abutments. Segmentally arched girders with trellis-pattern spandrels, with bamboo-form lattice pattern handrails.



Picture 20. Charming 19th century listed footbridge over mill stream.

5.18. Church of St Andrew, St Andrew Street - Grade II. Anglican church 1869-70, incorporating 15th century doorway from earlier church on site, steeple completed 1875-6. Flint with grey limestone dressings and bands, fine yellow sandstone windows. Welsh slated roofs with red ridge tiles. High Victorian Gothic Revival, Early English and Decorated. Cruciform plan, 4 bay nave, half-octagonal chancel corner. West steeple, nave with aisles, transepts, chancel, north porch. Several memorials reset from earlier church, including 15 black or cream incised slabs dispersed through nave and transepts. South transept has large wall tablet, white marble on black marble background slab, commemorating Nathaniel Dimsdale, Baron of the Empire of all the Russias, who together with his father, had inoculated Catherine the Great against smallpox. *The church appears on Historic England's Heritage at Risk Register and officers are in discussion with the parties. The issues are structural and roof deterioration. A Heritage Lottery grant has been applied for.*

5.19. No.43 St. Andrew Street including St Nicholas Hall - Grade II*. Now antique shop, incorporating former church hall at rear. 15th century, altered and extended early 17th century, rear range of 15th century cottage demolished 1892 and rebuilt as St Nicholas Hall. Timber-framed and plastered front with exposed studwork. St Nicholas Hall commemorates a former parish of Hertford, unified with St Andrew's about 1707 earlier church was demolished in 1675 and was sited near the river on the present Maidenhead Yard, where it is shown on John Speed's map published 1610.



Picture 21. No. 43 St Andrew Street, a fine grade II* listed building dating from the 15th century.

5.20. Gatehouse to Hertford Castle (Hertford Castle demolished) - Grade I. Castle gatehouse, subsequently residence, Local Authority offices since 1912. Altered and extended. Red brick (locally manufactured by Cornelius Gyles). Stone dressings, Welsh slated roofs. Hertford Castle reputedly originated as a Saxon fort built by order of King Alfred against the Danes encamped at Ware. The castle was built (or reconstructed) by William I shortly after 1066 as a motte and bailey. In 1304 the castle became a royal palace and a prison where David II and James I of Scotland and King John of France were held. From 1805-18, the castle was used by the East India Company College, from 1822-32 the Dispensary which preceded the General Infirmary (County Hospital) was held there, and it was also used as a judges' lodging. In 1911 Hertford Corporation approached Lord Salisbury to purchase the castle, and a lease of 75 years at a peppercorn rent of 2s 6d per annum was granted. The grounds were laid out as public gardens, and the entrance gates leading from The Wash were donated by Osmond Henry McMullen in 1912 which are separately listed grade II.



Picture 22. Hertford Castle listed Grade 1.

5.21. Hertford Castle Bailey Walls - Grade II*. Curtain wall along north-east side of Castle Bailey. Late 12th century with later repairs and alterations. Flint rubble with clunch blocks, and extensive repairs and rebuilding in red brick laid to English bond. At south-east corner is a screen totally rebuilt in red brick. The wall attains its greatest height of 15 -18 ft, without later crenellations. Also south-east range along south-east side of Castle Bailey of similar date.



Picture 23. Impressive walls dating from the late 12th century with later additions/alterations, listed Grade II*.

5.22. Former stables to former Green Dragon Hotel - Grade II. Circa 1903-4, with late 20th century alterations. Architect James Farley. Bronze brick with terracotta dressings and ornament, clay tiled roof. Ground floor has brick plinth, with blank arches, terracotta band, and large terracotta panel with raised lettering.



Picture 24. Early 20th century raised lettering on frontage to Green Dragon stabling, unusual.

5. 23. Hertford War Memorial including raised elliptical surround - Grade II. 1920-21. Architect Sir Aston Webb, Sculptor Alfred Drury. Portland stone with bronze sculpture. Parliament Square was created after the First World War by clearance of shops and cottages which occupied the centre. The site was given by Sir Edward and Lady Pearson. The stone came from the same quarry as for The Cenotaph, Whitehall, and the contractor was Andrews of Hertford. The Memorial was unveiled by the Mayor of Hertford, Alderman J Burnett-Smith, on 6 November 1921.

5. 24. Listed buildings including wall and gate piers to front of Bluecoats - Grade II. Gateway with piers, gates, footgates and attached walls, including continuation of wall eastwards along Fore Street frontage. Surmounted by a statue of a Bluecoat Boy in uniform fibre-glass replicas of the original cast-lead statues which were removed in 1986. The gateway is the axial entrance into the Christ's Hospital site, acquired in 1683. It is recorded that the statues were set up in 1689. The courtyard beyond was originally flanked by dormitory terraces at either side with the School Hall placed on the axial termination at the far end. The original dormitories were demolished circa 1900 and replaced by 8 dormitory houses in 1904-6.



Picture 25. A fine grouping of listed buildings, walls and other structures at Bluecoats.

5. 25. Fragments of the church of St Mary the Less, Old Cross. Drinking fountain. 1890, reconstructed from fragments of the former Hertford Church of St Mary the Less which were found on the site during the construction of the Library in 1880. The church was built before 1210 and destroyed before 1552. The structure is clunch stone, consisting of a base, with a small pointed arch with crude roll mouldings above a drainage recess. A tablet set in the base of the lancet opening records the history of the structure which was erected by public subscription.



Picture 26. Fragments of St Mary the Less discovered and subsequently erected in 1890.

5.26. No. 42 Fore Street - Grade II*. Circa 1825, with late 19th/20th century alterations. Stuccoed front, yellow-grey stock brick rear, with plastered second floor. 3 storeys late Georgian urban facade overlaid with modelled stucco decorative motifs, with a ground floor timber shop front of the same style. Tapered roll mouldings outline a full-height pylon across the elevation, with a bold cavetto cornice enriched with modelled scarabs. First and second floors have recessed 12-pane sash windows. Ground floor has original Egyptian style shop front, substantially unaltered save for the late 19th century substitution of large plate-glass sashes for the original small-paned display windows. The Egyptian Revival became fashionable at the time of the Egyptian campaigns in the Napoleonic Wars. The opening of William Bullock's Egyptian Hall in Piccadilly in 1812 sparked a series of Egyptian style buildings. Most of the urban buildings in the Egyptian style built over the next two decades, including this Hertford building, can be traced to The Egyptian Hall. A polychromatic colour scheme was installed during the 1980s following the example of The Egyptian House in Penzance (circa 1835).



Picture 27. No. 42 Fore Street, a building in the Egyptian Revival style fashionable at the time of the Egyptian campaigns in the Napoleonic Wars.

5.27. **Scheduled Ancient Monuments.** 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. Over 600 motte castles or motte-and-bailey castles are recorded nationally.

5.28. Hertford Castle is one of the best preserved motte and bailey castles in southern Britain. The bailey, which covers nearly one hectare, is defended on the east and south by a curtain wall (Grade II* Listed) which is largely intact. At the southern angle of the wall are the remains of a small octagonal turret with a pointed doorway, now blocked, which can be dated to the 14th century. On the west side of the bailey is a late 15th century gatehouse which is a Grade II* listed building. Beyond the curtain wall on the south side are the remains of a broad outer ditch now partly filled and covered by buildings and gardens which once encircled the whole castle. Hertford Castle was built in the 11th century in the southern burh of Hertford, founded by Edward the Elder in AD 912. The castle was bounded by a double ditch on three sides, the north-western part of the defences being formed by the River Lea, with an outer bailey on the south-western side. In 1170 the earliest documentary record of the castle shows that extensive building works were carried out by Henry II; in 1174 the castle was fully garrisoned. At the end of 1216 Hertford Castle was besieged by Louis of France and surrendered after a month. In 1360 John of Gaunt was granted the castle and bought large quantities of timber to fortify it. The castle reverted to the crown with the accession of Henry IV and remained in royal hands until 1630 when it was granted to the Earl of Salisbury. Edward IV carried out major renovations during the 1460's including the building of the gatehouse. Many of the buildings were pulled down in the reign of James I and by 1905 the ditches had all been infilled and levelled, with the exception of some on the southern side.

Source of information: abbreviated Historic England scheduling text.

5.29. Areas of Archaeological Significance. The whole of Area 1, with the exception of the western extremity is so designated.

5.30. Important buildings within the curtilages of Listed Building. One has been specifically identified in Area 1 by this Appraisal and it is possible some may emerge through the detailed processing of future applications.

5.31. Pavilion in grounds of Hertford Castle. The Ashley Webb shelter was erected in the late 1930's to commemorate the Coronation of King George VI and Queen Elizabeth and is constructed of brick with tiled roof. Extending from the building are 2 no. structures, similar to pergolas, consisting of wooden joists supported by brick pillars, designed to give climbing plants a structure on which to grow. The building is in a deteriorating condition and is

in need of renovation. It is understood there are conflicting views concerning its future, with some favouring its removal whilst others consider its repair to be most appropriate. Whichever of these views may prevail it is unacceptable that the building remains in its current dilapidated condition. It has a certain charm and historical association and a case exists for its retention.



Picture 28. The commemorative pavilion in the grounds of Hertford Castle. It is unacceptable the building remain in its current condition in the public realm. A decision is needed now.

5.32. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These date from the 19th/early 20th centuries and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Any Important architectural features they possess and worthy of retention are identified.

5.33. Nos. 52-90 Hertingfordbury Road. Date from the early 20th century. Variously of red brick yellow brick construction, generally with bay windows to both floors, principally slate roofs (Nos. 88-90 bay windows to ground floor only and tiled roof). Elsewhere later replacement tiled roof. Good quality features include prominent chimneys with pots, decorative ridge tiles and finial detailing, decorative wooden detailing and recessed entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 29. Early 20th century houses on Hertingfordbury Road.

5.34. Sele Mill. Interpreted as former mill building of 19th century date. Various five and two storey. Flats in five storey; two storey being terrace of three (Nos. 39-41). Various of yellow brick with red brick detailing and yellow brick. Slate roof and good quality windows. The buildings are annotated as being a Corn Mill on the mapping from 1920-24. An Article 4 Direction to provide protection for selected features for Nos. 39-41 may be appropriate subject to further consideration and notification.

5.35. Nos. 14-36 Hertingfordbury Road. A terrace of small cottages of yellow brick construction of 19th century date. Slate roofs and prominent chimneys; rubbed brick lintel and arch windows. Mostly replacement windows. The fact that the frontage is hard up against the highway footpath has limited the potential of other householder permitted developments being implemented, such as porches. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.36. River Day Nursery North Road (North Crescent on 1874-94 mapping). Nicely proportioned building, two storeys and of red brick construction. Tiled roof with dormers; prominent chimneys. Good window detailing and central recessed entrance. Mid 20th century in appearance.

5.37. No. 6 North Road. 19th century property appears as an Inn on 1874-94 mapping. Two storeys of yellow brick construction and slate roof; rendered bay windows to both floors. Sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.38. No. 3 Cowbridge. Two storey 19th century yellow brick building in commercial use with early/sympathetic vertical sliding sash windows and rubbed brick lintels. In commercial use and alterations within conservation area administered by normal development control.

5.39. Nos. 1-21 Dimsdale Street. A 19th century terrace of various types, predominately of yellow brick appearance, with slate roofs and prominent chimneys. Whilst there are many inappropriate window types the street with its general historic variety is, on balance, worthy of retention and additional protection, particularly in respect of the roofscape. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.40. No. 28 Castle Street. Interesting building group dating from the early 20th century. Two storeys above ground level and basement. Of red brick construction with flat roof, rubbed brick detailing to central entrance. Some original rainwater goods with decorative hopper detailing. Good quality railings on dwarf wall to front. Early vertical sliding sash windows. In commercial use; alterations administered by normal development control.



Picture 30. Interesting flat roof building of early 20th century date, unusual and most worthy of retention. Does any reader have more information concerning its original use? A public building?

5.41. Frontage to Workingmens Unionist Club building. Red brick early 20th century façade. Of red brick construction with slate roof, stone window and door surrounds. Inscribed WORKINGMENS UNIONIST CLUB and date plaque 1902. Normal development control prevails.

5.42. The Woolpack PH, Mill Bridge. Two storey red brick building with tiled roof and chimneys. Some good quality windows with stone surround detailing. Normal development control administers alterations.



Picture 31. The Woolpack PH nicely proportioned and detailed commercial building.

5.43. Group of commercial properties Mill Bridge, includes No.4 and Frying Pan. Principally three storey with tiled roof and very prominent chimneys. Some vertical sliding sash windows and deep decorative eaves detailing. Commercial frontages to ground floor detract. Adds character and variety to street scene. Normal development control administers alterations.

5.44. Various shops Maidenhead Street; on north side Kings Group through to Well Pharmacy; on south side, Keech Care and Paul Martin. Decorative detailing includes decorative tile, eaves, chimney and sympathetic window detailing to upper floors. Former Woolworth shopfront to No. 18, Pound Stretcher, worthy of retention. Various heights and roof profiles add interest. Normal development control administers alterations.

5.45. It is noted that several shops are currently unoccupied. The pedestrianised surface of Maidenhead Street is beginning to deteriorate in places and its colour and material used are unremarkable. The presence of several vacant shops and discordant signage, results in a street scene that is less than satisfactory. It is considered Maidenhead Street has the potential for significant improvement that may be of interest to the local traders and other interested organisations.



Picture 32. Maidenhead Street. This pedestrianised street in the centre of the town has the potential for improvement. Strident and discordant signage could be much improved when shops change occupation and new fascia advertisements are needed. Repaving as advocated by the Urban Design Strategy would be most beneficial.

5.46. Elsewhere in the town centre there are other examples of poor sign and fascia design that detract. There are District Plan policies relating to shop fronts and advertisements. Whilst the views of the shopkeeper and the planner may sometimes appear to differ this should not be the case as both parties have the same general objective of securing the viability of shopping centres which can be achieved in part by creating a high quality environment which attracts new businesses and shoppers. The Council has produced a number of Conservation Area guidance notes including a leaflet on shop fronts which is available on line. A number of Councils elsewhere in the country have

produced similar guidance and it may be worthwhile contacting a selection and exploring this subject further.



Pictures 33-34. Compare the quality of fascia design in these two pictures.

5.47. Bull Plain. Prominent group of commercial properties, south west corner of Bull Plain. Late 19th/ early 20th century in appearance. Three storeys in height with distinctive window detailing and surrounds and cast iron detailing to second floor. Slate roof. Largely unspoilt. Normal development control administers alterations.



Picture 35. Prominent and largely unspoilt group of commercial properties Bull Plain.

5.48. Pretty Gorgeous Cakes, No. 8 Parliament Square. Two storey distinctive building of red brick construction with good window detailing to first floor including stone window surrounds and decorative drapery swags above. Normal development control administers alterations.



Picture 36. Pretty Gorgeous Cakes building, an interesting building with good decorative detailing, most worthy of retention.

5.49. Lord Haig PH. The main building is two storey probably dating from the late 19th/early 20th century. Brickwork to ground floor with render and decorative wooden detailing to first floor. Tiled roof with chimneys; good quality early windows. Canopies on carved wooden supports to windows on ground floor. Normal development control administers alterations.



Picture 37. The decorative Lord Haig PH

5.50. Hertford Flooring, The Creative Sanctuary and Simply Homes - south west corner site Fore Street and South Street. Late 19th early 20th century in appearance. Two storey of red brick construction with slate roof and dormers. Corner turret. Stone lintels, some stone window surrounds. Normal development control administers alterations.

5.51. Toni & Guy and Clock Cards building corner of Market Street Railway Street. Three storey prominent corner building with render and painted brickwork to first and second floors. Horizontal frieze banding adds interest. Normal development control administers alterations.

5.52. Nationwide and HSBC buildings Fore Street. HSBC is tall red brick with decorative stone entrance detailing to ground floor. Canopy on decorative wooden supports to first floor. Vertical sliding sash windows and stone lintel detailing to third floor. Identified as a bank on early 20th century mapping. Nationwide three storey six window range to first and second floors. The two buildings add variety and interest on the south side of Fore Street which elsewhere is dominated by listed buildings. Normal development control administers alterations.

5.53. *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.

5.54. Dwarf wall and railings to most of 60- 90 Hertingfordbury Road (some short lengths missing/ presumed removed to provide vehicular access). Decorative metal railings atop dwarf wall with curved blue brick capping detail. Height varies and exceeds 1m. Piers decoratively capped with industrial clinker.



Picture 38. Good quality railings that extend along frontages of Nos. 60-90 Hertingfordbury Road.

- 5.55. Wall to front of Hertford County Hospital. Interesting construction of random brick and clinker. Minor repairs would be beneficial.**
- 5.56. Distinctive chimney in grounds of Sele Mill.**
- 5.57. Prominent wall on Cross Lane (A119 linking North Road and Hertingfordbury Road) - about 2m in height in part rebuilt/repared; prominent in street scene.**
- 5.58. Prominent aggregate and flint panel wall to front of North Road House and Cottage; about 2m in height.**
- 5.59. Various walls to front and side of River View Day Nursery- heights vary.**
- 5.60. Listed wall to frontage of St Andrew's Church. Low wall of flint with stone capping and pier detailing. Also listed railings to western boundary of churchyard and part brick wall (non listed) adjacent footpath.**
- 5.61. Listed War Memorial in St Andrew's churchyard. Tall tapered shaft surmounted by cross on stepped base with inscribed names.**
- 5.62. Walls to front of Moat Garden, Castle Street. Of red brick construction with capping; exceed 2m.**
- 5.63. Mid19th century railings with spear uprights, bay supports with urn finials to front of William H. Brown building, Castle Street (forms part of listing).**
- 5.64. Listed gates to front of Hertford Theatre. Gates, piers, and flanking balustrades. 1912. Architect James Farley. Commemorative plaques record that the gates were presented by Osmond Henry McMullen, Mayor of Hertford.**
- 5.65. Two lengths of yellow brick wall, Railway Street, South Street, prominent in street scene, exceed 2m in height.**
- 5.66. Good quality stone bridge with baluster detailing to both sides of Mill Bridge.**



Picture 39. Nicely proportioned bridge and baluster detailing near Hertford Theatre.

5.67. Important Open Spaces. Church of St. Andrew churchyard. A small but important open space with a number of chest tombs and a War Memorial.

5.68. The Castle grounds. A very important and well kept open space crossed by river features and containing several listed structures including the Grade I building and surrounded in part by tall walls dating from the 12th century (see pictures above). However some problems of litter noted.

5.69. The Moat Garden. This small open space is located to the south of the main Castle garden area to which it provided access from Castle Street. The space essentially consists of four grass quadrants and a fine sensory garden against the Castle wall. There are other elements which are less satisfactory. These include a modern brick wall (graffiti prone) on the western boundary, a circular planted bed, large number of seats, six in total and four litter bins most of which are concentrated near to a late 18th century listed Ice House. Whilst the need for seating is appreciated the numbers are perhaps excessive. It is considered at minimal effort and expense simple rearrangements could achieve visual improvements. It is suggested landscape proposals be drawn up and implemented.



