



STANSTEAD ABBOTTS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED JULY 2014



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This document is the adopted Stansted Abbots Conservation Area Appraisal, which replaces the draft document that was subject to public consultation in March to May 2014 and a public meeting on 25 March 2014. Members considered the responses to this consultation at their Executive Committee and Council meetings on 1 July and 30 July 2014 respectively. Members resolved to adopt the document on 30 July 2014. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

1. INTRODUCTION.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and by 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, recognize these facts and commit 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. This document will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple and practical management proposals that improve the character of the Conservation Area 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:

- **Identifies the special character of Stanstead Abbotts;**
- **Identifies elements that should be retained or enhanced;**
- **Identifies detracting elements;**
- **Reviews the existing boundary;**
- **Puts forward practical enhancement proposals;**

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

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

1.11. This Appraisal 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 area accords with the statutory definition and is not devalued by including land or buildings that lack special interest.

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

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

2.5. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is

operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

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

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

2.8. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. 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. 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 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. There are no longer any buildings within the Conservation that are considered as being 'at risk', although others exist elsewhere in the Parish. Grant assistance not exceeding £10,000 may be available for works that lead to such structures' long term security.

2.15. The Conservation Area lies within the administrative areas of three parishes, namely Stanstead Abbots, Stanstead St. Margaret's and Great Amwell. Those parts of the Conservation Area within Stanstead St. Margaret's include land at Station Road to the west of the River Lee and development along Hoddesdon Road. The Railway Station lies within Great Amwell. The Conservation Area is shown on the East Herts Local Plan Second Review as being part of Inset Map 20, Stanstead Abbots, to which mapping and document the reader is referred for further information.

2.16. EHDC has produced several documents as Supplementary Planning Guidance. The Supplementary Planning Document 'Historic Parks and Gardens' produced in 2007 identifies several Locally

Important Historic Parks and Gardens. These are Briggens Park, Easney and Hill House, Cappell Lane. The latter lies within the Conservation Area and is described elsewhere in this document.

2.17. 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).

2.18. 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.

2.19. The Conservation Area was first designated in 1988.

ORIGINS AND HISTORIC DEVELOPMENT.

3.1. There is some evidence of early settlement. For example 1,300 flints typical of a Mesolithic hunting site were found at Roydon Road; a prehistoric pit indicating localized occupation at St Margaret's Farm and struck flints of Mesolithic and Neolithic date at Sanville Gardens.

3.2. Hertfordshire County records make reference to a possible Roman burial at Churchfields.

3.3. St James Church dates from the 12th century and the Church of St. Margaret's dates from the Norman period. The report originally proposing the Conservation Area designated in 1988 advises that when the monasteries were dissolved in 1542 the Crown seized the Manor from the Abbots at Waltham which in 1559 passed to Edward Baesh who was General Surveyor of Victuals for the Royal Navy during the reign of Henry VIII. Further detail from the same source advises that during the early 1600's construction of the New River was completed providing pure water from Amwell Springs to London. In about 1730 the Lee Navigation was cut increasing trade within the village.

3.4. Growth of the area was further influenced by the construction of the railway line from Broxbourne to Hertford(1843) and the Buntingford branch (1863). The malting industry was important in the late 19th / early 20th centuries.

3.5. This influence is reflected virtue of the fact that much of historic Stanstead Abbotts that is visible today dates from the 19th century (approximately 35% of all Listed Buildings are from this period) and this report has identified many others of the same vintage worthy of retention. However growth during the 17th and 18th centuries was also considerable with these periods having 25% and 30% respectively of Listed Buildings in the Conservation Area.

3.6. In brief detail the mapping dating from 1874 shows there were 9 Malting buildings in the town at that time and indicates a village that was heavily treed. The Lea Navigation and its Towing Path are clearly marked as is the railway and nearby Railway Tavern (now the Jolly Fisherman PH). The map shows the Crown PH south of Stratfield House, both on the corner of High Street and Hoddesdon Road. Three other public houses are shown, namely the Rose and Crown, the Pied Bull and the Red Lion. Present day Cappell Lane was called Chapel Lane, presumably reflecting the presence of the Countess of Huntingdon's Congregational Chapel. The present day school had been constructed by this date and is shown on the map as a Boys and Girls School.



Picture 1 – Cappell Lane, date unknown probably early 20th century. Reproduced courtesy of Hertfordshire Archives and Local Studies.

