

ESSENTIAL REFERENCE PAPER C



**WARESIDE CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN**

DRAFT FOR CONSULTATION

2013



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WARESIDE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Wareside Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

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 very much part of this process.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are

other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

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

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings.

1.8. This Conservation Appraisal will:

- Identify the special character of Wareside Conservation Area.
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundaries;
- Put forward practical enhancement proposals;

1.9. The document will be prepared in partnership with the Parish Council and the local community through the consultation process.

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

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

PART A - LEGAL AND POLICY FRAMEWORK

2. Legal and Policy framework.

2.1. The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate

Conservation Areas, which are defined as being ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance’. The same section of the Act also requires that Councils undertake periodic reviews.

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

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

2.4. From October 2013 planning permission is now 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 legislation¹. Looking for and assessing such buildings is therefore a priority of this Appraisal.

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

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

2.7. However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are

¹ 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.

important to the character or appearance of a Conservation Area such as distinctive porches, windows or walls or railings to some non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are necessary.

2.8. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. Some trees within the Conservation Area may already be subject to a Tree Preservation Order and the Council may then decide whether to make further tree/s subject to a Tree Preservation Order~~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.

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

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

2.11. Of particular relevance to this document, the new National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.

- **Heritage assets. A Heritage asset is defined as ‘a *building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage***

interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'.

- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well being of the area...'*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

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

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Wareside there are no such buildings identified as being 'At Risk'. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

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

copy can be obtained from the Council (contact details are set out in section 7).

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

2.17. Wareside Conservation Area was first designated in 1975.

Part B - APPRAISAL

3. Origins and Historical Development

3.1. There are 7 records within the existing Conservation Area held by the County Archaeologist. In addition to those relating to Listed Buildings (see below) there are three of particular interest namely a Wesleyan House, a Temperance Hall and 19th century allotments.

3.2. Prehistoric settlement. On the west side of Scholar's Hill there is a Site of Archaeological Significance probably being a Bronze Age Barrow, possibly of a date as early as 3,000 BC. Similar remains may exist to the south east of the Nimney Bourne.

3.3. Archaeological finds at Morley Hall to the west of the Conservation Area yielded numbers of late Iron Age coins dating from about 100BC-200BC.

3.4. Roman settlement. Other archaeological finds also at Morley Hall has revealed continued indications of Roman settlement in the area with the discovery of kilns, one containing a failed firing of oxidised Hadham wares, dating from about 200AD- 400AD.

3.5. Most of the historic buildings date from the 17th century with smaller numbers being built in the 18th and 19th centuries. During these times the economy would have been principally based on agriculture.