Picture 40. The Moat Garden, production of a simple landscape plan could secure real improvements to this small but important open space. The fieldworker has been advised this seating arrangement was part of an effort to restrict skateboarding on the mound but is there not a visually more satisfactory solution?

5.70. Small but important area of open space adjacent to theatre, Mill Bridge. The focal point is a good quality sculpture of Samuel Stone (17th century Puritan minister born in the town and associated with establishing Hartford Connecticut USA) fronting a grassed area with seats, litter box and various planted areas, including high maintenance planting around statue. The grass surface is rather worn. One double litter bin broken. The area adjoins the river and visible to pedestrians viewing the adjacent water features and accessing nearby car park. It is suggested detailed landscaping proposals be prepared to enhance this important and centrally located urban space. Its current condition is a poor advertisement for visitors to the town.





Pictures 41-42. Various detracting aspects of Millennium Sculpture area. Badly worn surfaces and shattered litter bin. This area is in real need of improvement, a view independently shared with the Hertford Urban Design Strategy.

5.71. Locally Important Historic Parks and Gardens. There are three locally important gardens so identified in the 2007 Supplementary Planning document 'Historic parks & Gardens' in Area 1.

5.72. Hertford Castle Grounds. The above document notes the grounds were laid out as formal gardens in 1766. From 1805-1809 it was home to the East India Company College. Laid out in the early 1900's as municipal flower beds.

5.73. North Road House. Described in the above document as an 1870 formal lawn, kitchen garden, bridge over River Beane, including tree storey Grotto.

5.74. Sele House. Described in above document as now being part of 20th century housing with woodland still remaining?

5.75. Wildlife sites. There are none shown on the emerging District Plan.

5.76. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plan.

5.77. Important views. A selection as shown on accompanying plan.

5.78. Elements out of character with the Conservation Area. Former Emmaus Superstore site and adjacent redundant petrol filling station. This site is located between North Road and Hertingfordbury Road. Planning permission has been granted for its redevelopment which has now commenced.



Picture 43. A most unattractive site where improvements should occur when the planning permission is implemented.

5.79. Noble car parking site corner of Neal Court and North Road. An untidy site with unattractive signage. Planning permission has been granted for development.

5.80. Untidy area of car parking and unused buildings, Dimsdale Street. The notice to the parking area advises this is HCC land. The car parking area is uneven with dilapidated metal fence and tree stumps and detracts. The unused buildings appear on late 19th century mapping as having once been a British School for Boys and Girls. The building group is identified as being at Risk on the Council's Heritage at Risk Register. The fieldworker was advised by a local resident that the buildings had been unoccupied for a number of years and that the buildings were insecure and 'supported by props' internally. The same resident also advised ownership of the site might be complex. Dimsdale Street itself is narrow and one way. On the one hand the former school buildings and surrounding metal fence on dwarf wall have architectural and historic interest that warrant retention but on the other hand appropriate partial redevelopment of the area that also provided benefits (traffic circulation and resident parking) would be beneficial. Further investigation particularly in respect of the condition of the buildings is needed before any conclusion can be reached.



Picture 44. Part of a larger site at Dimsdale Street that is cause of concern and in need of further investigation before concluding its future.

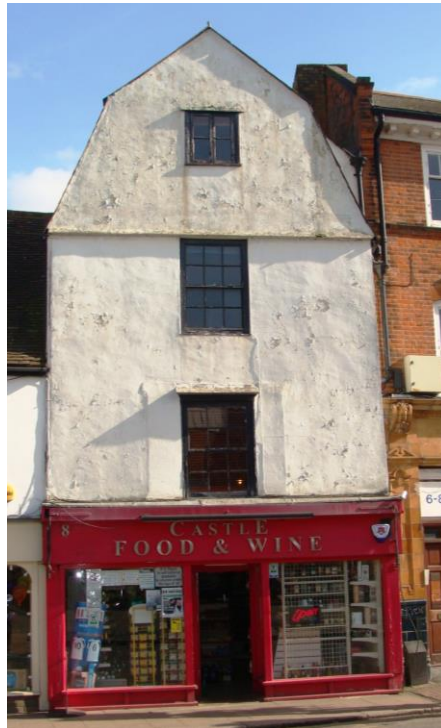
5.81. Small untidy area to south side of Castle Street (opposite the Moat Garden, providing subway access). A small untidy area with signage advertisement signs and salt bin. Looks unattractive and uncared for. Proposals for its improvement are needed.



Picture 45. Small untidy area to south of Castle Street that would benefit from improvements.

5.82. Small untidy corner site to William H Brown building, Castle Street. Uneven surface, broken circular brick structure; general quality poor, particularly in context of adjoining grade II* building.

5.83. No. 8 The Wash a listed building in need of renovation/re-decoration. The upper floors detract from this part of the conservation area.



Picture 46. Upper floors to No. 8 The Wash in need of refurbishment.

5.84. Wooden fence to east boundary of Bluecoats on Mill Road. Bearing in mind the high quality and concentration of nearby listed buildings and structures, this fencing is visually inappropriate.



Picture 47. Inappropriate wooden fencing adjacent to concentration of listed buildings on Mill Road.

5.85. Listed Gates/piers in need of refurbishment. Church Street. The gateway was formerly an entrance into All Saints Churchyard, but since 1964, this has been cut off by Gascoyne Way.



Picture 48. Listed gates etc. end of Church Street in need of refurbishment.

5.86. Gascoyne Way car park. This long linear car park is extremely striking in the street scene whose unattractive visual prominence will be noticed by residents and visitors to the town alike. However it is well used and provides an essential parking provision, with a life expectancy of at least 20 years, following an expensive refurbishment in 2010/2011. In the short to medium term, it is here to stay. Can its rather unattractive appearance be reduced? In this respect a key unattractive feature is its linear nature which if broken up might result in improvements. One solution might be planting 'green walls' on selected vertical elements of the structure; another might be repainting using different colours to provide some vertical emphasis. Substantial tracery tree planting in the narrow strip between the car park and carriageway is worthy of exploration but might well be impractical because of the existence of essential services. Resolving the problem will not be easy and it is considered high quality urban design advice will be necessary. Attaining the latter is proposed.



Picture 49. Attaining external professional advice to reduce the visual impact of Gascoyne Way car park is recommended.

5.87. Opportunities to secure improvements. Improvements to various shop front facias in the main central commercial areas. Consider implementing minor repair works to frontage wall of random brick and clinker construction to front of hospital site. Significant improvements will materialise through the planning process for the former Emmaus superstore site and the Noble car parking site. Prepare landscape enhancement plan to improve the Moat Garden on Castle Street. Secure improvements to subway access approach south side of Castle Street. Improve environmental quality of area adjacent to William H Brown building. Improve open space adjacent to theatre containing the Hertford Millennium sculpture. Refurbishment of No. 8 The Wash, a listed

building in need of refurbishment. Seek to replace/ landscape poor quality fencing to Bluecoats complex Mill Road. Seek repairs to listed wrought iron gates end of Church Street. Obtain high quality advice in respect of reducing the visual impact of Gascoyne Way car park.

5.88. Potential area of redevelopment. Bircherley Green. This area generally consists of unimaginative modern development where currently redevelopment is being explored. To achieve an exciting vibrant redevelopment would be most beneficial to the town.

5.89. Boundary changes. None are proposed in Area 1.

AREA 2. THE NORTH WEST QUADRANT.

5.90. General overview. Positive attributes. A large area that includes the floodplain of the River Beane to the west. There is a scatter of listed buildings including the church of the Holy Trinity on New Road. Trees contribute to a significant degree in some locations. There are significant areas of 19th/ early 20th century unlisted terraced housing that is identified by this appraisal to be retained and possibly protected by additional controls subject to further consideration.

5.91. Negative attributes. There are several untidy sites including seeking a solution to the length of untidy railway land in the south of the site.

5.92. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.93. Warren Park, Bengoe Street - Grade II*. Small country house, 1880 or earlier with alterations and subdivision. Red brick Flemish bond, with stucco dressings, Welsh slated roofs. 3 storeyed turrets. East elevation has gables with elaborate bargeboards left and right. First floor French windows with iron balconies and stucco architraves. Ground floor has projecting mullioned and transomed bay windows. Numerous red brick chimneys with oversailing brick caps, some with semicircular stone flue baffles in lieu of pots. Interior - elaborate eclectic late Victorian house, Warren Park incorporates the former Library from The Chelsea house of the Bishops of Winchester, close to Oakley Street, demolished 1828. Staircase, reputedly brought from Sanctuary House, Ireland.



Picture 50. The important grade II* Listed Building, Warren Park.

5.94. Church of Holy Trinity, New Road, Bengoe, also Lych Gate separately listed - both Grade II. 1855, architect Benjamin Ferrey, chancel refurbished 1884, architect E B Ferrey. Kentish Ragstone, coursed squared rubble, with ashlar dressings, yellow sandstone windows, buttresses with flint panels, old tile roofs. In style of Early English Gothic Revival. In plan form: west tower, spire, nave, aisles and chancel. *Early pews*. Holy Trinity Church was built when Bengoe developed as a residential suburb of Hertford, and superseded St Leonard's as the Parish Church. The Architect Benjamin Ferrey (1810-80) was a pupil of Augustus Charles Pugin father of Augustus Welby Northmore Pugin) and designed a number of Gothic Revival churches.

5.95. Lych gate. Circa 1895. Ashlar, oak framing, wood shingled hipped roof with gablet, erected in memory of Robert Smith of Goldings, died October 1894.



Picture 51. Church of the Holy Trinity, New Road. A typical Victorian church from the mid 19th century set in extensive grounds with prominent boundary wall.

5.96. The Old Pest House corner of Fanshawe/ Byde Street. Grade II. Built as Isolation Hospital. Mid 18th century, altered and embellished late 19th century. Red brick, Flemish bond, old tiled roof with brick parapeted ends and half Dutch gables at rear. Elaborate brick chimneystacks left and right with moulded bands and oversailing caps. Central raised tile hung flat-roofed rear extension above lower slope of low swept-slip roof. The Old Pest House was built in 1763 as an isolation hospital against smallpox by Thomas Dimsdale (1712-1800) who lived at Port Hill House.



Picture 52. The Old Pest House, a former isolation hospital built by Thomas Dimsdale. A grade II listed building of pleasing design.

5.97. Scheduled Ancient Monuments. There are none in Area 2.

5.98. Areas of Archaeological Significance. Most of Area 2 is not so designated apart from a small area in the south, south of the former railway line at Port Vale and the allotment site in the far north of the conservation area.

5.99. Important buildings within the curtilages of Listed Building. Whilst none have been specifically identified in this area by this appraisal it is possible some may emerge through the detailed processing of future applications.

5.100. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies large numbers of other buildings of high quality that are not listed but that should be retained. These principally date from the late 19th/early 20th centuries and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Many are terraces. Any Important architectural features they possess and worthy of retention are identified.

5.101. Garden House, Warren Park Road. Large detached residence dating from the early 20th century principally of brick construction with tiled roof. Good quality chimney stacks and decorative woodwork detailing. A fine property set in treed garden. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.102. Warren Hoe, Warren Park Road. Large detached house of brick construction, appears on late 19th century mapping as single detached property opposite cricket pitch which existed the other side of Warren park road at that time. Good quality chimneys decorative bargeboarding and other woodwork decoration. Bay window to ground floor with balcony above. Distinctive entrance. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 53. Warren Hoe, Warren Park Road - good quality detail worthy of retention. A late 19th century detached property, during which period it was located opposite a cricket pitch which existed at that time.

5.103. High Mead, Warren Park Road. Large detached 19th century residence. Two storey of brick construction with slate roof and chimneys. Decorative finials and bargeboard detailing. Bay windows with slate roofs to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.104. Bengoe Grange and Tunley, Warren Park Road. Large residential building set back from road. Red brick with slate roof and chimneys. Deep eaves with decorative detailing. 2 No. distinctive bay windows with balconies above. Very decorative bargeboarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

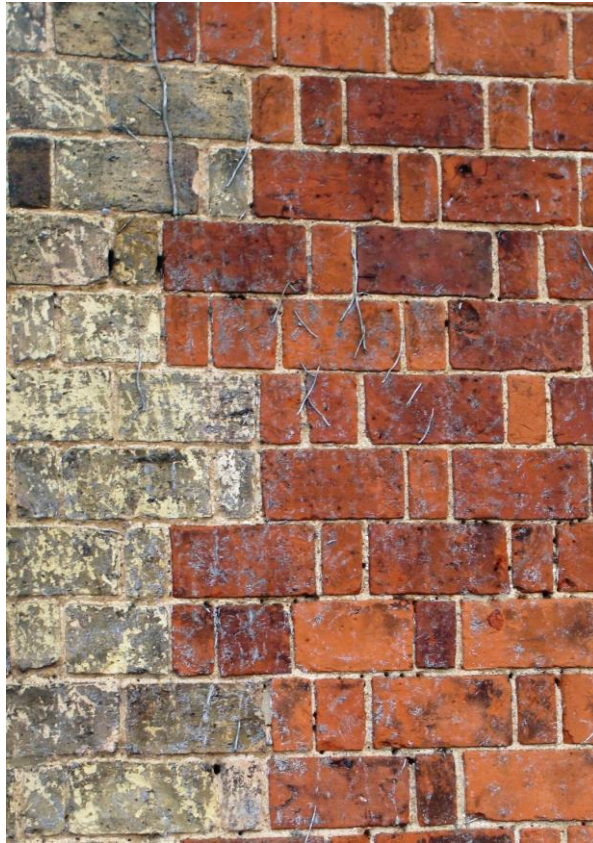
5.105. Nos. 22-28 Trinity Grove. Group of two storey late 19th/early 20th century dwellings of yellow brick construction with slate roofs, prominent chimneys with pots. Decorative red brick, ridge tile, recessed doors, stone and finial detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 54. Late 19th/early 20th century housing at Trinity Grove which retains much of its original character.

5.106. Nos. 13-19 Trinity Grove. Late 19th century grouping of brick and render slate roof chimneys with pots, some early sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.107. Nos. 22-40 Bengo Street. Group of five pairs, late 19th century, gable ends to street. Red brick construction with unusual yellow brick detailing. Each with tiled roof and pair of chimneys with pots. Replacement windows. Central plaque to Nos.26-28 reads ALEXANDRA PLACE 1863. Unusual Rat Trap bonding that should not be painted or rendered. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 55. Rat trap brick bonding to Nos. 22-40 Bengoe Street that is most unusual and which should not be rendered or painted over. This bonding of bricks laid on edge provided a stable and cheaper form of construction sometimes used in the 19th century.

5.108. Nos. 8-18 Bengoe Street. A 19th century terrace of yellow brick construction with slate roofs and chimneys with pots. Modern windows and porch detract from historic detailing. Nevertheless the overall mass contributes positively to the conservation area. Central plaque WATERLOO TERRACE PORT HILL 1851 adds to historical relevance. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.109. Nos. 4-6 Bengoe Street. Tall 19th century pair with slate roof and chimneys. Rendered. Ridge tile and finial detailing. Distinctive bay windows to ground and first floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.110. Bengoe Mews. A tall prominent red brick building with tiled roof of early 20th century appearance and principally dating from this time. Many good quality early/original/ sympathetic detailing including rubbed brick lintels, windows, rainwater goods and other detailing. Formerly the site of Bengoe Cottage which burnt down in 1907 with the new house being built shortly after. In 1939 this became a residential nursery for the then Borough of Tottenham.

The arch through to development at the rear was created in 1984. Now divided into flats, features are protected by normal development control legislation.



Picture 56. Bengeo House early 20th century. Picture provided by Cllr. Peter Ruffles.



Picture 57. Bengeo Mews as it is today. Arch provided in later 20th century to provide access to rear.

5.111. Nos. 154-158 Bengeo Street. Group of late 19th century cottages of yellow brick construction with slate roof and chimneys (one a replacement). Modern replacement windows but similarity of design reduces impact. Distinctive lintel detailing. On balance the mass of this group makes a positive contribution to the street scene. Central window to first floor bricked up. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.112. The Greyhound PH, appears as such on late 19th century mapping and is of historic interest. Rendered with slate roof and two prominent chimneys. Some early windows. Being in commercial use existing planning controls apply.

5.113. Nos. 3-8 Grove Walk. Three two storey pairs of 19th century cottages of yellow and red brick construction along narrow path, chimneys with pots. Early/sympathetic window detailing and common door types indicative of single ownership. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 58. Nos. 3-8 Grove Walk - an attractive 19th century grouping largely unspoilt.

5.114. No 120 Bengoe Street. Large rendered house, probably of late 19th century date, set back from road. Slate roof, two prominent chimneys, modern replacement windows. The roofscape is important to the street scene and should be protected by Article 4 Direction subject to further consideration and notification.

5.115. Nos. 7- 9 and 13-15 Bengoe Street. Two pairs of large 10th century properties constructed of yellow/red brick/ with red/yellow brick decoration respectively. Slate and tiled roofs. Good quality detailing includes bargeboarding, finials, entrance and bay window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 59. Good quality detailing that should be retained.

5.116. Property to the north and adjacent to No. 13 Bengo Street. Large imposing detached property of yellow brick with recessed entrance, slate roof and chimneys. 2 No. bay windows to ground floor. Property under renovation associated with new development to rear at time of survey. Unless flat development, an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.117. No. 17 Bengo Street. Large detached mid/late 20th century dwelling. Render with tiled pyramidal roof and chimney stacks. Central entrance. Largely unaltered and representative of its era. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 60. No. 17 Bengo Street. Some mid/late 20th century properties representative of their age add interest and diversity to the street scene.

5.118. Nos. 39-53 Bengo Street. Of 19th century date and of yellow brick construction with slate roofs and prominent alignment of chimneys with pots. Some early canopies worthy of preserving. Unfortunately some later porches

and window detailing which detract. On balance the contribution the mass of the block makes to the conservation area is considered to outweigh the impact of the later and less satisfactory alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.119. Nos. 69-73 Bengo Street. Large prominent block in street scene dating from early/mid 20th century. No. 73 was formerly a shop with window appropriate to that use remaining. Tiled roof and chimneys with pots. Brick with significant area of render and decorative wooden detailing to part first floor. Recessed entrances, one unfortunately enclosed. Dormers to roof detract. On balance the contribution the mass of the block makes to the conservation area is considered to outweigh the impact of the later and less satisfactory alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 61. Nos. 69-73 Bengo Street. An example in the fieldworker's opinion where the positive contribution of the overall mass of this group outweighs some of the less satisfactory later alterations.