3.7. Kelly's Post Office Directory of 1874 describes the settlement thus: *Stanstead Abbots is a village...on the Great Eastern (Hertford) railway and on the Lea Navigation, 22 miles from London...Here is a Free school founded in 1635 by Sir Edward Baesh, who was a native of this village...he also endowed six almshouses for widows and decayed tradesmen...also for placing out poor boys belonging to the parish as apprentices. There is also a National school. The Independents have a chapel here. Here is a Literary Institute, with a library of 300 volumes and a Reading Room for working men. Here are the extensive corn mills of Messers. M and W. Heaver. ...The soil is mixed; subsoil chalk. The chief crops are wheat, barley, beans &etc....the population in 1871 was 1,057.*



Picture 2 - Maltings were a key industrial feature of Stanstead Abotts during the 19th/ 20th century. The caption to this picture reads: *Malthouses from the Lea, looking north towards High Street bridge, circa 1958.* Reproduced courtesy of Hertfordshire Archives and Local Studies.

3.8. Also *St Margaret's, or Stanstead St. Margaret's...is a parish and station on the Great Eastern Railway... the population in 1871 was 107.*

3.9. At this time the mapping from 1874 identifies several public houses in the two communities by name being the Five Horseshoes, Rose and Crown, Crown, Red Lion, Railway Tavern and Pied Bull who advertised '*bean feasts provided*'. What is now the Lord Louis was formerly known as the Oak.



Picture 3 – High Street, date unknown, probably late 19th/early 20th century. Note the Pied Bull PH on left of street. Reproduced courtesy of Hertfordshire Archives and Local Studies.

3.10. In addition to the several farmers Kelly’s list at this time, the following trades are entered: carrier; three grocers some with associated shopping; banker and postmaster; veterinary surgeon; two malsters; two plumbers; plumber and glazier; two beer retailers; tailor; two shoemakers; shoemaker and shop keeper; French and Jupps malsters, also at Cox’s Square London; carpenter and builder; saddler; millers and at Jacks coffee House, Mark Lane, London; brewer; butcher; blacksmith; baker; tailor; two Inland Revenue officers; land and tithe agent.

3.11. Mapping from 1897 shows modest incremental changes including South Street and St Andrew’s church.

3.12. Mapping from 1920 shows that further terrace development to the west of South Street and elsewhere had taken place, including to the rear of the High Street. A Malthouse opposite the Five Horseshoes had been demolished.

3.13. By 1937, the mapping shows significant growth at Thele Avenue and Council Housing set back along Hunsdon Road and the loss of a further Malthouse near Willowthorpe. Two very large nurseries were established by this time beyond the Conservation

Area, south of St Margaret's Farm and south of Ambler House in which vicinity two Allotment Gardens are also shown.

3.14. By 1963 typical for their period with little regard to historic style or layout, modern developments such as Woodcroft and terraces adjacent to the High Street entrance to EHDC car park had been built.

3.15. More recent developments, for example The Granary and Sanville Gardens have been far more sensitively designed.

3.16. The Place names of Hertfordshire published by Cambridge University Press refers to various names, including the following ancient ones. Stan(e) stede (1086); Stanstude (1247); Stanested(e) (1261) and Stanstede Abbots (early 1300's). Stan stede can be translated as 'stoney place'. In relation to Stanstead St Margaret's there are the following ancient names; Stanste(a)d The(e)le (1540); Stansted St Margarete (1559). The name refers to the bridge over the Lee.

3.17. The approximate boundary of the adopted Conservation Area is shown on Plan 1, a map dating from 1874.

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

4.1. There are no designated Scheduled Ancient Monuments in the Conservation Area although there are other such designations elsewhere in the parishes.

4.2. Areas of Archaeological Significance. Much of the Conservation Area is so designated including the High Street, the northern part of Roydon Road, the southern end and northern extremity of Cappell Lane and part of Hoddesdon Road, principally around St Margaret's church. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from recording any remains prior to development or protecting it from development, when determining planning applications.

4.3. Listed buildings. Individually listed buildings have been identified, plotted and some are very briefly described below, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. 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 curtilages 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 from demolition. There are a considerable number of non listed buildings that make an important architectural or historic contribution to the Conservation Area and these 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/ structure visually important in the street scene?**

4.5. Trees and Hedgerows. There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such 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 land, 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 retaining features associated with selected non listed properties is as follows:

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.**
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.**
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.**
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed 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 relation to any revisions to the Conservation Area boundaries, principal consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland.