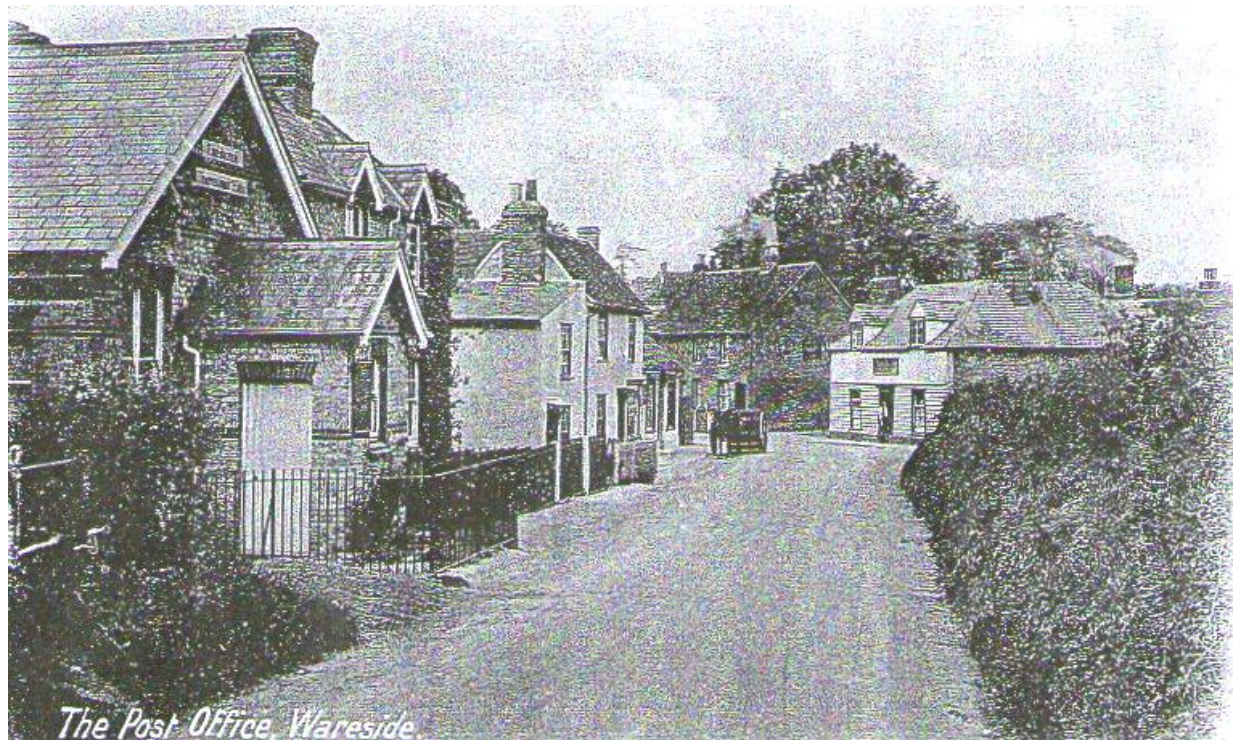
3.6. A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which specifically refers to Wareside (set out in the entry for Ware) as follows: *Ware side (the two words separated) is a hamlet and ecclesiastical district, formed in 1844 from the parishes of Ware and Thundridge...The church of The Holy Trinity is a small structure in the Lombardic style...Here is an excellent Grammarschool, founded nearly two centuries ago, also a National School...and the population in 1871 was 738.*

3.7. Kelly's Directory of 1874 lists commercial entries for Ware as a whole and addresses and occupations relevant to Wareside that are noted includes several beer retailers, the White Horse PH, the Chequers

PH, the Fox PH, a miller, a blacksmith and wheelwright, a boot and shoe maker, a milier (?) and a shopkeeper.

3.8. The Revd. Robert Higgins of Holy Trinity was apparently angered by the 'intrusion' of the Wesleyan Chapel that was opened in 1890 whose trustees were also responsible for the The Ebenezer Temperance Hall that was opened in 1893 to encourage folk to a more '*sober and Christian life*'. In his address at the opening of the latter Mr Wood, a Methodist Minister reminded his audience that '*the agricultural labourer ...was greatly tempted to drink...*' The hall was requisitioned and used as an eiderdown factory in WWII, then as a potato crisp factory and afterwards by Stadium Plastics who made motor cycle accessories. (Source: *Wareside a Miscellany of Histories* by Jane Webb)

3.9. The former Chapel is now a house retaining many of its original features but regrettably the former Temperance Hall has been so heavily modified to a degree that most of its original interesting external features have been lost.



Picture 1. Postcard of Wareside, probably early 20th century. The building in the left foreground is the Ebenezer Temperance Hall. Beyond is the Post Office whilst The Chequers is located at the end of the road on the right. Reproduced courtesy of Hertfordshire Archives and Local Studies.



Picture 2. The former Ebenezer Temperance Hall, now altered to a degree that its original architectural and consequently historical importance is much reduced. Now rendered, entrance detail and railings removed, new dormers, new windows.

3.10. Mapping dating from 1874-1894 shows a small hamlet heavily treed with Holy Trinity Church and two Public Houses, namely The Chequers and The White Horse and an extensive area of allotments on land which is now The Croft. What appears to be a minerals extraction pit is shown to the south of the main road, opposite what are now Hillside Cottages.

3.11. Mapping dating from 1920-1924 shows the main features as above but shows a Wesleyan Chapel and a Temperance Hall which had been built by this time. A gravel pit had been established to the west side of Scholar's Lane. A Smithy is annotated on the map being located on the main road.

3.12. Mapping dated 1938-51 shows mid 20th century expansion with Hillside Cottages and a Post Office established whilst later mapping from 1963-79 indicates a further expanded village with Coanwood Cottages established, a village hall and a pumping station.

3.13. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises that Wareside was so named in 1598. Ware possibly derives from the Old English word *waer*, meaning weir.