5.120. Nos. 75- 81 Bengo Street. 19th century group of yellow brick with red brick detailing. Later tiled roof, prominent chimney stacks with pots. Some good quality bargeboarding and 3 No. bay windows to ground floor. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.121. No. 121, The Yews, Bengo Street. Tall prominent detached yellow brick house probably of 19th century date, pyramidal slate roof with chimneys. Fine window detailing with central recessed entrance. An Article 4 Direction to

provide protection for selected features may be appropriate subject to further consideration and notification. Fine tree of Wellingtonia species to front.



Picture 62. The Yews - a tall prominent property on Bengo Street.

5.122. No. 123 Bengo Street. Detached house of 19th century origin, render with slate roof and central chimney; early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.123. Nos. 135-139 Bengo Street. Three detached houses of yellow brick construction with some decorative detailing. Some early features but also some more recent replacements. Nevertheless this grouping is a strong feature in the local street scene and worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.124. Nos. 1-3 Duncombe Road. Tall distinctive late 19th century pair of red brick with yellow brick detailing, and slate roof and tall chimney stacks. Rubbed brick lintels, recessed entrances, 2 No. bay windows to ground floor and early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 63. Nos. 1-3 Duncombe Road an important and prominent 19th century building that retains many of its original features most worthy of retention and protection.

5.125. Nos. 5-11 Duncombe Road. Group of early 20th century dwellings; slate/tiled roofs with prominent chimneys with pots. Some brick some render. Generally modern window replacements. Some vertical tile detailing. One plaque inscribed with date 1927 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 64. Despite modern window replacements these earlier 20th century properties make a positive contribution to the street scene.

5.126. Nos. 19-59 Duncombe Road. A variety of early 20th century houses with predominately slate roofs and prominent chimneys with pots. Many with bay windows principally to ground floor. Many original features including

decorative wood detailing, finials, bargeboarding, recessed entrances and original/early windows. Some later alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.127. Nos. 2-12 Tower Street. Terrace of four and pair. Slate roofs with prominent chimneys with pots. Render finish painted with different colours. Mainly replacement windows/doors. Notwithstanding this the mass of the group makes a positive contribution to the street scene and is worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.128. Bengoe Parish Church Hall, Duncombe Road. Dates from the early 20th century. Of red brick construction with some decorative brick detailing. Some early windows. An interesting building with early 20th century historical association.

5.129. Nos. 87-111 Duncombe Road. A wide variety of early 20th century properties principally of brick and slate construction with prominent chimneys with pots. Many decorative features of quality include bay windows, decorative canopies, scalloped slate and wood detailing. Some original windows but many replacements. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.130. No. 1 The Drive and Nos. 64-126 and Westfield House, Duncombe Road. Principally of early 20th century, mainly slate roofs with prominent chimneys with pots. Some good quality detailing such as recessed entrances decorative bargeboarding and ridge tiles. A combination of traditional and less acceptable window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.131. Lynwood and Le Jardin? 60 Duncombe Road. Dating from early 20th century, of yellow brick construction with slate roof and chimney with pots. Decorative vertical hung tile detailing, deep eaves detail and bay windows to both floors at southern end. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.132. Wisteria Place, corner Duncombe Road Church Road. Large early 20th century detached pebble dashed residence with steeply sloping tiled roof and tall chimney stacks. Original/early/sympathetic windows. Distinctive and unusual. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 65. Wisteria Place, a large 20th century detached residence of quality and distinctive unusual design.

5.133. Nos. 6-32 Church Road. A variety of early/mid 20th century detached and semi detached dwellings. A combination of slate and tiled roofs with prominent chimneys and pots. Brick render and pebbledash. A considerable number of high quality original/early features including window detailing, vertically hung tiles, decorative wooden detailing, finials and recessed entrances. A high quality environment which is largely unspoilt. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 66. Good quality early/mid 20th century detailing to typical semi-detached property on Church Road.

5.134. No. 4 Fanshawe Street. Tall yellow brick with slate roof and chimney stack with pots. Bay windows to ground floor. Recessed door approached by flight of seven steps. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.135. Nos. 1-9 Church Road. A group of three, two being of late 19th century, the other mid 20th. Tiled and slate roofs; all with prominent chimneys. Brick render and painted brickwork. Some decorative wooden detailing. Modern replacement windows. Overall mass and roofscape particularly makes an important contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.136. Nos. 1-25 Elton Road. Of late 19th and early 20th century date. Two storey terraces semi-detached and detached dwellings with slate roofs and prominent chimneys with pots. Many good architectural features including decorative ridge detailing, recessed entrances, bay windows with scalloped slate detailing over. Fine box shaped bay windows and many early/original windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 67. Nos. 15-21 Elton Road, part of a street that has retained many early features of quality.

5.137. Nos.2-4 and 1-23 Eleanor Road. Various types principally yellow brick with red brick detailing, slate roofs and chimneys with pots. Some modern unsympathetic detailing to some properties but the long terrace with its strong red brick banding and other red brick detailing presents a strong feature

worthy of retention and preservation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.138. Yew Villa and Nos. 4-36 and 1-37 Parkhurst Road. A late 19th/early 20th century street characterised principally by long terraces of two storey yellow brick cottages with slate roofs and prominent chimneys with pots. A number of bay windows provide strong features in some locations. Some inappropriate detailing but much of street remains intact. Early street sign attached to No.36. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 68. View along Parkhurst Road, a pleasant historic street with strong architectural rhythm provided by roofscape and repetitive bay windows.

5.139. Nos. 1-7 Ives Road. Of early 20th century date. Various types. Nos. 3-6 is terrace of four of red brick with yellow brick detailing. Slate roofs with strong chimney features. Bay windows, decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.140. Nos. 10-26 and 30-46 Fanshawe Street, north side. A variety of housing types from the late 19th/early 20th century. Some slate roofs; others tiled. Good quality detailing includes prominent chimneys, recessed entrances with house names inscribed in stone arches above; bay windows to both floors with bargeboard and finial detailing. Some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 69. Good quality bay window detailing and recessed entrances, Fanshawe Street.

5.141. Nos. 1-37 Fanshawe Street. Late 19th/early 20th century housing, detached, semi-detached and terraced. Slate roof with chimneys and pots. Variety of window types including bay windows to both ground and both floors. Particularly fine window detailing to No.33. Nos. 7-17 strong feature in street scene with canopies and detailing to upper windows. Some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.142. Nos. 29-31 Bye Street. Pair of yellow brick with slate roof and central chimney. Good quality arched entrance and window surrounds. Modern window type to one property detracts to a degree. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.143. Nos. 45-57 Wellington Street. Late 19th/early 20th century date two storey yellow brick with slate roof and chimneys with pots. Decorative bay windows to ground floor, recessed entrances; a mixture of traditional and replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 70. Interesting decorative feature above keystone.

5.144. No. 29 Woodside Cottage, Wellington Street. Late 19th century two storey property with slate roof and single chimney. Yellow painted brickwork. Bay window to ground floor. Sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.145. Nos. 9-19 Wellington Street. Late 19th century two story terrace with slate roof and 2 No. prominent chimneys with pots. Of yellow brick construction with pleasant contrasting rubbed brick lintel detailing. Principally replacement windows but overall mass and particularly the roofscape make a positive contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.146. No. 3 Wellington Street. An early 20th century two storey detached house with pyramidal slate roof; of yellow brick construction with red brick detailing. 2 No. bay windows to ground floor with tiled roofs above with scalloped detailing. Recessed entrance with decorative wooden canopy. Sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.147. Nos. 26-44 Wellington Street. A late 19th century two storey grouping with slate roofs and prominent chimneys. Various types. Yellow brick predominately, prominent chimneystacks with pots. Good features include some decorative bay windows and arched entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.148. Nos. 68-74 Wellington Street. Terrace of late 19th/early 20th century date. Of two storey dwellings constructed of yellow brick with red brick detailing; slate roof and prominent chimneys with pots. Rubbed red brick detailing. Early windows and probably early doors. Largely unspoilt. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.149. Nos. 2-26 Molewood Road. Late 19th/early 20th century mixture of two storey dwelling types, principally of yellow brick with slate roofs and prominent chimneys. Many have bay windows to ground floor, some with scalloped slate roof detailing above. As usually is the case some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.150. Nos. 7-31 and 23-39 (excluding Nos.21A-21B) Molewood Road. Early 20th century high quality long two storey terraces with slate roofs and prominent chimneys. Of yellow brick construction with strong horizontal

banding; rubbed lintels; regrettably some modern inappropriate replacements but many early/sympathetic remain. Arched entrance points to rear. A strong and attractive streetscape. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 71. Molewood Road most attractive terraces of early 20th century date to the south side.

5.151. Nos. 2-18 Nelson Street. Grouping of early 20th century two storey dwellings of brick construction with slate roofs and prominent chimneys. Some other good quality detailing worthy of retention including bay windows, rubbed brick lintels and red brick detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.152. Nos. 23-29 Nelson Street. A group of early 20th century two storey properties of red brick construction with slate roof and prominent central chimney; finial and ridge tile detailing. Original and decorative window detailing. Central stone plaque reads Coronation Terrace 1902. Early street sign affixed to wall. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.153. Nos. 1-21 Nelson Street and No. 8 Wellington Street. Variety of types of late 19th/early 20th century date. Two storey with slate roofs and prominent chimney stacks. Some bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.154. Beninghoe, corner of Byde Street and Farquhar Street. Multi storey late 19th century detached house in large treed grounds. Of red brick construction with tiled roof and very prominent tall decorative chimney stacks. Some vertically hung tiles. Reference on gate reads 1898 which is consistent with

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

5.155. Nos.10-12 off Farquhar Street. A tall 20th century building that appears in this location on the 1920-24 mapping. Very tall building of render with areas of decorative wooden detailing. Steeply sloping roof with chimneys. A visually interesting building.



Picture 72. Nos.10-12 off Farquhar Street an interesting building probably dating from the 1920's.

5.156. Nos. 31-37 Farquhar Street. Group of two storey early 20th century dwellings of yellow brick construction with some red brick detailing. Some painted brick. Slate roofs with chimneys; variety of window types including some replacements. An early street sign affixed. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.157. Grafton Towers Bengeo Street. Tall 2/3 storey 19th century yellow brick building with slate roof and some decorative bargeboarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.158. Nos. 3-5 Bengeo Street. Of 19th century date, two storey render and painted brickwork; slate roof and central chimney. Bay windows to both floors, distinctive porch details. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.159. South west corner Cross Road /Duncombe Road. Tall 2/3 storey red brick house with multitude of chimneys with pots, decorative finials and ridge tiles. Prominent in street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.160. Nos. 6-34 Balfour Street. Continuous two storey yellow brick 19th century terrace with slate roofs, prominent chimneys with pots. Some early porch detailing. Some early/sympathetic windows, other altered. Despite this the overall mass of the group outweighs individual unsympathetic alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 73. Balfour Street a typical 19th century street with some early porch detailing still remaining. Wouldn't it be nice to carefully replicate this detail above other entrances?

5.161. Nos. 1-5 Farquhar Street. 19th century group of yellow brick dwellings with hipped slate roofs and chimneys with pots. Bay windows to ground floor. Decorative metal porch may be contemporary with age of building. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.162. Nos. 65-89 Port Vale. Yellow brick and subsequently rendered late 19th century two storey terrace with slate roofs and prominent chimneys with pots. A mix of sympathetic and inappropriate window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.163. Nos. 37-43 and 45-57 Port Vale. Two terraces of late 19th century two storeys in height with slate roofs and prominent chimneys with pots. Nos. 37-43 have decorative bay window and some recessed entrance detail and sympathetic/ early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 74. Distinctive window detailing to Nos. 37-43 Port Vale most worthy of retention.

5.164. No. 35 Port Vale. Tall two storey corner building dating from early 20th century. Of red brick construction with slate roof and chimneys. Recessed entrance and stone detailing. Ornate decorative entwined plaque reads AD 1904. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.165. Mill Mead School (early element at eastern end of site). Dating from the early 20th century constructed of red brick with slate roof and prominent chimneys. Tall original windows worthy of retention in original form and possibly subject to an Article 4 Direction subject to notification and further consideration. The remainder of the school site is not visually pleasing (see below).



Picture 75. Early 20th century historic element of Mill Mead School.

5.166. Nos. 11-19 Port Vale. Two story terrace dating from 19th century, painted brickwork with slate roofs and prominent chimneys. Mix of sympathetic and inappropriate windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.167. Nos. 6-28 Port Vale and Russell Court Mews. 19th century terraces of yellow brick construction and principally slate roofs (some tile replacement). Prominent chimneys; one prominent shop window; a number of original steps.

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



Picture 76. A well worn slate step to Port Vale terraced house.

5.168. Nos. 6-24 and Nos. 5-29 George Street. Terraces of 19th century date of yellow brick construction with slate roofs and prominent chimneys with pots. A variety of window types, some sympathetic, others not historically sensitive. Solar panels to one roof detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.169. The Two Brewers PH corner of George Street - No. 48 Port Vale. 19th century two storey terrace of yellow brick with slate roofs, prominent chimneys with pots. Rubbed brick lintel detailing. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.170. Nos. 8-20 Russell Street. Two storey 19th century terrace of yellow brick cottages with slate roofs and prominent chimneys with pots. Mix of sympathetic and historically insensitive window replacements. General mass adds significantly to quality of street scene. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.171. No. 56 Port Vale - The Millstream PH; various types including two 19th century terraces. Of yellow brick construction with slate roofs and prominent chimneys with pots. A mix of traditional and less satisfactory window replacements. Some porch additions but quality of overall mass and its contribution to street scene still worthwhile and worthy of retention and additional protection. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.172. Nos. 100-112 Port Vale. 19th century yellow brick terrace with slate roof and prominent chimneys with pots. Solar panels on roof to one property. Some porch additions detract from originals historic quality. Bricked up window detailing to first floor. Overall mass contributes to street scene. An

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

5.173. Nos. 29-31 Port Hill. Imposing three storey pair probably dating from late 19th/early20th century with later sympathetic extensions. Prominent building in the local street scene of yellow brick construction with slate roof and large central chimney. Early/ sympathetic windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 77. Nos. 29-31 Port Hill a prominent pair with sympathetic window detailing.

5.174. Nos. 47-55 and 59-69 Port Hill. Two narrow terrace groups that 'climb' up this steep hill. Probably of 19th century date with shallow pitched slate roofs with chimneys. Rendered/painted brickwork and a prominent feature in the street scene. Various window types, some historically inappropriate. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.175. No. 57A Port Hill. Treetops, a large yellow brick house in an elevated location overlooking Port Hill. Probably of early 20th century date. Red brick detailing and decorative deep eaves with painted boarding. Decorative cill detailing and early/sympathetic vertical sliding sash windows to first floor. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.176. No. 57B Port Hill. A large residence of contemporary design occupying a prominent elevated position. See photo earlier in document.

5.177. Whitacre Lodge. Top end of Port Hill adjacent public footpath link. Probably dates from the late 19th/early 20th century with later alterations/additions. Two storey red brick construction with tiled roof and later windows. Nevertheless a pleasant dwelling in a key location with presumed historic associations with main listed property. An Article 4

Direction to provide protection for selected features may be appropriate subject to further consideration and notification if this property is deemed not to be in the curtilage of a listed building.

5.178. Nos. 15-17 Cowbridge. Two storey yellow brick pair with tiled roof and 2 No. chimneys with pots. Of late 19th century date. Roofscape important in the local street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.179. Nos. 27-41 Cowbridge. A group of properties principally in commercial use to ground floor in a strategic location. One property advertises the fact that a Captain Johns who was author and creator of Biggles lived here. The commercial properties would benefit from refurbishment and regeneration. There is some good quality window detailing and on balance it is considered the group warrants retention.



Picture 78. Plaque advising that Captain Johns, creator of Biggles lived here.

5.180. 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.

5.181. Boundary brick and flint wall to Holy Trinity Church Bengoe. About 1m in height. Would benefit from small areas of ivy being removed.

5.182. Boundary wall east side of Wadesmill Road, north of Bengoe Mews. Yellow brick wall about 2m in height and prominent feature that contributes to the local street scene.

5.183. Wall to front of Bengoe Parish Church Hall, Duncombe Road. Of single skin construction with buttresses to rear. 2 No. substantial entrance piers. Less than 1m in height and thus unprotected from demolition. Adds to character and variety of street scene. An Article 4 Direction to provide protection may be appropriate subject to further consideration and notification.



Picture 79. Brick wall to front of Bengoe Parish Hall which on balance is considered worthy of retention and additional protection subject to further consideration and notification.

5.184. Wall to front of No. 121 Bengoe Street (The Yews). A yellow brick wall of about 2m in height and prominent in the street scene.

5.185. Brick wall to front of No. 139 Bengoe Street. Approx 2m in height.

5.186. Brick wall to Duncombe Road frontage and return to No. 2 Church Road (Wisteria Place). Brick piers, pebble dash panels, unusual.



Picture 80. Unusual 20th century wall detailing to Wisteria Place.

5.187. Railway Bridge. Typical brick arched construction across footpath track. Shows on mapping dating from 1920-1924 as being part of the Enfield and Stevenage Loop Line.



Picture 81. Bridge forming part of Enfield and Stevenage Loop Line.

5.188. Metal plaque near No. 4 Fanshawe Street whose lettering is interpreted as reading Hertford Municipal Borough Boundary the alignment of which appears in this location on the 1874-1894 mapping.



Picture 82. Interpreted as being a 19th century boundary marker for Hertford Municipal Borough.

5.189. Long uninterrupted run of yellow brick wall west side of Bye Street. About 2m in height and a highly important visual feature in the street scene.



Picture 83. Long uninterrupted run of 19th century brick wall which makes a significant visual contribution to the quality of Byde Street.

5.190. Edward VII pillar letter box, corner of Elton Road/ Church Road.

5.191. Traditional railings on wall dating from early 20th century to front of Nos. 45-51 Wellington Street.



Picture 84. Very good quality early 20th century railings that are protected and which should be retained.

5.192. Brick walls various locations opposite Byde Street (including public footpath 85 to Bengoe Street). Various heights. Add interest particularly to footpath access.



Picture 85. Walls enclosing public footpath 85.

5.193. Wall to curtilage of No.29 Farquhar Street (The Hythe). Rendered about 2m in height.

5.194. Wall to Pitteway Walk. Assumed to be in school ownership; approaching 2m in height, of yellow brick construction with piers. In need of repair.

5.195. Flint and brick wall to front of Port Vale car park, about 2m in height.

5.196. Railway bridge south end of Bengoe Street. Used as covered residents parking area. Graffiti needs removing.

5.197. Red brick wall from corner of Russell street west, prominent in street scene approaching 2m in height.

5.198. Walls of varying heights enclosing small well treed open space, south end of Port Hill, some with flat triangular capping detail; other similar but half rounded detail. This site appears on the late 19th century mapping as a Friends Burial Ground. This site is somewhat overgrown with a number of mature trees. It is understood that the land is in private ownership and that the grave markers have been removed to the Friends Meeting House in the 1970's.

5.199. Two long lengths of brick walls of varying height about 1.5m. In part capped with clinker/industrial waste. Many bricks seem to have industrial residue attached and may be 'seconds'. It is believed this process resulted to those brick surfaces exposed to excessive heat in the manufacturing process.



Picture 86. Interesting wall detailing on west side of Port Hill. Some bricks appear to be malformed with clinker residue attached.

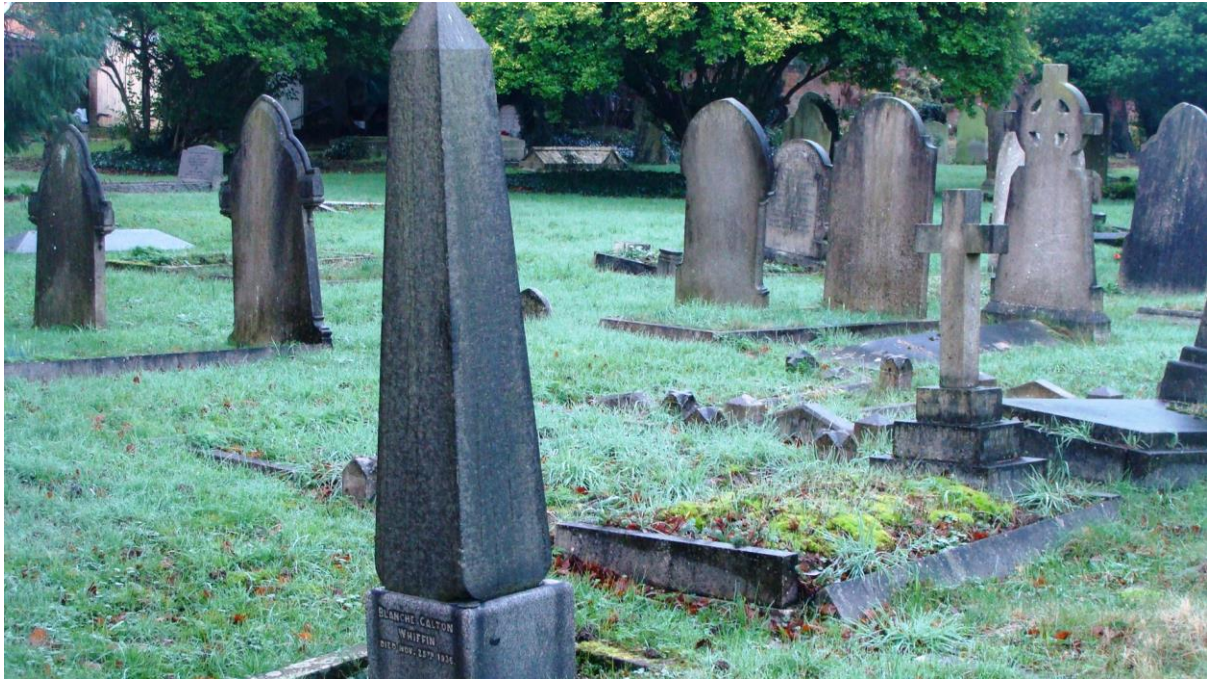
5.200. Length of low wall of random construction corner of Bengo Street and Warren Park Road.



Picture 87. Interesting wall of random construction.

5.201. Tall red brick wall approx. 3m in curtilage of Beane River View Elderly Persons Home.

5.202. Important Open Spaces. Churchyard to Holy Trinity Bengo. An important open space well maintained with tradition churchyard trees and gravestones dating from the 19th century.



Picture 88. Holy Trinity churchyard - an important open space in a dense built up urban area that is well maintained containing traditional churchyard trees and gravestones dating from the 19th century.

5.203. Large tract of open space to east of Railway line, north of Beane Road and west of Molewood Road. An important open space through which runs the River Beane. The area represents a significant environment and visually attractive feature surrounded by urban development. Mature willow trees scattered throughout. The land appears to be in private ownership and the fieldworker wonders if this is the case Is there any community interest in seeking to achieve public accessibility? Identified on the District Plan as one of the Hertford Green Fingers. Part also identified as a Wildlife site (see below).





Pictures 89-90. Attractive open space between railway and Molewood Road crossed by the River Beane.
Is there any interest in considering public accessibility?

5.204. Large tract of open space to the south west of Millmead Way and playing field to east. This extensive area is more formal in character to the above but nevertheless can be considered as an important area of open space which together with the river forms part of the special character of the town. During survey work the fieldworker received a local representation regarding the detrimental effect of ivy on many of the trees in this much used open space. The Millmead Way development itself is modern but of a coordinated design which reflects the characteristics of the nearby late 19th/early 20th century developments. In itself it is of generally pleasing design for its period but cannot be considered of special architectural or historic interest. It is located in a key location adjacent to a well used open space network. Its removal from the conservation area could not be achieved without very odd boundary consequences. On balance therefore no changes to the boundary in this location are proposed.





Pictures 91-92. Very well used open space to the west of Millmead way. Top picture shows the river and its western bank which forms the conservation area boundary in this location. The lower picture shows trees with ivy cover that needs removing.

5.205. Wildlife Sites. Part of the 'Green Finger' is Beane Marsh Wildlife Site. It is described as containing a complex of habitats on the floodplain of the River Beane, dominated by species rich neutral to acidic wet grassland with some tall swamp vegetation. Many species recorded, scattered hawthorn and small groves of Willow.

5.206. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plan.

5.207. Important views. A selection as shown on accompanying plan very diagrammatically occur throughout the area.

5.208. Elements out of character with the Conservation Area. Bengo Car Centre and store. This is a prominent site in the street scene and linear part of the Conservation Area. No doubt it performs an important commercial and community function but its appearance does detract. Practically any meaningful improvements could only be secured by redevelopment. Historically the site would appear to have been developed in the late 19th century, assumed as houses. Opportunities to achieve improvements to the existing site are limited but could include reducing the impact of the prominent red paintwork by a more restrained colour choice.



Picture 93. The Bengo Car Centre site detracts from this part of the Conservation Area. Opportunities for improvements are worthy of pursuing with the owner.

5.209. Overgrown and untidy open space being part of former railway line to the south east of Nelson Street. This site is untidy and overgrown. What is its future? It is no exaggeration to observe that some of the nearby streets are overwhelmed by traffic and parked cars. Could the site assist in this regard for example? It is suggested proper research be undertaken exploring all options. Leaving it in its current condition is not an option however.



Picture 94. Former railway line now abandoned overgrown and untidy. What views does the community have regarding its future?

5.210. Millmead school Port Vale. In part an unattractive site and boundary detailing that detracts from the quality of the conservation area in this location. Would benefit from comprehensive improvements.



Picture 95. Part of Millmead school site detracts from quality of the conservation area and would benefit from comprehensive improvements.

5.211. Opportunities to secure improvements. Remove ivy from Holy Trinity boundary wall whilst task remains minor. Consider future of Bengo Car Centre site. Consider future of former railway line south east of Nelson Street which is overgrown and untidy. Following site survey representation, remove ivy as necessary from selected trees on open space land to the south west of Millmead Way. Repair yellow brick wall of late 19th/early 20th century date, adjacent to Pitteway Walk (assumed to be in ownership of Millmead School). Seek to achieve comprehensive visual improvements to selected parts of Millmead school site. Remove graffiti on railway bridge supports, south end of Bengo Street.



Picture 96. Wall at Pitteway Walk in need of repair.

5.212. Boundary changes. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.213. Nos. 9-12 Grove Walk are now excluded. Currently these Housing Association single storey residential properties lie on the back edge of the boundary. There is another similar block adjacent beyond the conservation area boundary. The properties are mid/late 20th century and have no architectural or historic interest and with justification have been removed from the conservation area.



Picture 97. Nos. 9-12 Grove Walk now removed from the Conservation Area.

5.214. Explanation of Boundary retention. An area of mid 20th century housing on the north side of New Road and extending north along Bengoe Street has been retained within the conservation area. Although this housing is unremarkable its repetitive nature of materials design and roofs with central chimneys is not unpleasant. It is in close proximity to a listed church and important open space and also links the northern part of the conservation area with the main body of it. On balance it remains within.

5.215. Other actions. Amend EHDC records in respect of building on Port Hill to immediate north of The Oak Veterinary Service (formerly listed as The Reindeer PH) – it is not individually listed, to be regarded as curtilage listed.

AREA 3 THE NORTH EAST QUADRANT

5.216. General overview. Positive attributes. There is scattering of listed buildings including the important grade I St. Leonards Church, also McMullens brewery illustrated on this documents front cover. Hartham Common, a 'Green Finger' extends deeply into the conservation area and is a most important visual and community asset. A number of non listed heritage assets have been identified to be retained including the delightful grouping known as The Folly.

5.217. Negative attributes. Several untidy sites have been identified.

5.218. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.219. Church of St Leonard Grade I. 12th century origin. Alterations 13th to 15th centuries. 18th century porch, late 19th and early 20th century restoration. Flint rubble with ashlar, clunch and Barnack stone long and short quoins and red brick stitching, traceried stone windows. Chancel windows, 13th century. Nave with 19th century collared roof, west end with arch bracing. 12th century chancel arch. Paintings on wall of chancel arch discovered 1938. The church was held by the de Tany family in the 12th century and was given to the Priory of Bermondsey, remaining their property until the Dissolution. The church passed to the Byde and Fanshawe families and in 1846 the Abel Smiths of Woodhall purchased the rectorial tithes and turned the living into a rectory.



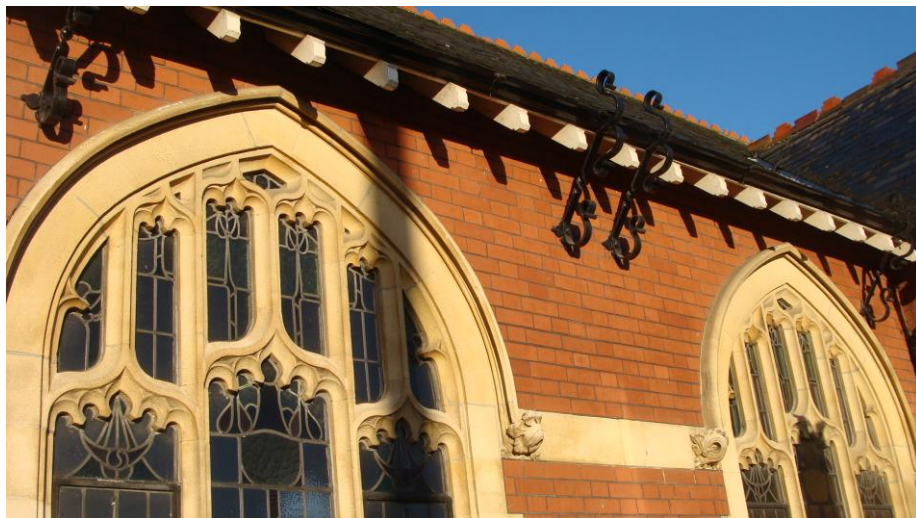
Picture 98. Church of St Leonard an ancient church dating from the 12th century with later alterations.

5.220. The Vineyard, Bengoe - Grade II. Cottage. Early 19th century altered and extended later. Stuccoed brickwork, flint with yellow brick quoins, thatched reed roof with block patterned ridge, and slate roofs with lead roll hips. Picturesque style. Ridge in need of repair; may be eligible for grant assistance.



Picture 99. The Vineyard - thatched ridge appears in need of repair which may be eligible for EHDC grant assistance.

5.221. Hertford Baptist Church, church hall and attached railings, Cowbridge - Grade II. Non-conformist church, and attached hall. 1905-6. Red engineering brick, laid to Flemish bond with black pointing, with stone bands, dressings, windows and cupolas, beneath Welsh slated roof, with steep-profile red clay ridge tile in Perpendicular Gothic revival style with Arts and Crafts overtones. Cast-iron railings, with curved braced supports at intervals, and arches over spearheads and scroll and spade ties, run around western boundary of site where Cowbridge turns into Port Hill.



Picture 100. A finely detailed early 20th century listed building - the Hertford Baptist Church, Cowbridge.

5.222. McMullens Brewery, Hartham Lane - Grade II. 1891 with 20th century alterations. Red brick, laid to English bond, with blue engineering brick plinths. Welsh slated and tiled roofs, hipped over main building with lantern, slated upper roof and wrought-iron arched cupola and flagpole. Cast-iron cupola with

ogee lead roll roof, on lower building incorporates a clock of 1829 by Moore & Son. Single storey, 2-storey and 5 storey buildings. Cast-iron screen along frontage with spearhead railings with conical heads, gate posts of 4 clustered shafts. McMullens Brewery was founded in 1827 by the son of a Scottish nurseryman in Back (now Railway) Street. The firm moved to Hartham Lane in 1891, and built new premises. The move to Hartham adjoining the old Great Northern Station reflected the increasing use of rail for delivery of raw materials and distribution of finished products. *See picture on front cover.*

5.223. Great Northern Works, Hartham Lane - Grade II. Former furniture showroom circa 1905. Brick covered by stucco and artificial stone, Welsh slated and flat roofs behind parapet. Centre has arcade with stucco Tuscan columns forming loggia. Built as commercial premises on the approach to the former Cowbridge Station (demolished circa 1980), the building takes its name from the Great Northern Railway which served Hertford from 1858. It became the headquarters of a local building contractor, Ekins & Co shortly after its construction.



Picture 101. A fine early 20th century listed building on Hartham Lane.

5.224. Church of Our Lady and St Joseph, St. John's Street. Recipient of Hertford Civic Society Award - for work done principally to the Sanctuary.



Picture 102. The new (1994) scheme of decoration of the sanctuary St Joseph's church. The original was recorded and sealed (source Church guide).

5.225. Scheduled Ancient Monuments .There are none in Area 3.

5.226. Areas of Archaeological Significance. There are two such areas: firstly an area at the north eastern extremity based on St. Leonards church and secondly an area in the south centred around The Folly.

5. 227. Important buildings within the curtilages of Listed Building. The process of determining whether or not a building is curtilage listed is notoriously difficult. The Presbytery and Church Hall are two buildings directly associated with St. Joseph's Church, St John Street have been so identified on a preliminary basis. If this is challenged in the future and an alternative status is assigned to them, they remain important heritage assets. The 19th century church hall is constructed of flint and brick with numerous buttresses, tiled roof. Good early window detailing that makes a valuable contribution to the street scene.

5.228. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th/early 20th century and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.229. Nos. 28-30 St. Leonard's Road. Two storey cottage pair probably of 19th century date. Red brick with old tiled roof and large central chimney. Although modern window and door detailing this property represents an historic property whose quality is made more important virtue of being flanked by mid 20th century development of neutral quality. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.230. Nos. 9-19 Warren Terrace. Terrace of late 19th century two storey properties which are dominant in the street scene. Red brick with decorative brick detailing, pebble dash; chimney stacks with pots; decorative barge boarding and central decorative porch with steeply sloping roof and intricate wooden detailing. Some modern windows detract. Nevertheless overall mass and selected detail contributes to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 103. Nos. 9-18 Warren Terrace - a prominent grouping that provides visual and historic interest to this late 19th century street.

5.231. Nos. 33-51 Warren Terrace. Late 19th century terraces of brick construction with slate roofs (some brickwork painted, some roofs with later replacement tiles), chimneys and pots. Some modern windows detract. Interesting early canopies supported by metal brackets which add to the group's character and architectural diversity. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 104. Early canopies on metal bracket supports which add to the interest of the street scene and which are worthy of retention.

5.232. Nos. 10-16 Warren Terrace. Two storey later 19th terrace of brick construction with slate roofs and chimneys with pots. (Some later render application and replacement tiles to No.10. Some modern window detailing.

5.233. Nos. 6- 8 Warren Terrace. No. 8 is a tall and prominent building in the street scene; No. 6 is subservient in scale. Of yellow brick construction with slate roofs and chimneys with pots. Central entrance to No.8 approached by steps. Modern windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.234. Nos. 18- 20 New Road. Late 19th century building now divided into flats. Tall and very prominent in street scene. Some original windows, some replacements. Ashlar finish with decorative concrete detailing simulating wood to first floor. Slate roof, chimneys with pots, bargeboard detailing and porch detailing to both side elevations. An unusual and good quality building most worthy of retention; features protected by existing legislation, virtue of being flats.



Picture 105. Nos. 18-20 New Road. An unusual building of quality in this part of the Conservation Area.

5.235. Nos. 22 - 24 New Road. Two storey late 19th century pair of yellow brick construction with pyramidal slate roof; central chimney with pots. Stone quoin and other stone detailing including window surrounds and scrolled hood moulds. Entrances set back to both sides. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.236. Daneshill Cottage (No.6), south side Warren Park Road. A single storey yellow brick building probably of late 19th century date with decorative tiled roof and chimney. Replacement windows detract. The decorative tiled roof is a feature worthy of consideration for protection by an Article 4 Direction.

5.237. Duncombe School south side of Warren Park Road. Is identified as Danehill on contemporary late 19th century mapping. A tall yellow brick building, now used as school, with slate roof chimneys and a 'tower' feature at western end. Later additions but generally sympathetically executed.

5.238. Nos. 38-40 Port Hill. Two ornate buildings probably of 19th century date. Two storey variously with slate and tiled roofs, chimneys; both with ornate detailing including bargeboarding and finials. No. 40 has decorative hung tiles to first floor. No. 38 also known as Warren Lodge appears on late 19th century mapping as *Lodge*. Two delightful buildings and prominent in the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 106. Ornate porch detailing to Warren Lodge.

5.239. Nos. 13-27 Chambers Street. Simple terrace dating from the early 20th century. Brick/painted brick/render with slate roofs, chimneys with pots. Common lintel detailing. Mix of traditional sympathetic/ historically inappropriate window types. A simply designed terrace of overall pleasing appearance despite some modern window replacements. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.240. Nos. 12-22 Chambers Street. Simple 19th century terrace. Of brick/painted brick and render originally all with tiled roofs and chimneys. Very tall chimney to No.12. Some replacement tiled roof material. Mix of appropriate and inappropriate window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.241. Nos. 1 Conrads Yard east to and including No. 4 Cowbridge. A fine group of large town houses principally of 19th century date. Of yellow brick construction with slate roofs and chimneys with pots. Good door surround and window detailing. A very fine group and most worthy of retention. An Article 4 Direction to provide protection in relation to residential properties

(excluding flats) for selected features may be appropriate subject to further consideration and notification.



Picture 107. Fine town houses on Cowbridge whose visual contribution to the street scene is considerable, both in terms of mass and detail.

5.242. Hertford Town Church, south west corner of Hartham Lane. Dating from the late 19th century this pleasantly proportioned building is of yellow brick construction with distinctive double door entrance. Slate roof and chimney. Modern windows detract.