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

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

4.1. Scheduled Ancient Monuments

4.2. Areas of Archaeological Significance.

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

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

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?**
- (b) Does the building contain a sufficient level of external original features and materials?**
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?**
- (d) Is the building visually important in the street scene?**

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

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

4.6. Open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be

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

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

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

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where permission for demolition in Conservation Areas is not required.

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

4.10. Important views are identified.

4.11. Conservation Area boundaries. In suggesting any revisions to the Conservation Area boundaries, principal consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland.

5. GENERAL CHARACTER AND SETTING OF WARESIDE.

5.1. Wareside is a small community whose historic buildings are clustered in the valley bottom of the Nimney Bourne brook.

5.2. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Middle Ash Valley within which much of Wareside is located as being *'a flat valley floor, falling gradually to the south, with steep undulating slopes on either side. A landscape of distinctive wetland vegetation in the valley and woodland on the interlocking spurs of the valley sides'... where settlements, as at Wareside ...'cling to minor indentations in the plateau edge above.*

5.3. There are 11 Listed Buildings within the existing Conservation Area. Of this total, 6 date from the 17th century or earlier (55%); 3 from the 18th century (27%) and 2 from the 19th century (18%).

5.4. All of the Listed Buildings are Grade II and as previously indicated none have been identified as being 'At Risk'.

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

5.6. There are also open spaces of considerable importance but which are in need of ongoing and sustained maintenance and upkeep.

5.7. Trees and hedgerows, particularly those on lanes with steep banks enhance and are very important to the character of the village adding diversity and interest to many local street scenes.

5.8. This Appraisal proposes an area to be removed from the Conservation Area which is described elsewhere below.

6. DETAILED CHARACTER ANALYSIS.

6.1 **General overview.** The principal range of historic properties is grouped in a tightly knit concentration in the valley bottom either side of the main road. There are a number of locally important steeply sloping access lanes and footpaths, often characterised by high banks, trees and or hedgerows on both sides of the respective lane or footpath. These are important to the character of the Conservation Area and are interpreted as being of historical interest. Trees and hedgerows are an important visual component of the character of the village as is the varied topography. The historic character of the Conservation Area is compromised by some 20th century developments, namely Hillside Cottages, located within the Conservation Area and Coanwood Cottages beyond the Conservation Area, opposite the church.

6.2 **Scheduled Ancient Monuments.** There are no monuments in the Conservation Area but Morley Ponds moated site to the west is a well-preserved example of a Hertfordshire moated site with no surface indication for the location of buildings.

6.3. **Sites of Archaeological Significance.** No such sites exist within the Conservation Area but as previously noted such a site, probably that of a Bronze Age Barrow lies just beyond, on the western side of Scholar's Hill.

6.4. **Individually Listed Buildings.** Church of the Holy Trinity - Grade II. Church, 1841 by Thomas Smith. Yellow brick with stone dressings and slate roofs. A small church with wide transepts with galleries, unaisled nave, vestry, and a vaulted crypt. West gable entrance, stone round-arched, enriched with dogtooth carving. Use of dogtooth round arches in interior on wooden pew ends, gallery fronts, and internal porch. Romanesque style wooden organ case with battlements. Painted texts on walls. Flared stone font on short columns with scalloped cans. Victorian stained glass.



Pictures 3 and 4. Church of The Holy Trinity- a delightful 19th century church of unusual design with original interior fittings, furniture and elevated galleries. Considered to be of the highest quality for its period.

6.5. Ingletts Hall Cottage – Grade II. 18th century or earlier. West wing mid 19th century. Old red tiled roofs. A long low one and a half storeys house. A picturesque building which complements the church.

6.6. Old Forge Cottage – Grade II. Early 19th century. Timber frame, white weather boarded with pyramidal Welsh slated hipped roof.

6.7. Overhill House – Grade II. 17th century re-fronted in early 18th century, extended circa 1800. Timber framed and plastered with an old red tiled roof. A 2- storeys, attics and cellar house.

6.8. The Chequers PH – Grade II. Late 17th century extended to east and re-fronted in plaster in early 19th century. Timber frame plastered with weather boarded ground floor extension in painted brick work. Steep old red tiled roofs. Hipped slated roof extension.



Picture 5. The Chequers PH – a prominent building in the street scene dating from the late 17th century.

6.9. Post Office (Wareside Stores) now a house – Grade II. Late 17th century. Timber frame plastered. Steep old red tile roofs. Small 19th century shop window to right with moulded fascia and small panes. Plastered single storey tiled extension on right has a taller shop window on each side of a 4-panelled flush beaded door with fanlight and moulded flat hood on shaped brackets.

6.10. Bourne Cottage – Grade II. 18th century or earlier. Timber frame plastered with a steep old red tile roof. A narrow central chimney. 2- storeys house facing north beside an intermittent stream. Lean-to extensions with tiled roofs at rear and at west end. A picturesque plastered house next to Overhill House. Interior has exposed timbering

showing that the house, formerly single-storey, has been heightened.



Picture 6. Bourne Cottage – a narrow picturesque cottage with characteristic steeply sloping old tiled roof.

6.11. White Horse Public House - Grade II. Public House. Late 17th century. Timber frame plastered. Old red tile gambrel roof with slate hipped roof to single storey front extension. 2-storeys, attics and cellar. Lower tiled and plastered coach house range attached.

6.12. Gravel Pit Hall (listed as Larkeshill) - Grade II. Late 17th century. Timber frame plastered with steep thatched roof. Small red tiled extensions. A long T-shaped house facing north. Said to have wattle-and-daub smoke hood surviving inside.



Picture 7. Gravel Pit Hall - an important 17th century building with thatched roof, the only such roof in the Conservation Area and thus important to retain.

6.13. White Horse Cottage – Grade II. 18th or early 19th century. Stucco front, tiled roof. Central chimney. Probably inn outbuildings converted. Included for group value.

6.14. Hermitage Cottage – Grade II. 17th century or earlier. Timber frame plastered with steep old red tile roof. A long one and a half storeys building near the road.



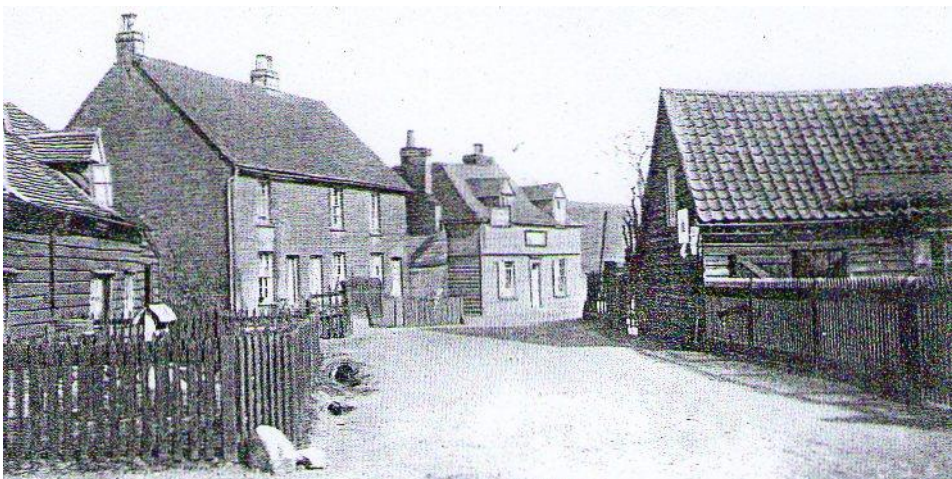
Picture 8. Hermitage Cottage- unique and prominent in the street scene.

6.15. Important buildings within the curtilages of Listed Building. The lych gate to the church, constructed of wood with tiled roof. A photograph dating from the late 19th /early 20th century shows the structure was located elsewhere at that time, being opposite the main church building.



Picture 9. Lych Gate believed to be the original structure re-sited at new location, now providing entrance point to graveyard north of Holy Trinity Church.

6.16. Weather boarded garaging with pantiled roof. Adds to the quality of the streetscape and interpreted as being part of Smithy complex as shown on mapping dated 1920-1924. Little changed from illustration on early 20th century postcard, see below.



Pictures 10 and 11. Weather boarded barn with tiled roof used as garaging and important in the street scene. Compare with postcard picture post dated 1907 (lower picture) - reproduced courtesy of Hertfordshire Archives and Local Studies.

6.17. Other non listed buildings that make an important architectural or historic contribution. Laburnum Cottage, a simple two storey brick building that has been extended or rebuilt at northern end with tiled roof and simple rendered chimney. Notwithstanding modern element and windows, the mass and scale is pleasing and the building adds character to the Conservation Area in this location.