5.243. Group of three buildings south of the McMullens principal listed building, south east corner Hartham Lane. Two are typical 19th century industrial buildings of good quality yellow brick construction, some early windows; some red brick detailing. The third building principally fronting onto Cowbridge has an exceedingly handsome façade probably of late 19th century date in classic revival style with pilasters with Ionic capping detail. Rustication and other fine decorative detailing. Of very significant value to the street scene that must be protected.



Picture 108. Part of the McMullen complex. Although not individually listed this building is one of the finest such buildings in Hertford and one most worthy of retention.

5.244. Folly Island. Principally of late 19th century date (some modern replacements). Consists of The Folly, Thornton Street, Old Hall Street and Frampton Street. Most streets are tree lined and some terraces front onto the river. Two storey and of yellow brick construction with slate roofs and prominent chimneys. A mixture of traditional and historically inappropriate window detailing together with some porches and roof lights noted. Overall a most delightful area and one worthy of careful protection. Parking on streets detracts. In this respect would there be support for making some addition such provision on the adjoining allotment land? An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 109. The delightful late 19th century area of Folly Island.

5.245. Nos. 8-20 St. John's Street. Late 19th century two storey terrace of yellow brick construction with red brick banding; slate roofs with prominent chimneys. Occasional porch detail detracts. All good quality early/sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.246. St Johns Court, St John's Street. Tall early 20th century yellow brick and render with box shaped windows to two floors. Slate roof, decorative barge boarding. As flats protected by existing planning controls.

5.247. Powell Funeral Service (No.83, corner Railway Street/ St. John's Street). 19th century corner building nicely proportioned with good upper window and corner entrance detailing and horizontal banding. Worthy of retention in an area of ongoing redevelopment.

5.248. Supporting Herts. Project office and Hertford Optometry and Contact Lens Practice corner Railway Street/ Priory Street. Handsome yellow brick building of 19th/early 20th century date with good window detailing. Most worthy of retention and details administered by normal planning control.



Picture 110. Handsome building corner Railway/Priory Street; most worthy of retention.

5.249. Nos. 4-10 Priory Street. Two storey late 19th century terrace of yellow brick construction with slate roofs, chimney. Good quality vertical sliding sash windows. Situated in an area of ongoing redevelopment and as thus most worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5. 250. The Old Barge PH. The Folly. Of 19th century date and appears as Inn on 19th century mapping. Of red brick construction with 2 No. bay windows to ground floor, good window detailing elsewhere and central entrance to The Folly.

5.251. Historic building of 19th/early 20th century date opposite The Old Barge PH successfully incorporated into Coopers Court.

5.252. 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.

5.253. Brick wall St. Leonard's Road. Prominent and important wall in the street scene height approximately 2m.



Picture 111. Prominent brick wall fronting a Listed building that is an important element in the street scene.

5.254. Brick and flint and brick wall to Revels Hall. Height varies.



Picture 112. Attractive curved brick wall to Revels Hall. Adds to the quality of the street scene near St. Leonard's church.

5.255. Railings surrounding St. Leonard's churchyard. Iron railings on dwarf wall probably of mid 20th century date. Attractive and most worthy of retention.



Picture 113. Attractive railings probably of mid 20th century date but which make a very positive contribution to the street scene in this location.

5.256. Edward VII Pillar Letter Box, south side Warren Park Road. Pillar letter box from the brief reign of Edward VII with decorative royal cipher inscription below crown. Note broken element on top which may have been housing for a telephone directional sign.



Picture 114. A fine example of an Edward VII pillar letter box that may once had a telephone directional sign on top.

5.257. Prominent wall to south side of Warren Park Road. Of yellow brick construction with piers and dentil detailing. Height varies, approx. 2m. Important in the street scene.



Picture 115. Prominent brick wall important to the quality of Warren Park Road.

5.258. Gates to Hartham Common, Port Hill. Ornate metal gates and descriptive metal plaque at entrance to Hartham Common. Plaque reads *The Warren Meadows Lodge & these gates were presented to the town of Hertford by Philip Raynsford Longmore 1928-35*. Gates need cleaning and adjacent surface could be improved.



Picture 116. Decorative metal gates assumed to date from the earlier part of the 20th century are imposing and a strong feature in the street scene. Minor remedial works required.

5.259. Early street lamp outside No.12 Chambers Street. In need of repainting and refurbishment. Should be retained.



Picture 117. Detail of base of early street lamp on Chambers Street in need of refurbishment. Several of these have been noted.



Picture 118. Throughout the conservation area, principally on 19th century terrace developments early/original street names can be found. They are part of the rich tapestry of the town that should be retained.

5.260. Wall forming west boundary of Hertford Town Church site. Red brick boundary wall. If height less than 2m an Article 4 Direction may be appropriate.

5.261. Important Open Spaces. St. Leonard's Garden managed by Hertford Town Council. A small but important open space where some additional and appropriate boundary planting might be worthy of consideration to screen and limit impact of adjoining modern development. An entry available on line written by the Hertford Civic Society briefly sets out the genesis of its creation and purpose part of which was to preserve and enhance the setting of the nearby ancient church. Additional planting as suggested might also be relevant in this respect.



Picture 119. St Leonard's Garden - a small but important open space where additional planting to reduce the impact of modern development is worthy of consideration.

5.262. St. Leonard's churchyard. A well kept churchyard with some mature trees and many tombstones, some chest and one such chest tomb in urgent need of repair. Iron railings to front (see above).



Picture 120. Important and well kept churchyard with many interesting tombstones.

5.263. Hartham Common. Hartham Common is a 'Green Finger' and an extensive area of open space of high quality which provides recreational and accessible open space some of which is of great environmental, wildlife and ecological importance. It is crossed by the River Beane and the River Lea and woodlands, open areas and playing fields are accessed by an extensive network of footpaths actively used by pedestrians, joggers, cyclists, sportspersons and fishermen. There is a large Leisure Centre and car parking

area in the southern part of the site. It is of significant importance to the well-being of the town for the wide variety of reasons briefly referred to above.



Picture 121. Hartham Common, an accessible recreational area of great environmental and communal interest to the town. Its retention is most important.

5.264. Bengeo Sports Association ground New Road. A gently sloping recreational open space bounded by hedges on north and west sides and which is completely surrounded by mid 20th century properties. Despite its enclosed nature the site with its hedges and trees makes a positive contribution in an otherwise neutral part of the Conservation Area.

5.265. The churchyard of Our Lady and St. Joseph, St. John's Street. A small open space in a dense urban area with gravestones. Site of former Benedictine Priory. Traditional churchyard trees.



Picture 122. St Joseph's churchyard, St John's Street, a delightful small space in a densely built up area.



Picture 123. Hertford Basin - visually most attractive.

5.266. **Wildlife sites.** One such site is shown being the River Beane.

5.267. The River Beane is described as a system of watercourses including strips of riverside vegetation, some large willow pollards and riverside Alder.

5.268. It is also highlighted that Otter, Water Vole and a range of bird and bat species have been recorded.

5.269. Historic Parks and Gardens. Bengo Old Hall/Vicarage/Revels Hall. Description in Supplementary Planning document 'Historic Parks & Gardens' reads 18th century, old Yew hedges, walled kitchen garden, 1920 ha ha.

5.270. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plan. Trees make a particularly important contribution in some locations, for example in the densely built up area of The Folly.

5.271. **Important views.** A selection as shown on accompanying plan.

5.272. **Elements out of character with the Conservation Area.** Walton Motors site Cowbridge. A single storey car showroom and open car storage land to the rear adjacent to Chambers Street with a miscellany of boundary types. Site occupies a strategic location and may be a potential candidate for appropriate redevelopment.

5.273. Small play area relating to Hertford Town Church corner of Cowbridge and Hartham Lane. Would benefit from general improvement; repairs to boundary fence necessary.

5.274. Large untidy site opposite The Hertford Brewery listed building, one of Hertford's iconic landmarks. This site seriously detracts from one of the town's iconic landmarks and adjoins another, namely the Ekins & Co. listed building. The site is bounded by untidy fencing supported by concrete posts parked vehicles and signage. Permission has been granted and appropriate redevelopment of this site is highly desirable.



Picture 124. Untidy site opposite The Hertford Brewery, an iconic Hertford landmark. This site is in urgent need of appropriate redevelopment. Planning permission has been granted.

5.275. Opportunities to secure improvements. Consider addition planting at St. Leonards Garden to reduce impact of adjoining modern development. Consider repairs to damaged chest tomb at St. Leonard's churchyard and in this respect and without prejudice to outcome, grant assistance may be available. Similarly consider grant assistance to thatched roof The Vineyard. Consider minor refurbishment to ornate entrance gates to Harham Common. Port Hill. Refurbish early street lamp Chambers Street. Repair boundary fence to Hertford Town Church play area. Redevelop untidy site opposite The Hertford Brewery.



Picture 125. Damaged chest tomb at St. Leonard's churchyard in urgent need of repair which may be eligible for grant assistance from EHDC.

5.276. Boundary changes. None are proposed in Area 3.

AREA 4 THE SOUTH EAST QUADRANT

5.277. General overview. Positive Attributes. The south side of Area 4 is dominated by the grade II* All Saints Church set in an extensive churchyard with many high quality tombstones. There are concentrations of quality non listed buildings worthy of retention notably on Queens Road, Highfields Road and Morgans Road. An important 'Green Finger' is of considerable visual and strategic interest in the role it fulfils in separating groups of housing. Trees are important throughout.

5.278. Negative attributes. The large gateway site to Hertford corner of Gascoyne Way and London Road consists in part of a large undistinguished 20th century building, open land parking areas and other low key buildings.

5.279. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.280. Wallfields - Grade II. Circa 1810 with late 19th century alterations and extended in 1965. Built for Thomas Nicholson. Wallfields served as the offices of the former Hertford RDC before being taken over by East Hertfordshire District Council in 1974. Large extensions to west not of special interest.

5.281. Church of All Saints with St John - Grade II* (*All Saints*). Parish church.1893-95, replacing earlier building destroyed by fire in 1891, west tower added 1905, Memorial Chapel completed 1934. Architects Paley, Austin and Paley of Lancaster. Of pink Runcorn sandstone with plain clay tiled and lead roll roofs in Northern Gothic Revival perpendicular style. All Saints Parish dates from prior to the 10th century and in the 11th century was joined with the Liberty of Brickendon which was held by Waltham Abbey under a charter from Edward the Confessor. The 'old' All Saints church had been rebuilt in the 15th century but caught fire in December 1891 and was completely gutted. The tower was completed in 1905, as the Victoria Tower in memory of Queen Victoria. The Memorial Chapel was dedicated in 1934.



Picture 126. Beautiful external sandstone detailing of All Saints.

5.282. Two gravestones 8 metres west of north porch of church of All Saints - Grade II. 18th century and fashioned from used millstones, with incised inscriptions: the first, 'Robert Fincher of this town, Millwright, died the third of March 1777 in the 86 year of his age; the second, 'Elizabeth, Wife of Robert Fincher Millwright died the 18th July 1764 aged 60 years'.



Picture 127. Most unusual gravestone markers fashioned from millstones.

5.283. Chest tomb north of vestry door of church of All Saints - Grade: II. 1774. White Portland stone with black marble slab. Elaborate chest tomb in mid 18th century style. Panel on north side records that stone to be maintained in perpetuity by Trustees of Green Coat School. *In need of repair.*



Picture 128. 18th century Benson tomb in need of repair. Now included on the Council's Heritage at Risk Register.

5.284. Harrison Almshouses - Grade II. Almshouses, originally a block of 6 but now refurbished as 3. Dated 1854, with 20th century alterations. Red brick, Flemish bond, with cream brick dressings, Welsh slated roof with single and double diagonally shafted chimneystacks with band and oversailing cap.



Picture 129. Typical almshouses with attractive chimney detail.

5.285. Scheduled Ancient Monuments. There are none in Area 4.

5.286. Areas of Archaeological Significance. The principal area unsurprisingly is around the All Saints church and the lower part of Queens Road in the south. There is a further area at the southern end of Mangrove Road.

5.287. 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. Detailed information submitted through the planning process may change assumptions made in this document. It is possible others could materialise through the processing of future applications.

5.288. Building in The Rivers Education Support Centre site. The extension to the frontage listed building dates from the early 20th century and is of single storey red brick construction with steeply sloping tiled roof with narrow decorative spire supporting weather vane. Good quality window and window surround decoration.

5.289. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. A number date from the 20th century and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. In the fieldworkers opinion it is time to recognise many such 20th century buildings. Any Important architectural features they possess and worthy of retention are identified.

5.290. Nos. 8, 12 Morgans Road (set back some distance from road and accessed by cul de sac), 14, Foxrock, 16 (Nortonbury set back from road with private access), 18A, and 22 Morgans Road. Large detached houses of 20th century date, some from the earlier part of the century of various constructions (brick, render, pebbledash); with hipped tiled roofs and frequently prominent chimneys with pots. Other architectural features of note including decorative brick and entrance detailing. The whole group make a valuable contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 130. Quality 20th century housing on Morgans Road, note impressive chimney detail.

5.291. No. 2 Morgans Road. Probably dates from the mid 20th century. Single storey with huge steeply pitched roof chimneys. Imposing building and representative of its type and period. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 131. A single storey building with imposing roof probably dating from the mid 20th century constructed of good materials and playing its role in painting a picture of the towns more recent history.

5.292. Queens Hill House, Morgans Road. Of late 19th century date. Large detached tall house constructed in red brick with darker brick pattern. Tiled roof and chimneys; bargeboarding and highly decorative wood and render detailing. Interesting decorative iron work structure to front which may be contemporary with original house? Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.293. No. 66 Bullocks Lane. Probably of mid 20th century date. Large detached house with tiled roof and chimneys. Early/sympathetic windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.294. Highfield Road. North side- Highfield Court, Nos. 4-18 (omit 18A) and No. 20. South side - Nos. 1, 3A and 5. A variety of housing types, mostly large two storey detached; some date from earlier 20th century, others later 20th century. Of render/red brick construction with tiled roofs and chimneys. Many quality details include turrets, decorative tile detailing, finials, bargeboarding, balconies, recessed entrances, bay windows, some good window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 132. Good quality 20th century housing at Highfield Road, north side, displaying many interesting features typical of the period.

5.295. Nos. 69- 103 Queens Road. Of mid 20th century date. Not as imposing as others in Highfield Road for example but nevertheless typical of their type and price range for the period. Principally two storey but not exclusively so. A variety of types of brick and render with tiled roofs and chimneys with pots. Many replacement windows but not withstanding this, their overall mass contributes to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5. 296. Property at far southern extremity of Morgans Road/ Queens Road to south west of No.121. Late 19th century date and appears as Hertford Lodge on mapping of same period. Two storey red brick to ground floor and plaster with vertical decorative detailing to first floor. Tiled roof with large central chimney stack. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.297. Mangrove Hall. Imposing tall property identified as same on mapping from 1874-1894. Notwithstanding impact of modern surrounding development, this is a building of high quality that makes a significant contribution to the street scene. Of yellow brick construction with slate roof and chimneys. Some good window detailing. An Article 4 Direction to provide protection for

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

5.298. Mangrove Lodge. Of 19th century date and appears as Lodge building to Mangrove Hall on 1874-94 mapping. A small yellow brick building with slate roof and central chimney with porch to side. Early/sympathetic vertical sliding sash windows and heraldic device (not inscribed?) to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.299. No.20 Mangrove Road. Appears as Mangrove Cottage on late 19th century mapping. Of contemporary date to this period. Tall yellow brick house with tiled roof and prominent chimney. Fine decorative bargeboarding to front. Rubbed lintel detailing and prominent in street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.300. Springfield Lodge, Mangrove Road/ Hagsdell Road. Dating from the 19th century this tall 3/4 storey yellow brick building with decorative tiled roof and chimneys dominates the local street scene. Many decorative features including bargeboarding. Unusual feature with metal detailing protrudes above roof and overlooks the town which may have been an observation tower. Now divided into flats and thus protected by normal development control.



Picture 133. Springfield Lodge. Is the curious 'tower' for purposes of observation and overlooking the town? Is there any local knowledge?

5.301. Nos. 3-33 Queens Road (formerly Bayley Hall Road). A variety of building types and heights dating from the late 19th century onwards. Mixture

of roof materials and chimneys. Good quality detailing throughout includes prominent bay windows, date plaques, recessed entrances and some original glass detail. Various of yellow brick with red brick banding; red brick, some render with decorative wooded detailing. Window detailing is generally sympathetic. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 134. Recessed entrance detailing to properties east side of Queen's Road.

5.302. Scott House, Hagsdell Road. Of 19th century date and shows as Elmsfield on mapping from this period. Larger yellow brick structure with slate roof and chimneys. Decorative entrance and window detailing to front entrance. Used by Home Start which is a local charity that supports parents facing challenging times.

5.303. Holly Lodge (corner of Queens Road/Hagsdell Road) and also Elmsfield Cottage to east. Of 19th century date, brick to ground floor pebble dash and decorative wooden detailing. Tiled roof chimney; prominent bargeboarding, some stone window surround detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.304. Nos. 16 - 46 Queens Road. Distinctive range of residential properties principally dating from the late 19th century. Various constructed of red or yellow brick with slate or tiled roofs. Good quality detailing includes recessed entrances, decorative woodwork, bay windows and porch and canopy detailing. Windows generally sympathetic. An Article 4 Direction to provide

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



Picture 135. Highly decorative late 19th century detailing to properties west side of Queens Road.

5.305. No. 52 Queens Road. Dates from the late 19th century. Of red brick construction with render and decorative wooded detailing to first floor. Tiled roof and chimney; bargeboards, decorative porch detailing and some stone window surrounds. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.306. Abel Smith primary school building (shows as *Smith Memorial School (Girls)* on mapping 1874-1894. Red brick with yellow brick door and window detailing; slate roof.

5.307. Glebe House (entrance from Hagsdell Road). Shows as Vicarage on mapping from 1897. Large late 19th century house of brick with tiled roof and many prominent chimneys. Good window detailing with some stone window surrounds. Dark brick banding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.308. Old Stable, North West corner Hagsdell Road and Mangrove Road. A single storey building of yellow brick construction with sympathetic windows, scalloped tiled roof and ridge tile detailing. Dating from the early 20th century. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.309. The Dell, Hagsdell Road. Large detached house probably dating from the first half of the 20th century. Render with tiled roof, tall chimneys with pots. Good window detailing. Typical of type and period. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 136. The Dell, Hagsdell Road - probably from first half of 20th century, nice proportions.

5.310. 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.

5.311. Red brick wall with triangular slate capping detail. South side of Highfield Road returning round Morgans Road. Height varies, prominent in street scene.

5.312. Letter Box corner of Highfield Road/ Morgans Road. Dating from mid 20th century, an iconic piece of British identity. Crown and POST OFFICE to top; GR to bottom. GR denotes George V but may have been used in George VI's reign when these earlier post boxed were 'used up' before the new ornate design for George VI was introduced.



Picture 137. GR wall mounted letter box, an iconic item of British identity.