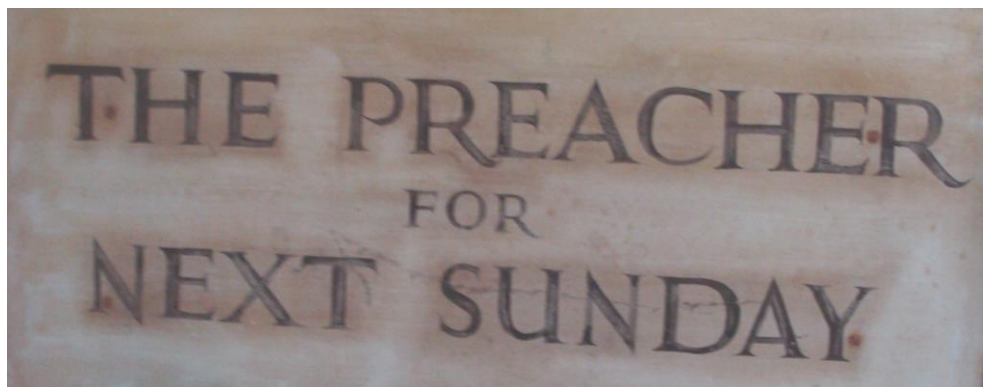
6.18. Wesley Cottage. A square two storey yellow brick house with simple red brick horizontal banding with pyramidal slate roof and 2 no. chimneys with pots. Plaque inscribed Wesley Cottage 1891. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 12. Wesley Cottage, a simple late 19th century building of charm that despite modern windows (whose impact is reduced virtue of all being of same design) adds to the character of this part of the Conservation Area.

6.19. Wesleyan House. Former Wesleyan Chapel, now a house tastefully converted and extended. Constructed of yellow brick with red brick detailing and slate roof with chimneys and metal finial. A number of commemorative stones, some original stained glass, and rubbed brick arches above sensitively designed modern windows. A building of considerable architectural and historic interest. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.





Pictures 13 and 14 and 15. Wesleyan House a former Wesleyan Chapel of considerable charm and of importance in the historical evolution of Wareside. Lower picture is part of a notice board found on site by the existing owner.

6.20. Stabling and cart lodge to rear of Wesleyan House constructed of yellow brick with red brick detailing and slate roof. Some original door fittings. A simple building believed to be stabling for visiting preachers.

6.21. The Cottage, Tallington Cottages and Tallin Town, A linear group of rendered cottages with slate roofs and chimneys. Strategically located on the corner of two lanes opposite Wesleyan House and Wesley Cottage the disposition and mass of this group is important in the street scene and should be retained. Modern windows detract.

6.22. The former Red Lion PH. A building with steep tiled roof whose frontage has been modified and where original architectural features to

the front have been eroded. However on balance it is considered the early mass and form of the building contributes to the street scene and warrants its continued retention.



Picture 16. The former Red Lion PH. Its general mass and particularly its steeply sloping roof contribute to the street scene despite subservient extensions to side and other detailing.

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

6.24. Railings to front of Wesleyan House. 19th century iron railings contemporary with the age of the property, including entrance gate and metal arch detailing.



Picture 17. Simple 19th century railings of quality to front of Wesleyan House that should be retained.

6.25. Gravestones within the churchyard. There is an extensive range of interesting gravestones dating from the late 19th and early 20th centuries that represent an important environmental asset and historical record.



Picture 18. The richly carved gravestones in the churchyard represent an important local environmental asset and historical record.

6.26. Important Open Spaces. The graveyard to the north of Holy Trinity Church is an extensive area of gravestones, mainly open in character whose eastern boundary is defined by the Nlmney Bourne brook and mature trees. The graveyard is an important environmental asset with some veteran trees which, as the photograph below illustrates, appears a little neglected.

6.27. Harold Walker's book *Pictures in My Memory Wareside 1911-1919* refers to the church standing '*amidst a forest of green mossed gravestones and a large number of yew trees left to grow wild*'. A number of conifer trees are identified on the 19th century mapping along the eastern boundary. Close by is a wildlife site described elsewhere.

6.28. This open space is important in the context of the Conservation Area and it is suggested the site might benefit from the preparation of a simple management plan to ascertain best practice for its ongoing maintenance. Such a management plan could additionally identify any wildlife species within the churchyard and consider the potential of additional planting reflecting the description relating to traditional churchyard yew tree species referred to in the previous paragraph. Perhaps there are early plans of its layout of graves and paths and if so this could provide a starting point for design and possibly any recording initiatives.

6.29. The organisation Caring for God's Acre is a potential very useful contact and might provide ideas and useful information concerning community involvement, management, wildlife and recording monuments. Of interest are their A-Z of Churchyard Conservation; an Action Pack DVD; a book 'Words and Wild Places' and DVD 'Mow a Meadow'.

6.30. As the site is adjacent to a Wildlife site a contact with the Herts and Middlesex Wildlife Trust Ltd might also be beneficial.



Picture 19 – The churchyard has potential and opportunity to be significantly enhanced.

6.31. Open space between The Chequers PH and Hillside Cottages. This elevated land separates the historic core from Hillside Cottages and it is important in this respect. Within the site there is scrub but additionally there are several fruit trees so the site might be the remnants of a former orchard. One well used footpath links through to Scholar’s Hill whilst another provides access to Hillside Cottages. Should the land become available for purchase in the future it has potential as a valuable community asset, possibly based on a traditional orchard and available for public access.



Picture 20. Open land separating the historic core from Hillside Cottages, possibly a former orchard, which has the long term potential to become a valuable community asset.

6.32. The Nimney Bourne brook is an important water feature traversing the whole of the Conservation Area which flows intermittently.

6.33. **Locally Important Historic Lanes.** As previously noted there are a number of narrow lanes and footpaths that enhance the character of the Conservation Area. These are as follows: (a) lane extending from Coanwood Cottages to Wesleyan House thence south west past The Croft; (b) lane from Wesleyan House south east to the centre of Wareside; (c) Scholar's Hill and (d) footpath running west from Bourne Cottage defining the southern edge of the Conservation Area in this location.

6.34. These lanes and footpaths are characterised by being contained for the most part and to varying degrees by steeply sloping banks and surmounted by native trees or hedgerows. Their alignments are the same as shown on 19th century mapping. At this time and before, they connected the centre of Wareside with outlying farmsteads and cottages and over the years their unmettled surfaces would have been eroded by continuous use, erosion and weather, particularly where the topography was hilly. By these processes and over the years they became sunken and then frozen in time when they were properly surfaced. They are not only visually important but also of historic interest.





Pictures 21 and 22. Sunken lane (at Scholar's Hill) and footpath (running west from Bourne Cottage) add to the quality of the Conservation Area.

6.35. Wildlife Site. One such site exists the southern part of which is adjacent to the stream as it borders the churchyard. The bank tops and sides of the Bourne support some large coppice stools and stubs of Hornbeam (*Carpinus betulus*) with a few Ash (*Fraxinus excelsior*). There is a good fern community and the ground flora is typical of semi-natural broadleaf woodland, including Dog's Mercury (*Mercurialis perennis*), Yellow Archangel (*Lamium galeobdolon*), Wood Millet (*Milium effusum*), Wood Meadow-grass (*Poa nemoralis*) and Primrose (*Primula vulgaris*). Wildlife Site criteria: Linear broadleaved woodland with a semi-natural canopy and features and structure indicative of ancient origins; woodland indicators.

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

6.37. **Important views.** A selection as shown on accompanying plans.

6.38. **Elements out of character with the Conservation Area.** Garaging in multi ownership the fieldworker was advised once formed part of the former Red Lion PH. A collection of garages in multi ownership, some of which are in poor condition. The site is untidy and buildings detract. Ideally the solution would be a comprehensive redevelopment but this might be difficult to achieve. The practical short term solution could involve additional planting to boundary hedging and allowing the height of existing hedging to increase.

6.39. Here are utility poles in the centre of the village and some fronting Conewood Cottages that detract. It is accepted that in these economically challenging times their removal may be difficult to achieve but nevertheless an opportunity may arise in the future. The Parish Council may wish to contact the relevant utility company to discuss the issue further.



Picture 23. Garaging site to west of former Red Lion PH which detracts.

6.40. **Opportunities to secure improvements.** Wall to front of Hermitage Cottage. This wall is in urgent need of repair. It is within the curtilage of a Listed Building and thus afforded protection by the same legislation if pre 1948. Whilst constructed of brick with flint panels the capping detail is not of a traditional design solution. It is a 20th century structure as can be seen by reference to Picture 11 above which shows a wooden fence existed at that time.