5.313. George VI letter box, Hagsdell Road. A more decorative intertwined lettering design when compared with earlier models.



Picture 138. A George VI letter box, note more decorative lettering detail.

5.314. High quality metal gates supported by robust metal posts with ball finials atop. Access to Hertford Lodge (? see above).



Picture 139. Access gates to Hertford Lodge (?)

5.315. Walls lining public footpath 82 which links Mangrove Road and Hagsdell Road. A well used high quality enclosed urban space bounded by walls of varying heights and construction. Some taller elements of wall constructed of brick capped with industrial clinker waste. 2 No. bollards defining entrance points probably of 19th century date.



Pictures 140-141. Good quality bollard probably dating from the 19th century and brick wall capped with industrial clinker waste defining public footpath 82. An important and well used component of the urban scene.

5.316. Wall north east corner of All Saints churchyard, of red brick construction about 2m in height.

5.317. Railings and entrance point, South west boundary All Saints churchyard and nearby bollard. Probably of 19th century date. Constructed of 2 No. horizontal railings supported by metal posts about 2m centres.



Picture 142. Boundary railing detail and entrance point to All Saints churchyard, south western corner.

5.318. Similar to above, south eastern boundary of churchyard. 3 No. horizontal bars. Selectively modified in places to allow access to nearby houses.

5.319. Wall to front of Scott House, Hagsdell Road. About 1.5 m in height of yellow brick construction with piers. Prominent in the street scene.

5.320. Wall to rear of St John's Hall. About 2m. In height and of red brick construction with buttresses.

5.321. Dwarf wall with entrance piers, Greencoates returning north alongside footpath.

5.322. Tall wall to playing field of Abel Smith School adjacent to footpath. Graffiti needs removing.



Picture 143. Wall forming boundary to Abel Smith playing field and adjacent to footpath need graffiti removing.

5.323. Important Open Spaces. Tract of grassland and treed areas between Queens Road and Mangrove Road and to the south of a well used metalled footpath connecting the above two roads. This land consists of grass fields and heavily treed areas which include visually important specimens including a number of Scots Pine. The land acts as a buffer between several principal blocks of development. It is distinct from the open countryside beyond. Its function and visual importance are reasons for it properly remaining within the conservation area. It is one of Hertford's 'Green Fingers'.



Picture 144. Open and treed land of considerable visual importance and which separates blocks of residential development from each other.

5.324. Southern end of Queens Road. Accessible to the public this tree lined street adds great visual quality to this part of the street scene that would otherwise be neutral.



Picture 145. The high environment quality of the southern end of Queens Road is almost entirely due to the tree lined street.

5.325. All Saints churchyard. All Saints churchyard is a most important open space in the heart of the urban area and well used by pedestrians. It contains many trees of typical churchyard species and is generally well maintained. There are many tombstones and chest tombs of various types representing a wealth of local historic information. A number of tombstones are individually listed. However there are a number which are covered in ivy that completely obscure them and whose condition is unknown. Several other headstones have collapsed and others are in need of repair. It is suggested that a comprehensive restoration plan be drafted and potential sources of funding explored. There may be opportunities to source grant assistance.



Pictures 146-147. Upper picture shows tombs, All Saints churchyard, completely covered by ivy (condition and type unknown); lower picture shows chest tomb in need of repair and in earlier stages of being enveloped with ivy.

5.326. Green finger of trees at north east side of Mangrove Road. This treed area is visually most important and in part is an environmental island within a heavily trafficked area and a very well used pedestrian route, particularly for school children.

5.327. Wildlife sites. There are two such sites in Area 4.

5.328. All Saints churchyard. Briefly described as containing rough neutral grassland with one very large False Acacia tree. A number of plant species are supported including Rue-leaved Saxifrage, an uncommon species in Hertfordshire.

5.329. Valley Close area. The Wildlife Inventory for East Herts. 2013 simply notes the area has building and environs important for Protected Species.

5. 330. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plan. Selected trees on the development site to the north of Mangrove Drive and at Ashbourne Gardens are acknowledged to be important.

5.331. Important views. A selection as shown on accompanying plan. Trees are an important visual element of Area 4.

5.332. Opportunities to secure improvements. Consider preparing a comprehensive improvement plan for All Saints churchyard. Remove graffiti from wall forming boundary to Abel Smith playing field and adjacent to well used footpath.

5.333. Boundary changes. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.334. The area described below is now excluded.

Large gateway site to Hertford corner of Gascoyne Way and London Road. This site has potential for long term redevelopment opportunities at least in part. It currently consists of a large undistinguished 20th century building, open land parking areas and other low key buildings. There are also residential elements called Gwynns Walk and Greencoates.



Picture 148. View across undistinguished site corner of Gascoyne Way and London Road now excluded from the conservation area. The commercial element may have some potential for long term redevelopment so as to improve this gateway site.

AREA 5 THE SOUTH WEST QUADRANT

5.335. General overview. Positive attributes. In terms of the built environment the area is dominated by listed buildings including the prominent and large scale County Hall complexes and, on a more domestic scale, listed properties at the eastern end of West Street. Several groupings of non listed buildings have been identified to be retained. Open space and wooded areas in and around County Hall is very important as is the 'Green Finger' which extends from the railway viaduct right through to the town centre at Gascoigne Way.

5.336. Negative attributes. There are areas of outdoor storage and areas that appear to have been fly tipped around the Hertford Football ground in the vicinities of a well used public access, Cole Green Way.

5.337. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.338. County Hall including terraces and fountain - GV II*. County Council Offices, Council Chamber and Committee Rooms. 1935-39. Architects James and Bywaters and Rowland Pierce. Design influenced by Swedish Romantic and Neo-classical architecture of the earlier 20th century and the work of Sir John Soane. In centre of courtyard is a fountain with a raised scalloped centre, 12 sided outwards curving basin, with recessed plinth, on a raised circular step; raised stone curbs to lawns at either side. County Hall resulted from the decision of the County Council to seek a unified headquarters. The Clerk to the Council, a Hertford solicitor Sir Charles Longmore purchased Bailey Hall in 1930 to supplement the inadequate Shire Hall in Fore Street, and in 1934 Leahoe House with its extensive grounds was purchased. The following year an architectural competition under the assessor Robert Atkinson was organised, and produced 62 entries. The winners, James and Bywaters and Rowland Pierce were also successful in the competitions for Norwich City Hall and Slough Town Hall. The Hertford competition was one of the most important of the 1930s, and the result, slightly modified from the competition plans represented a skilful blend of progressive classicism with Swedish accent. A separate block for the Motor Tax department and County Library was also designed by the same architects and built at the same time. Construction began in spring 1937 by C Miskin & Son of St Albans. Work accelerated in the summer of 1939 to ensure completion before the outbreak of the Second World War, and the building was opened without ceremony.



Picture 149. County Hall Architects James and Bywaters and Rowland Pierce. Design influenced by Swedish Romantic and Neo-classical architecture of the earlier 20th century and the work of Sir John Soane.



Picture 150. County Hall under construction in 1938. (Reproduced courtesy of Hertfordshire Archives and Records).

5.339. Forecourt to County Hall including bas relief drum, lamp posts and boundary marker - Grade II. External sculpture, lamp posts, gate piers and boundary curb. 1938-9. Architects as above. Bas relief cast-iron drum, with figure of Diana the Huntress, harts and hounds stands on York stone paving adjoining the Members' car park outside the main entrance portico of County Hall: Lamp posts purpose designed with bronze lanterns with conical copper tops. The gateways are flanked by dwarf Portland stone octagonal piers with moulded caps; Portland stone moulded boundary curb with steles at intervals. Several of the listed lamp posts have lantern missing which should be replaced.



Picture 151. Bas relief drum to front of County Hall.

5.340. Record office - Grade II. Former Motor Tax Office and County Library Headquarters. 1936-39. Architects as above. 2 storeys. First floor; 12 bays with squat 12-pane sash windows recessed beneath brick rubbed flat arches. Ground floor with tall 20-pane sashes. The Motor Tax block, with the County Library was a modification to the 1935 competition winning design for County Hall itself. The revisions formed part of the overall tender of March 1937, and the buildings were completed in the summer of 1939 with the main County Hall block.

5.341. Bridgeman House, West Street - Grade II*. 1649 with 18th century extensions, 19th century alterations and extensions. 2 storeys and attics over basement. 7-bay front, arcaded, with tall, slender pilasters. Central projecting square plan wooden porch supported by 4 Tuscan columns on tall plinths which form balustraded sides. Bridgeman House lay on the outskirts of Hertford and its site lay for many years within the Brickendon Liberty. Its name is taken from Charles Bridgeman, organist of All Saints Church from 1791 to 1872, who died circa 1874, aged 96.

5. 342. Scheduled Ancient Monuments There are none in Area 5.

5 343. Areas of Archaeological Significance. The area to the eastern end of West Street is so identified.

5.344. Important buildings within the curtilages of Listed Building.

Interpretation of the law relating to 'curtilage listing' is notoriously difficult and no buildings have been so far identified. However some may emerge through submission of applications associated through the planning process.

5.345. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These date from both the 19th and 20th centuries make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.346. Nos. 39 - 47 West Street and 57-99 West Street. 19th century grouping principally being a long red brick terrace with slate roof and chimneys, many with pots missing. Set back higher than the road, access to the rear is provided by enclosed alleyways. Many early/sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.347. Leahoe House. An imposing 19th century property most worthy of retention. Of red brick construction with impressive stone entrance detailing and stone horizontal banding. Early original vertical sliding sash windows, some in deteriorating condition. Decorative slate roof detailing with semi circular topped dormers. Many distinctive chimneys and tower feature. A fine building in deteriorating condition. Some windows boarded up. Advertised as HCC Staff Social Club but now appears to be unused.



Picture 152. Leahoe House within the County Hall complex. A fine 19th century building in declining condition whose retention is important and whose future needs ascertaining.

5.348. Original Richard Hale School. Interpretation of mapping indicates the original school building was erected about mid 20th century. A tall red brick prominent building with tiled roof. Elaborate main entrance detailing approached by steps with pediment containing ornately carved heraldic detail with cupola above.



Picture 153. Imposing entrance to Richard Hale School, interpreted as being of mid 20th century date.

5.349. Nos. 171-201 Hornsmill Road. Various of brick, render and painted brickwork with slate roofs and prominent chimneys with pots. Many early/ sympathetic vertical sliding sash windows; decorative lintel and cill detailing. One local shop. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.350. Nos. 2 - 48 Bullocks Lane. A variety of types principally of buff or red brick construction; some with painted brickwork or pebbledash. Slate roofs with prominent chimneys. Nos. 14-18 has bay windows to both floors and recessed entrances with names painted/inscribed above. Other bay window detailing. Some decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.351. 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.

5.352. Memorial to front of Richard Hale School. Simple four sided tapered commemorative stone.

5.353. Decorative railings on wall to front of Nos. 16-18 Bullocks Lane. Atop yellow brick wall with red brick piers. Removal of ivy would be beneficial.

5.354. Decorative railings atop brick wall with triangular slate capping to fronts of Nos. 39-47 West Street.

5.355. Yellow brick wall with buttress pier supports forming boundary to former Maltings building east end, north side of West Street.

5.356. Important Open Spaces. The Bowling Club site to south of EHDC offices. A small exceptionally well kept Bowling Green which is important to the setting of the listed council offices.

5.357. Playing fields to south of Richard Hale School. In addition to serving as an essential sports facility this open space, although shielded by boundary hedge when viewed from Pegs Lane, the site makes a positive contribution to this part of the Conservation Area, particularly in respect of the adjoining historic properties at Highfield Road.

5.358. Area of open land to the west of County Hall and south of Leahoe House. This open space provides an important setting for both of these buildings of historic and architectural quality and is also used as playing field. The adjacent woodland area and its mature trees extending to Hornsmill Road and Bullocks Lane is a visually important area, part of which is a Wildlife Site.

5.359. The extensive area of open land to the east of the railway line extending south to Hornsmill Road, surrounding Hertford football club and extending as far east to Gascoyne Way. The area is traversed east to west by the well used footpath, Cole Green Way. Also includes allotment land. Most of this site is designated as a Hertford Green Finger. It is traversed by the River Lea and consists in the main of grassland and trees.



Picture 154. Part of the extensive area of highly attractive open land to the east of the railway and west of Tanners Crescent housing area, a significant environmental asset to the town and conservation area.

5.360. Wildlife sites. There are three such sites.

5.361. Meadow and River Lea by Leahoe Viaduct. The Wildlife Inventory describes this as being an area of unimproved acid/neutral grassland supporting a good diversity of flora. Near to the River Mimram there is marshy grassland supporting other species. The stretches of river are important for Otter and Water Vole and it is noted Grass Snakes have also been recorded.

5.362. Lea Hoe Meadow, County Hall grounds. Described as unimproved neutral to calcareous meadow which supports a good range of identified grasses and herbs.

5.363. Riversmeet, northern boundary of conservation area. Described simply as building and environs important for protected species.

5.364. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plan.

5.365. Important views. A selection as shown on accompanying plan.

5.366. Elements out of character with the Conservation Area. Selected rear garden sheds/fencing etc to some properties on West Street, particularly adjacent to public footpath running between the latter and County Hall.



Picture 155. A mixture of fencing and dilapidated garden sheds in some locations adjacent to this public footpath detract.

5.367. Area around Hertford Town FC. This area is located within the Hertford Green Finger and adjacent to the well used Cole Green Way well used by walkers, cyclists and horse riders. The football club itself is bounded by a variety of fencing types including corrugated iron, breeze block and prefabricated horizontal concrete slabs supported by posts. Nearby are miscellaneous stabling and other poor quality buildings together with areas of outdoor storage or material that has either been dumped or fly tipped. The whole is in much need of improvement. Such improvements could take place at several levels.





Pictures 156-158. Areas adjacent to Cole Green Way in and around Hertford FC where modest action could achieve significant improvements.

5.368. Opportunities to secure improvements. Seek selected owners' cooperation in improving selected rear garden environments - adjacent footpath between West Street and County Hall. Removal of ivy to expose historic railings of quality to front of 16-18 Bullocks Lane. Seek improvements to area around Hertford Football Club. Discuss with HCC prospect of replacing missing lantern to listed lamp posts at County Hall.

5.369. Boundary changes. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.370. The following area has been excluded:

Buildings and land at Hillside Terrace. This is an area accessed by a narrow road and track and in the main consists of single storey bungalows generally of no historic interest or architectural value. The area to be excluded consists

of: Preview, Watersmeet, Orchard House and Nos.1-7 Hillside Terrace and adjacent land to west of No. 7.



Picture 159. Examples of properties at Hillside Terrace proposed now excluded from the Conservation Area.

AREA 6. WARE ROAD

5.371. General overview. Positive attributes. The scatter of listed buildings includes the late 19th century East Station and the 1935 former Addis factory. Most importantly there are significant numbers of late 19th and early 20th century houses, many of them terraces.

5.372. Negative attributes. The south west corner and western edge of Area 4 consists of modern commercial and retail developments and car parking which detract in varying degrees. Similar comments apply to a car servicing facility on the south side of Ware Road.

5.373. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.374. Signal Box east of Hertford East Station - Grade II. 1888. The building lies just beyond the conservation area and is on the Council's Heritage at Risk Register. Timber-framed and weatherboarded with gabled Welsh slated roof with brick chimney on north-east corner. Built by the Great Eastern Railway, a typical example of their standard design introduced in the 1880s. The Great Eastern line was run into Hertford East in 1888 from its 1843 Eastern Counties Railway terminal on Railway Street. Permission has previously been granted for its removal in 2008. Discussions regarding its future should be initiated. Ideally it needs repair. If it cannot usefully remain in its current location it could perhaps be moved to a railway associated location elsewhere in the town. Could it be converted to a meaningful and appropriate alternative use?



Picture 160. Signal box from late 19th century, lies just beyond the conservation area and is on the Council's Heritage at Risk Register. Could it be suitably moved to an alternative location in the town and provided with an appropriate alternative use?

5.375. Hertford East Station - Grade II. Railway station with terminal booking hall, concourse, 1888, with 20th century alterations. Built for the Great Eastern Railway. Architect W. N. Ashbee. Orange-red brick with stone windows, bands, dressings and cornices. Hertford East replaced the earlier Eastern Counties Railway Station further east along Railway Street, but this survived as a goods terminal until 1964.



Picture 161. Hertford East railway station built in 1888, listed grade II.

5.376. The Saracen's Head Public House, Ware Road - Grade II. Mid 19th century, extended late 19th century. Yellow stock brick, Flemish bond, ground floor orange-red glazed brick, Flemish bond. Hipped Welsh slated roof. The 'Saracen's Head' was probably built as a house.



Picture 162. The Saracens Head PH, a colourful listed building adding character to the street scene.

5.377. The former Addis Factory, western range - Grade II. Office range, formerly part of factory (workshops now demolished). 1935 with late 20th century alterations. By Douglas Hamilton for the Addis Company. Red brick with profiled concrete detailing, continuous steel framed glazing and a flat concrete roof. Main body of office building to the west, with curved north-west corner. Full-length expanse of steel framed glazing. An increasingly rare example of a streamlined 'moderne' design of the 1930s, as applied to industrial architecture.



Picture 163. Former Addis factory, an increasingly rare example of modern architecture from the 1930's.

5.378. Scheduled Ancient Monuments There are none in Area 6.

5.379. Areas of Archaeological Significance. Most of Area 6 is so identified.

5. 380. Important buildings within the curtilages of Listed Building. Whilst none have been specifically identified in this area by this Appraisal it is possible some may emerge through the detailed processing of future applications.

5.381. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the late 19th/early 20th centuries and add significantly to the high environmental

quality of the conservation area and make a contribution to its built form and historical evolution. Any Important architectural features they possess and worthy of retention are identified. From a more recent historical perspective a representation advises serious damage to some properties, principally on Tamworth Road, occurred during 1940 when a land mine was dropped in the locality of Ware Road and Tamworth Road.

5.382. Nos. 98-104 Railway Street. Early 20th century pebble dash with slate roofs and distinctive chimneys with pots. Bay windows and recessed entrances with brick decoration. Modern replacement windows prevail but nevertheless the general mass is pleasing. Mostly common and perhaps original door detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.383. Nos. 106-118 Railway Street. 19th century group. Both red and yellow brick with pebble dash. Slate roofs and prominent chimneys. Recessed entrances, mainly sympathetic windows. Some bay windows. Early street name plaque. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.384. Nos. 3-37 Villiers Street west side. Very attractive 19th century group with variety of types of yellow brick construction with slate roofs and chimneys with pots. Heights vary including one prominent three storey building. Bay windows. Good canopy, window surrounds and recessed entrance details noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 164. West side of Villiers Street, an attractive grouping with a wide range of good quality detailing most worthy of retention and preservation.