Picture 24. Wall to front of Hermitage Cottage in need of repair.

6.41. Consider additional planting to screen garaging site to west of former Red Lion PH. Approach utility company and seek their views and explore potential of removing/under grounding selected overhead utility poles.

6.42. Suggested 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.

6.43. It is proposed to exclude Hillside Cottages from the Conservation Area. Hillside Cottages are a linear group of mid 20th century built by the local authority of the time to a common design and constructed of brick with slate roofs. Over time these properties have been modified altered and extended together with a miscellany of sheds, garages, parking areas, fencing and greenhouses, particularly to the rear. To their front elevations a variety of design solutions have been applied to alterations and extensions and individual expressions of design have frequently changed the original common look and appearance. As a consequence their original architectural qualities have been much changed in an uncoordinated manner and they no longer have any special architectural or historic interest. It is therefore proposed to remove this group of buildings from the Conservation Area.



Picture 25. Miscellany of sheds, garaging, parking areas, fencing and other structures characterise the rear of Hillside Cottages.



Pictures 26. The front elevations of selected properties at Hillside Cottages have been much changed and altered and are not considered to be of sufficient architectural or historic interest to remain within the Conservation Area.

6.44. As explanation consideration was given as to whether or not to exclude properties on the site of former allotment land being Hurley Cottage, The Hawthorns, Holmbury, Whitegate and Coombe Lodge. These large detached later 20th century dwellings are neutral in their architectural qualities. The area is enclosed by lanes with steep banks, trees and hedgerows which as noted above are important elements of the Conservation Area and should remain in it. On balance no changes are proposed.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundaries.* The revised boundaries include the following amendment.

(a) Remove Hillside Cottages.

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

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

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

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

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

7.5. *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.

7.6. 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.

7.7. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the existing Conservation Areas this Appraisal has identified the following unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be considered thus. These are Laburnum Cottage; Wesley Cottage; Wesleyan House and ancillary building; the Cottage, Tallington Cottages and Tallin Town; the former Red Lion PH. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.8. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.9. Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution. This Appraisal has identified railings fronting Wesleyan House that make a particular contribution to the character of the Conservation Area. These are protected virtue of exceeding the specified heights relevant to Conservation Area legislation. Any proposal involving their removal is unlikely to be approved.

7.10. Selected 19th and early 20th century gravestones in the churchyard are of considerable value and source of local historical interest that should be retained.

7.11 Planning control - Wildlife Site. Any development that adversely affects wildlife species occupying the site will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

7.12. Planning Control – Important open land, open spaces and gaps and brook. This Appraisal has identified the following two particularly important open spaces: The graveyard to Holy Trinity Church and open space between The Chequers PH and Hillside Cottages. These open spaces, together with the brook, the Nimney Bourne, will be protected.

7.13. Planning Control – Locally Important Historic Lanes. The lanes as identified on the plans are important to the character of the village and should be retained and protected. Development proposals such as new access points will need to be particularly carefully considered.

7.14. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown diagrammatically. It has not

been possible to plant 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.

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

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

Detracting element	Location	Proposed Action.
Poor quality garaging site in multi ownership.	To west of former Red Lion PH.	In short term seek to improve appearance by additional boundary planting/ management. In longer term consider potential of appropriate redevelopment.
Utility poles.	Centre of village and opposite Coanwood Cottages.	Contact utility company and explore the potential of securing selected improvements.
Other Actions.		
Contact owner of Hermitage Cottage and seek appropriate repairs to front boundary wall.		
Consider the preparation of a simple ongoing management plan for the churchyard and in this respect the Conservation Officer at the Herts and Middlesex Wildlife Trust may be able to provide some initial advice (Carol Lodge is the Wildlife Sites Programme Manager: tel. 01727 858901). Consider advice available from the organisation Caring for God's Acre.		
Consider the possible long term potential of developing a community asset on open land between the Chequers PH and Hillside Cottages.		

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

- 1. Brick Re-pointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**
- 5. Flint and Flint Wall Repair.**
- 6. Hard Landscaping in Historic Areas.**
- 7. Listed Buildings.**
- 8. Rainwater Goods and Lead.**