5.385. Nos. 4- 36 Villiers Street east side. 19th century group principally of yellow brick construction with slate roofs and chimneys mostly with pots, some missing. Various heights. Many early/ sympathetic windows and arched entrance detail. Two storeys in height above ground - a number with basement accommodation below street level. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.386. Nos. 3-33 and 35/35A Townshend Street west side. Two storey 19th century group of various types, principally of yellow brick with some render and pebbledash. Slate roofs with prominent chimneys. A mix of window types and several other elements visually disruptive including dormers and solar panels. Quality features include distinctive entrances to some properties. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.387. Nos. 4-48 Townshend Street - east side and property corner of Townshend Street/Railway Street. Various dates from late 19th/early 20th century. Mixture of types and materials include red brick, yellow brick, render and pebble dash. Also mix of roofing materials, including some inappropriate modern tile. Both traditional and visually inappropriate modern window replacements; bay window detailing, some with original slate roofs above. Some decorative lintel detailing. Metal plaque inscribed Coronation Villas 1902 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.388. Former Maltings building Railway Place. Appears as a Brewery on mapping from 1874-1894. Assumed to be in commercial use, which being the case, details are protected by normal planning control.

5.389. Hide House 2B Railway Place. A modern 'eco' solution. The owner advises this house is super insulated with solar panels, air source heat pump system, heat recovery system and controlled lighting (additional information and picture elsewhere earlier in this appraisal document).

5.390. Nos. 3-27A Railway Place. Long 19th century two storey terrace. Principally of yellow brick; some render. Principally slate roofs and chimneys with pots. Various window types, many modern replacements. Several bricked up windows (presumed window tax, repealed 1851) noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.391. Nos. 6-14 Railway Place. Late 19th century two storey group of yellow brick construction, slate roofs and prominent chimneys with pots. Recessed entrances, bay windows. An Article 4 Direction to provide protection for

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

5.392. Nos. 1-5 and Nos. 9-29 Talbot Street. A variety of types and of varying heights of late 19th century date. Principally of yellow brick with slate roofs and chimneys with pots. Some bay windows and recessed windows. Mix of window types. Stone plaque Talbot Cottages 1895 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.393. Nos. 4-22 and 28-54 Currie Street. Terraces of 19th century date principally of yellow brick slate roofs and prominent chimneys with pots. Limited replacement roofs. Some recessed entrances. A mix of traditional and replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.394. No.3 Currie Street, dating from the 19th century of yellow brick with red brick decoration; slate roof and chimney. Replacement windows.

5.395. Nos. 25-39 Currie Street. Dating from the 19th century. Of yellow brick construction. No. 25 has traditional tiled roof, the remainder slate roofs with chimneys and pots. High quality window and recessed door detailing (one regrettably enclosed). A most attractive grouping most worthy of retention and preservation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 165. Nos. 25-39 Currie Street, an imposing 19th century terrace that makes a significant contribution to the street scene.

5.396. No. 27 and Nos. 29-35 Raynham Street. The latter of early 20th century date and of yellow brick construction with red brick detailing. Slate roof chimneys with pots, decorative ridge tiles. Stone plaque reads East View Terrace. E.R.K. No. 27 of late 19th century date with gable end to road. Also three No. boundary walls below 2m at right angles to road; worthy of retention.

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

5.397. Nos. 11-21 and 12-24 Raynham Street. Date from the late 19th century. Slate roofs with prominent chimneys and pots. Bay windows to ground floor; recessed entrances (some enclosed at later date); red brick banding detail. Window types vary but despite this the mass and overall appearance contributes to the quality of the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.398. Nos. 77-93 Ware Road. Group dating from late 19th and early 20th centuries. A variety of types of red brick construction principally with slate roofs, some tiled. Chimney, finial and ridge tile, turret and decorative wooden detailing and one date plaque 1903 noted. Good quality wall detail at right angles to road, height varies unprotected less than 2m. No. 77 is in commercial use. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.399. Nos. 73-75 Ware Road. Of late 19th century date. Red brick with tiled roof and chimneys. Recessed entrances, bay windows to both floors, barge boards, decorative vertical hung tile detailing. Fine carving dated 1897 interpreted as being portrait of Queen Victoria commemorating her Diamond Jubilee. One property is a Dental Clinic. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.



Picture 166. Bust interpreted to be of Queen Victoria dated and commemorating her Diamond Jubilee.

5.400. Nos. 65A-71 Ware Road. Tall three storey 19th century group. Yellow brick with slate roof (one tiled replacement) and prominent chimneys. Bay windows to ground floor. Good window surround detail. Variety of window types but overall mass and appearance pleasing and generally harmonious. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.401. Nos. 47-63A Ware Road (includes The Old School, set back from road). A 19th century group of yellow brick with slate roofs, prominent chimneys with pots. Some recessed entrances, some bay windows. Also 2 No. walls at right angles to road, height varies under 2m. Nos. 51-53 have highly decorative detailing. Mix of window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 167. Decorative detailing to Nos. 51-53 Ware Road. Note boundary wall worthy of retention.

5.402. Nos. 23-39 Ware Road. A mixed 19th century group of yellow brick construction with slate roofs and prominent chimneys. Height varies. Window types vary. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.403. Nos. 19/19A Ware Road and No. 2 Townshend Street . A tall three storey yellow brick building probably dating from the late 19th century. Slate roof and chimneys. High quality window detailing, imposing entrances and deep eaves detailing. A very fine building which if not flats, should be protected by Article 4 Direction subject to further consideration and notification.



Picture 168. Very fine unspoilt building corner of Ware Road and Townshend Street that makes a most imposing presence in this part of the conservation area.

5.404. West corner of Ware Road/ Townshend Street. Three storey 19th century yellow brick commercial building worthy of retention, details of which are administered by normal planning controls.

5.405. Ware Road - Pioneer Hall and adjoining building, east corner of Villiers Street. Pioneer Hall is red brick building 19th century building with steep slate roof, ornate protruding entrance, good window detailing and horizontal banding. The adjacent corner building of similar date is of yellow brick construction with red brick window surround detailing and in commercial use. Bay windows to ground floor. The group is strategically located and worthy of retention.

5.406. Nos. 4-6 Ware Road. Two storey with slate roofs and dormers; chimneys. Decorative entrance detail, bay windows extend to both floors. If in conventional residential use should be protected by Article 4 Direction subject to further consideration and notification.

5.407. Media House 40 Ware Road. This 20th century building has recently been converted to apartments and lies to the east of the former Addis Factory range (a listed building) whose streamlined 'moderne' design of the time as applied to industrial architecture it reflects. Redevelopment has been successful and key features such as window detailing, roofline, general bulk and other elements associated with the original building have been appropriately detailed.

5.408. Flats, south side of Ware Road - part of Newland Gardens complex? Red brick and tiled roof with chimneys; two storeys dating from the early 20th century. Turret rubbed brick lintels and panel detailing; inscribed Beechleigh. If flats administered by normal development control.

5.409. Nos. 98-100 Ware Road. Tall two storey red brick building dating from the early 20th century. Slate roof and chimneys. Box shaped windows to both floors with bargeboarding and decorative wooden detailing above. Good quality window surround detailing; pair of recessed entrances, centrally located. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

Within extended Conservation Area.

5.410. Nos. 6-12 Tamworth Road. Two storey late 19th century group of yellow brick construction with red brick banding. Slate roofs and prominent chimneys. Recessed entrances (some regrettably enclosed). Decorative bay and box windows to ground floor. Mix of window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.411. Nos. 80-102 Tamworth Road. Two storey group probably of early 20th century date of yellow brick construction with red brick banding. Slate roofs and prominent chimneys; unusually entrances are to sides. Mix of window types but many of traditional vertical sliding sash design. An Article 4

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



Picture 169. Nos. 80-102 Tamworth Road. Simple cottages of pleasing whose entrances are to the sides.

5.412. Nos. 111-159 Ware Road (excluding Nos. 127-129); large 20th century properties of various types and designs. Tiled roofs and slate roofs with chimneys. Variously brick, render and pebbledash. Some box shaped windows to both floors. Bargeboard, finial, decorative eaves detailing and date plaque 1907 noted. Some three storey with decorative detailing, balconies. Nos.111-115 have fine boundary walls. Some properties are flats. An Article 4 Direction to provide protection for selected features on conventional residential properties may be appropriate subject to further consideration and notification.



Picture 170. The eastern extent of the proposed extension to the conservation area on Ware Road comprising of mixed 20th century housing of pleasing design with trees to the frontages combine to create a quality environment.



Picture 171. Good quality three storey early 20th century housing, Ware Road, within the eastern end of the extended conservation area.

5.413. Nos.30- 46A Tamworth Road. Principally date from the early 20th century principally with slate roofs. During consultation advice was received that Nos. 30-32 were built in 1947 following the area being bombed in WW II. This being the case the pair has been rebuilt in similar style to those adjacent, although perhaps not quite as elegantly. Recessed entrances, names of properties inscribed /painted; bay windows to both floors, mixed window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.414. Nos. 66-74 and 76-78 Tamworth Road. Of early 20th century date with slate roofs and chimneys with pots. Bay windows to both floors; others to ground floor. Recessed entrances some with names inscribed above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.415. Nos. 9-11 Fairfax Road. An unusual early 20th century grouping of pebble dash finish with slate roof and chimneys. A decorative range of brick features above window and door range to ground floor, each with keystone feature. Two oriel windows. Date plaque 1914 with initials E.R.K. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

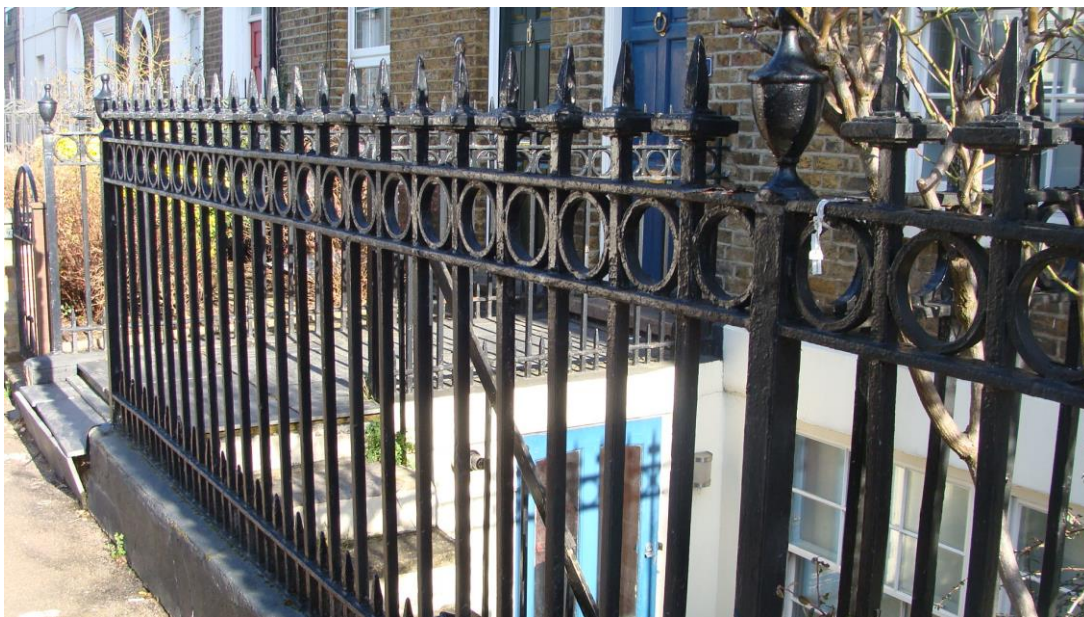


Picture 172. An unusual and attractive early 20th century group being Nos. 9-11 Fairfax Road.

5.416. 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.

5.417. High quality boundary wall/railing detail to Nos. 5.9, 15-31 and 33 Villiers Street. Some original gates and piers.

5.418. Historic and later railings to frontages of Nos. 4-16 Villiers Street and frontage and return to No.36. The former define and enclose accommodations below ground whilst the latter are more recent but interpreted as being erected on earlier dwarf wall capped with engineering bricks.



Picture 173. High quality railings to front of Nos. 14 -16 Villiers Street. Note basement accommodation below ground level.

5.419. Ornate railings to front of 108-110 Railway Street.

5.420. Wall to front of No. 35 Townshend Street. Relatively short length but nevertheless worthy of retention. Of yellow brick construction about 1.5 m in height with triangular capping detail.

5.421. High quality railings surrounding property corner Townshend Street/ Ware Road.

5.422. Tall yellow/red brick wall; red brick banding and buttresses - corner of Tamworth Road/ Raynham Street.

5.423. Dark brick wall with triangular capping detailing - corner Currie Street/ Talbot Street. Properly retained to enclose later development.



Picture 174. Dark brick wall with triangular capping detailing.

5.424. Wall to Ware Road frontage of Tesco car park. Substantial railings on dwarf brick wall supported by piers surmounted by stone capping detail. Prominent and important in local street scene.



Picture 175. Prominent historic railings are important features surrounding what is now Tesco's car park.

Within extended Conservation Area.

5.425. Wall to frontages of Nos. 84-100 Tamworth Road. Less than 1m and thus unprotected. Of unusual clinker construction. Also boundary walls of similar construction forming boundaries at right angles to road. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 176. Unusual clinker wall construction to front of properties on Tamworth Road, worthy of retention and additional protection.

5.426. Metal box, probably that of a utility company corner of Ware Road/ Rowley's Road.



Picture 177. Unusual unidentified item corner of Ware Road/ Rowley's Road, possibly that of a utility company. Does the reader have any information?

5.427. Good quality boundary walls to front and forming right angle boundary divisions to Nos. 111-115 Ware Road. Worthy of retention and where appropriate an Article 4 Direction subject to further consideration and notification.



Picture 178. Good quality boundary and division walls to Nos. 111-115 Ware Road within the extended conservation area.

5.428. Wall to No. 135 Ware Road, returning into Fairfax Road. Height varies mostly over 1m but some being unprotected under 1m. Of clicker construction with coarse concrete/ aggregate capping detail.



Picture 179. Unusual clinker wall of historic interest that adds variety to the local street scene and worthy of retention. Wall of similar construction on Tamworth Road.

5.429. Important open spaces. None have been identified in Area 6.

5.430. Wildlife sites. None have been identified in Area 6.

5.431. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plan.

5.432. **Important views.** A selection as shown on accompanying plan.

5.433. **Elements out of character with the Conservation Area.** Garage complex to west side of Davies Street. A combination of this garaging complex and very narrow street with parked vehicles degrade this part of the conservation area. Even if only limited visual improvements could be made this would represent a worthwhile achievement.

5.434. **Opportunities to secure improvements.** Discuss further the potential of improving the visual appearance of garaging at Davies Street. Seek to secure repairs to the signal box located just beyond the conservation area near Railway Street (see picture above).



Picture 180. Garaging Davies Street. Is there any interest in negotiating some improvements here?

5.435. **Formula 1 Autocentres, Ware Road.** This large flat roof building does little to improve the street scene where the potential of appropriate redevelopment might be an option to consider as a catalyst for achieving improvements.



Picture 181. The potential of appropriate redevelopment of this site might be worthy of consideration to improve this part of the conservation area.

5.436. Although now excluded from the conservation area it is suggested additional landscaping could benefit the EHDC car park corner of Ware Road

and London Road. Trees of appropriate species to provide height and additional screening could make improvements in the longer term.



Picture 182. One of several potential areas within the car park where tree planting could provide additional height and replace low shrubs whose visually contribution is limited.

5.437. Boundary changes. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.438. The following amendments have been made:

(a) Include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road. This area contains a mixture of interesting early 20th housing types varying from smaller properties on Tamworth Road and Fairfax Road to large properties on the Ware Road. Selected properties contain a wealth of good quality detailing worthy of preservation and a number of other features, including interesting walls that significantly add to historical and architectural interest (see previous pictures).

(b) Exclude Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place. These properties date from the 20th century and have little architectural and historic qualities.



Picture 183. Mid/late 20th century properties now excluded from the conservation area.

(c) Exclude small area to south side of Ware Road to better reflect existing geography (previous alignment bisected the Nuffield Health building).

(d) Exclude area corner of Ware Road and London Road which includes Yeomans Court (including flats to rear that were unnamed at time of survey, namely Harris Court, Green Court, Tafel Court and 22 Baker Street) The Rotunda, Stag House, WRVS building/British Red Cross and EHDC car park. This area occupies a strategic entrance to the town and is occupied by a number of modern buildings in commercial and other uses. Their qualities, styles and heights vary but none can lay claim to be of architectural or historic interest. For the most part the buildings are large scale and tall. The later ones are better designed. Centrally located is an EHDC car park, the landscaping of which could be improved (see above).





Pictures 184-185. The WVRS building and Stag House part of the complex now excluded from the conservation area.

6. OVERALL SUMMARY.

6.1. Hertford conservation area is of high quality and considered worthy of its status as a Conservation Area subject to making a number of modifications to its boundary involving a significant extension along Ware Road and elsewhere a number of reductions. It is assuredly considered to be *'special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*.

6.2. In relation to the requirement relating to conserving its character there are large numbers of listed buildings of the highest quality principally concentrated in the historic core. Whilst many of Hertford's early buildings have been altered over the centuries and have later facades, their variety and the contribution they make to the townscape and narrow streets is very considerable. Unusually there are a number of very high quality 20th century listed buildings that need particular care and attention so their architectural qualities are preserved for future generations to appreciate.

6.3. The special relationship the conservation area enjoys with the 'Green Fingers' is visually and communally most important. These spaces must not be eroded or compromised by development pressures.

6.4. Most importantly this Appraisal has identified very large numbers of late 19th/early 20th century non listed buildings that add considerably to the town's heritage and which are most worthy protection from demolition. Their retention through the planning process is essential. Many are terraces dating from the late 19th century; others are larger villas of a later date. Their locations are spread throughout the whole conservation area.

6.5. Many of the above buildings still have early and original architectural detailing and features worthy of protection and preservation. However in some cases the exercise of Householder Permitted Development Rights have eroded such qualities by the insertion of inappropriate modern windows, doors, erection of porches and changes of roofing materials, sometimes to a significant degree.

6.6. There is no doubt this process will continue unless checked and a key proposal of this Appraisal is that additional controls would be appropriate and well justified, subject to Members detailed further consideration.

6.7. 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.

6.8. There are also a considerable number of other features of importance that should be retained. These include railings and walls that add to the quality and diversity of the conservation area. Some walls constructed of or incorporating industrial clinker are particularly interesting and unusual.

6.9. Open spaces that are important to retain have been identified and set out in summary form in the Management section below. Their numbers are considerable and it is important they are protected. The high importance of the Green Fingers is worth reiterating. Some smaller spaces in key locations are in need of improvement where good quality urban design and landscaping advice should be obtained.

6.10. Throughout the conservation area trees play a particularly important role in visually enhancing the townscape.

6.11. In relation to the requirement to enhance many such improvements have been identified which are set out in summary tabular form in the Management section below. It is considered particular attention should be paid to improving Maidenhead Street and examining whether the visual dominance of the Gascoyne Way car park can be reduced.

6.12. 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.

6.13. The quality of shop fronts and associated fascia signage varies considerably and there are some areas where it detracts to a significant degree. In other areas greater consideration has produced much better results.

6.14. New development. The design solutions of new development in the conservation area vary considerably. As demonstrated earlier some are traditional whilst others are more contemporary. Some conversions using contemporary materials have been most successful.

6.15. Several alterations to the Conservation Area boundary have been proposed and these are identified below.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The revised boundary is shown on accompanying Management Plan to which the reader is referred and includes the following amendment/s. Several amendments to this text relating to revised boundaries have been made including reference to Greencoates (a textural omission subject to further consultation) and other minor amendments under delegated powers including, inter alia, names of flats rear of Yeomans Court that were under construction at the time of survey).

(a) Extend to east of existing conservation area to include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road (Identity area 6).

(b) Exclude Nos. 9-12 Grove Walk (Identity Area 2).

(c) Exclude site to corner of Gascoyne Way and London Road which includes large undistinguished 20th century building (British Telecom), other low key buildings, parking areas and residential areas of Gwynns Walk and Nos. 2-18 Greencoates. (Identity Area 4).

(d) Exclude site to corner of Ware Road and London Road which includes Yeomans Court (including flats to rear, Harris Court, Green Court and Tafel Court and adjacent flats at 22 Baker Street), The Rotunda, Stag House, WRVS/British Red Cross building and EHDC car Park (Identity Area 6).

(e) Exclude Preview, Watersmeet, Orchard House and Nos.1-7 Hillside Terrace and adjacent land to west of No. 7 (Identity Area 5).

(f) Exclude Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place (Identity Area 6).

(g) Exclude small area to south of Ware Road to better reflect existing geography; previous alignment bisected the Nuffield Health building (Identity Area 6).

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 the sites designated as being a Scheduled Ancient Monument or within an Area 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.

7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the revised Conservation Area this Appraisal has identified large numbers of unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.9. These buildings are:

IDENTITY AREA 1. Nos. 52-90 Hertingfordbury Road; Sele Mill; Nos. 14-36 Hertingfordbury Road; River Day Nursery North Road; No. 6 North Road; No. 3 Cowbridge; Nos. 1-21 Dimsdale Street; No. 28 Castle Street; frontage to Workingmens Unionist Club building; The Woolpack PH, Mill Bridge; group of commercial properties Mill Bridge, includes No.4 and Frying Pan; various shops Maidenhead Street, on north side Kings Group through to Well Pharmacy; on south side, Keech Care and Paul Martin: Bull Plain, prominent group of commercial properties, south west corner of Bull Plain; Pretty Gorgeous Cakes, No. 8 Parliament Square; Lord Haig PH; Hertford Flooring, The Creative Sanctuary and Simply Homes; Toni & Guy and Clock Cards building corner of Market Street/ Railway Street; Nationwide and HSBC buildings Fore Street.

IDENTITY AREA 2. Garden House, Warren Park Road; Warren Hoe, Warren Park Road; High Mead, Warren Park Road: Bengo Grange and Tunley, Warren Park Road; Nos. 22-28 Trinity Grove; Nos. 13-19 Trinity Grove; Nos. 22-40 Bengo Street; Nos. 8-18 Bengo Street; Nos. 4-6 Bengo Street; Bengo Mews; Nos. 154-158 Bengo Street; The Greyhound PH; Nos. 3-8 Grove Walk; No. 120 Bengo Street; Nos.7-9 and Nos.13-15 Bengo Street; property to the north and adjacent to No. 13 Bengo Street; No. 17 Bengo Street; Nos. 39-53 Bengo Street; Nos. 69-73 Bengo Street; Nos. 75- 81 Bengo Street; No. 121, The Yews , Bengo Street; No. 123 Bengo Street; Nos. 135-139 Bengo Street; Nos. 1-3 Duncombe Road; Nos. 5-11 Duncombe Road; Nos. 19-59 Duncombe Road; Nos. 2-12 Tower Street; Bengo Parish Church Hall, Duncombe Road; Nos. 87-111 Duncombe Road; No. 1 The Drive and Nos. 64-126 and Westfield House, Duncombe Road; Lynwood and Le Jardin?, 60 Duncombe Road; Wisteria Place, corner Duncombe Road/Church Road; Nos. 6-32 Church Road; No. 4 Fanshawe Street; Nos. 1-9 Church Road; Nos. 1-25 Elton Road; Nos.2-4 and 1-23 Eleanor Road; Yew Villa and Nos.4-36 and 1-37 Parkhurst Road; Nos. 1-7 Ives Road; Nos. 10-26 and 30-46 Fanshawe Street, north side; Nos. 1-37 Fanshawe Street; Nos. 29-31 Byde Street; Nos. 45-57 Wellington Street; No. 29 Woodside Cottage, Wellington Street; Nos. 9-19 Wellington Street; No.3 Wellington Street; Nos. 26-44 Wellington Street; Nos. 68-74 Wellington Street; Nos. 2-26 Molewood Road; Nos. 7-31 and 23-39 (excluding Nos.21A-21B) Molewood Road; Nos. 2-18 Nelson Street; Nos. 23-29 Nelson Street ; Nos. 1-21 Nelson Street and No. 8 Wellington Street;

Beninghoe, corner of Byde Street and Farquhar Street; Nos.10-12 off Farquhar Street; Nos. 31-37 Farquhar Street; Grafton Towers, Bengoe Street; Nos. 3-5 Bengoe Street; house south west corner Cross Road/Duncombe Road; Nos. 6-34 Balfour Street; Nos. 1-5 Farquhar Street: Nos. 65-89 Port Vale; Nos. 37-43 and 45-57 Port Vale; No. 35 Port Vale; Mill Mead School (early element at eastern end of site); Nos. 11-19 Port Vale; Nos. 6-28 Port Vale and Russell Court Mews; Nos. 6-24 and Nos. 5-29 George Street; The Two Brewers PH corner of George Street through to No.48 Port Vale; Nos. 8-20 Russell Street; No. 56 Port Vale - The Millstream PH ; Nos. 100-112 Port Vale; Nos. 29-31 Port Hill; Nos. 47-55 and 59-69 Port Hill; No. 57A Port Hill, Treetops; No. 57B Port Hill; Whitacre Lodge, Port Hill; Nos. 15-17 Cowbridge; Nos. 27-41 Cowbridge.

IDENTITY AREA 3. Nos. 28-30 St. Leonard's Road; Nos. 9-19 Warren Terrace; Nos. 33-51 Warren Terrace; Nos. 10-16 Warren Terrace; Nos. 6- 8 Warren Terrace; Nos. 18- 20 Ware Park Road; Nos. 22 - 24 Ware Park Road; Daneshill Cottage(No.6), south side Warren Park Road; Duncombe School south side of Warren Park Road; Nos. 38-40 Port Hill; Nos. 13-27 Chambers Street; Nos. 12-22 Chambers Street; Nos. 1 Conrads Yard east to and including No.4 Cowbridge; Hertford Town Church, south west corner of Hartham Lane; group of three buildings south of the McMullens principal listed building, south east corner Hartham Lane; Folly island, consists of The Folly, Thornton Street, Old Hall Street and Frampton Street; Nos. 8-20 St. John's Street; St Johns Court, St John's Street; Powell Funeral Service (No.83, corner Railway Street/ St. John's Street); Supporting Herts Project office and Hertford Optometry and Contact Lens Practice corner Railway Street/ Priory Street; Nos. 4-10 Priory Street; The Old Barge PH, The Folly; historic building of 19th/early 20th century date opposite The Old Barge PH successfully incorporated into Coopers Court.

IDENTITY AREA 4. Nos. 8,12 Morgans Road (set back some distance from road and accessed by cul de sac), 14, Foxrock, 16 (Nortonbury set back from road with private access), 18A, and 22 Morgans Road; No. 2 Morgans Road; Queens Hill House, Morgans Road; No. 66 Bullocks Lane; Highfield Road, north side - Highfield Court, Nos. 4-18 (omit 18A) and No. 20, south side - Nos. 1, 3A and 5; Nos. 69- 103 Queens Road; property at far southern extremity of Morgans Road/ Queens Road to south west of No.121; Mangrove Hall; Mangrove Lodge; No.20 Mangrove Road; Springfield Lodge, Mangrove Road/ Hagsdell Road; Nos. 3-33 Queens Road; Scott House, Hagsdell Road; Holly Lodge (corner of Queens Road/Hagsdell Road) and also Elmsfield Cottage to east; Nos. 16 - 46 Queens Road; No. 52 Queens Road; Abel Smith primary school building; Glebe House (entrance from Hagsdell Road); Old Stable, north west corner Hagsdell Road and Mangrove Road; The Dell, Hagsdell Road.

IDENTITY AREA 5. Nos. 39 - 47 West Street and 57-99 West Street; Leahoe House; original Richard Hale School; Nos. 171-201 Hornsmill Road; Nos.2 - 48 Bullocks Lane.

IDENTITY AREA 6. Nos. 98-104 Railway Street ; Nos. 106-118 Railway Street; Nos. 3-37 Villiers Street west side; Nos. 4- 36 Villiers Street east side; Nos. 3-33 and 35/35A Townshend Street west side. Nos. 4-48 Townshend Street - east side and property corner of Townshend Street/Railway Street; Former Maltings building Railway Place; Hide House 2B Railway Place; Nos. 3-27A - Railway Place; Nos. 6-14 Railway Place; Nos. 1-5 and Nos. 9-29 Talbot Street; Nos. 4-22 and 28-54 Currie Street; No.3 Currie Street; Nos. 25-39 Currie Street; No. 27 and Nos. 29-35 Raynham Street; Nos. 11-21 and 12-24 Raynham Street; Nos. 77-93 Ware Road; Nos. 73-75 Ware Road; Nos. 65A-71 Ware Road; Nos. 47-63A Ware Road (includes The Old School, set back from road). Nos. 23-39 Ware Road; Nos. 19/19A Ware Road and No. 2 Townshend Street ; building west corner of Ware Road/ Townshend Street; Pioneer Hall and adjoining building, Ware Road east corner of Villiers Street; Nos. 4-6 Ware Road; Media House; No.40 Ware Road; flats (?) part of Newland Gardens complex; Nos. 98-100 Ware Road.

(and within extended conservation area)

Nos. 6-12 Tamworth Road; Nos. 80-102 Tamworth Road; Nos. 111-159 Ware Road (excluding Nos. 127-129); Nos.30- 46A Tamworth Road; Nos. 66-74 and 76-78 Tamworth Road; Nos. 9-11 Fairfax Road.

7.10. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified a number of railings and walls that make a particular contribution to the character of the Conservation area. Some are protected from demolition virtue of exceeding the specified heights relevant to conservation area legislation or by Listed Building legislation. Any proposal involving their demolition is unlikely to be approved. Removal of other PD rights involving alteration is also an available option. Other distinctive features that contribute to the quality of the environment are also identified. These should be protected within the parameters of existing legislation.

7.11. 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. 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 notification separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.12. Planning control - Wildlife Sites. A number have been identified as set out in the main appraisal text. 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.

7.13. Planning Control – Important Historic Parks and gardens. EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has identified four such sites that are locally important. These are Hertford Castle Grounds, North Road House, Sele House (?) and Bengoe Old Hall/Vicarage/Revels Hall. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

7.14. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following particularly important open spaces:

River courses throughout and Hertford Basin; churchyard, church of St Andrew; Castle grounds; Moat Garden; Hertford Millennium Sculpture open space; Holy Trinity churchyard; open space north of Beane Road; open space west of Millmead Way; St Leonards Garden; St Leonards churchyard; Hartham Common; Bengoe Sports Association ground, New Road; churchyard of Our Lady and St. Joseph; open land between Queens Road/ Mangrove Road; All Saints churchyard; treed area, north east side of Mangrove Road; Bowling Green near EHDC offices; playing field south of Richard Hale School; open land to the west of County Hall; open land east of Railway line, centred on Hertford Town football ground. Tree lined street south end Queens Road. These open spaces will be protected.

7.15. 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.

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

7.17. 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. Through the process

of consultation the Town Council has very helpfully expressed interest in considering what role they might be able to assist.

Detracting element	Location	Proposed Action.
Selected commercial signs and shop front facias.	Principally concentrated in main commercial locations.	Consider means of securing improvements. Such options could include the investigation of best practice elsewhere and supplementing advice currently available. Increase awareness at local level by liaising with local shopkeepers and interested parties and through the determination of applications.
Diminishing quality of several 19th century terraces principally damaged by the exercise of Permitted Development Rights.	Various locations.	If through the consultation process there is support, consider an initiative whereby Council officers in association with residents draw up proposals to improve one such terrace. Such proposals to be implemented by residents on a voluntary basis.
Random brick and clinker wall.	To front of County Hospital site.	Discuss potential for modest repair works with owners.
Redundant site, unused and boarded up.	Former Emmaus Superstore site between North Road and Hertingfordbury Road.	An appropriate solution will be achieved when planning permission is implemented.
Low key underused site.	Noble cars, corner of Neal Court North Road.	An appropriate solution will be achieved when planning permission is

		implemented.
Untidy car parking and area of unused buildings.	Dimsdale Street.	Further investigation needed; explore potential for appropriate re - use/condition of buildings; potential alternatives for the future of both sites.
Open space capable of enhancement.	Moat Garden, Castle Street.	It is suggested a landscape enhancement scheme be prepared, external urban design advice suggested.
Untidy area.	Subway access area, south side Castle Street.	Consider initiating improvements.
Untidy area.	Adjacent William H Brown building, Castle Street.	Discuss potential of improvements with owner
Area of open space capable of improvement.	Millennium Sculpture adjacent to the theatre.	Consider initiating landscape improvements, external urban design advice suggested.
Listed building façade in need of refurbishment.	No. 8 The Wash.	Discuss potential of improvements with owner.
Visually inappropriate fencing.	Boundary to Bluecoats complex, Mill Road.	Discuss potential of improvements with owner.
Listed gates in need of refurbishment.	End of Church Street.	Discuss potential of improvements with owner.
Visually unattractive car park.	Gascoyne Way.	Obtain external profession advice to reduce visual impact.
Damaged chest tomb.	St. Leonard's churchyard.	Town Council advise they are now pursuing.
Thatched roof in	The Vineyard,	Discuss potential of grant

need of repair.	Bengeo.	assistance with owner.
Bengeo Car Centre.	Bengeo Street.	Discuss potential of improvements with owner.
Untidy and overgrown site.	Former railway line south east of Nelson Street.	Need to explore potential for securing improvements. Will be difficult to resolve satisfactorily. Owner advised to pursue/ develop options for consideration.
Extensive ivy growth on selected trees.	Public open space to west of Millmead Way.	Discuss further with EHDC colleagues and seek resolution.
Wall in need of repair.	Pitteway Walk.	Discuss potential of improvements with owner (possibly Millmead school).
Detracting site features and boundary detailing.	Millmead School site in part.	Discuss potential of improvements with owner.
Graffiti	Railway bridge structure, south end of Bengeo Street.	Discuss potential of improvements with owner.
Minor remedial works to decorative entrance gates.	Entrance to Hartham Common, Port Hill.	Discuss potential of improvements with owner.
Early street lamp in need of repair.	Chambers Street.	Approach Hertfordshire County Council and seek to secure its appropriate refurbishment.
Mid 20th century listed street lamps in need of repair/ lanterns missing.	County Hall.	Approach Hertfordshire County Council and seek replacement of several missing lanterns.
Historic metal street	Various.	Where appropriate consider protection by

name plaques.		Article 4 Direction. Alternatively and or seek owners cooperation in their retention.
Broken boundary fence.	Hertford Town Church, Cowbridge.	Discuss potential of improvements with owner.
Graffiti.	Adjacent to well used footpath near Abel Smith school site.	Discuss potential of removal with owner.
Dilapidated fencing and garden sheds etc.	Adjacent footpath between West Street and County Hall.	Discuss potential of improvements with owners.
Removal of ivy to expose historic railings.	To front of 14-16 Bullocks Lane.	Discuss potential of improvements with owners.
Untidy areas and outdoor storage/ dumped or fly tipped material.	In vicinity of Hertford Football Club.	Discuss potential for improvements with owners.
Modern garaging area.	Davies Street.	Discuss potential for improvements with owners.
Heritage at Risk, EHDC Register.	Signal box just beyond Conservation area, near Railway Street.	Seek to secure retention and initiate repairs. Alternatively relocate locally and find meaningful use/ access.
Heritage at Risk, Historic England's Register.	St Andrew's church.	In first instance discuss issue with church and establish extent of problem (details now obtained – structural and roof, church seeking funding principally from Heritage Lottery Fund).

		Officers in discussion with church.
Other Actions.		
Explore the potential for improving the environmental qualities of Maidenhead Street, in addition to the general recommendation concerning signage and shop front facias.		
Explore the potential of improving the visual appearance of Gascoyne Way car park and in this respect obtain external landscaping advice.		
Historic name plaques at various locations in the town. Some will be located on early non listed terraces identified to be retained and potentially subject to an Article 4 Direction. Should the latter be introduced the potential of protecting these early street signs can be explored. In the interim it may be appropriate to write to the owners.		
Consider additional planting at St. Leonard's Garden to reduce impact of adjoining modern development.		
Consider removal of small amounts of ivy from boundary wall to Holy Trinity church Bengoe whilst task not too onerous.		
Large tract of open space to east of Railway line, north of Beane Road and west of Molewood Road. The area represents a significant environment and visually attractive feature surrounded by urban development. River meanders and mature willow trees scattered throughout. The land appears to be in private ownership. If there is community interest in seeking to achieve public accessibility, this may be worth considering further.		
Consider the potential of appropriate redevelopment for Walton Motors site, corner of Chambers Street/Cowbridge.		
Consider and encourage the potential of appropriate redevelopment for untidy site, opposite The Hertford Brewery.		
Is there any support for provision of resident parking at Folly Island, using part of the adjoining allotment land?		
Consider the preparation of a comprehensive improvement scheme for All Saints churchyard, particularly in respect of chest tomb restoration including the Benson Tomb now included on the Council's Heritage at Risk Register. Without prejudice, attention is drawn to the potential of grant assistance from selected sources. The Town Council have advised they are seeking quotations for the repair of the Benson Tomb.		

Establish future of Leahoe House within HCC County Hall complex, a large impressive building that presently appears not to be in use. An important heritage asset to be retained.

Consider the potential of appropriate redevelopment of the Formula 1 Autocentres site on Ware Road.

Consider additional tree planting to provide height and to some extent screen buildings in the longer term- EHDC car park corner of Ware Road and London Road.

Amend EHDC records regarding building to north of The Oak Veterinary Practice (formerly the Reindeer PH), shown as being individually listed when in fact it is not.

Amend EHDC record regarding selected listed features at County Hall forecourt.