5. GENERAL CHARACTER AND SETTING.

5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the general area of the Amwell Floodplain as being *'an area of man made lakes and wetland vegetation with a 20th century character belied by the presence of the manicured surrounds of the New River on the south- western edge... There are no settlements or buildings within the river valley. All development is on the adjoining slopes, above the floodplain'*.

5.2. Despite less than satisfactory extensive modern 20th century developments such as Chapel Fields and Woodcroft Avenue beyond the Conservation Area in the east and other pockets elsewhere within it, the designated area has retained a sufficiently high degree of its architectural quality and historical identity to qualify as a Conservation Area. As the Committee report in 1988 which recommended its designation acknowledged *'some of the more recent development schemes...had done little to contribute to its overall quality'*. This is particularly true in relation to selected parts of the High Street.

5.3. There are four distinct areas that constitute the Conservation Area. Firstly there is the High Street and Station Road, a mixture of commercial and residential blocks with several key quality Listed Buildings and other unlisted 19th century buildings worthy of protection.

5.4. Secondly there is Cappell Lane, a linear road, open in nature with some quality open spaces and a scattering of Listed Buildings and other unlisted 19th century buildings worthy of protection.

5.5. Thirdly there is Roydon Road, Cats Hill and Hunsdon Road with a number of Listed Buildings, a smaller number of unlisted 19th century buildings worthy of protection and several quality walls and railings.

5.6. Fourthly there is Hoddesdon Road with two groupings of historical and architectural importance and other unlisted 19th century buildings worthy of protection.

5.7. Throughout trees play an important role in enhancing the quality of the area. The River Lee together with New River and the Mill Stream are key environmental features adding great quality and diversity to the overall environment.

5.8. There are over 150 Listed Buildings in the three parishes as a whole, Stanstead Abbots (89); Stanstead St Margarets (14) and Great Amwell (49). Beyond the Conservation Area but in proximity are a number of outstanding buildings of considerable architectural quality and historic interest. These include the ‘old’ Church of St James, a grade I Listed Building dating from the 12th century described by the listing as being *‘of outstanding interest as a medieval church with un-restored C18 interior’*. Additionally there is the All Nations Christian College at Easneye, a grade II* building dating from 1867- 68 by Alfred Waterhouse for Thomas Fowell Buxton described by the listing text as being *‘Of outstanding interest as an unaltered example of Waterhouse’s country-house work with complete contemporary interiors’*. Thomas Fowell Buxton (1837-1915) was a Governor of South Australia, whose grandfather of the same name was notably for his campaign concerning the abolition of the slave trade.

5.9. Within the Conservation Area there are a total of 58 Listed Buildings ; 1 dates from the 14th century; 1 from the 15th century; 4 from the 16th century; 15 from the 17th century (25%); 17 from the 18th century (30%) and 20 from the 19th century (35%). All are grade II except St Margaret’s Church; St. Andrew’s Church, Cappell Lane; the Red Lion PH; Stanstead Hall and The Clock House, Cappell Lane. The latter are all grade II*.

5.10. As set out below this Appraisal identifies other buildings of high quality that are not listed. These date from the 19th century and

are an important element in the environmental quality of the Conservation Area.

5.11. In summary the Conservation Area is generally well defined and although it may be adversely affected locally by modern mid-late 20th century developments in some locations, both within and adjacent to its boundaries, it has adequate architectural quality and historic interest to retain its important designation as being a Conservation Area. More recent 21st century housing development between the railway line and Hoddesdon Road is pleasing and an example of successful modern design and development well executed in a Conservation Area. There are a number of unlisted terraces dating from the 19th century, the appearance of some having been detrimentally affected by modern unsympathetic windows. Throughout the Conservation Area chimneys play an important architectural and historic role and are worthy of protection.

5.12. As set out above the existing Conservation Area is composed of four main identity areas namely: Area A - the High Street and Station Road, Area B - Cappell Lane, Area C - Roydon Road, Cats Hill and Hunsdon Road and Area D - Hoddesdon Road. These are discussed below.

6. DETAILED CHARACTER ANALYSIS.

6.1. Area A - The High Street and Station Road.

6.2. General overview. The High Street and Station Road is a mixture of commercial shopping and residential development, the principal areas of the former being defined on the East Herts Local Plan, the policy for which encourages an appropriate range of commercial uses and seeks to limit changes of use from shop to non shop. There is a concentration of Listed Buildings at its eastern end including the important Grade II* buildings of Stanstead Hall and the Red Lion PH. There are also a number of non listed 19th century buildings in residential use worthy of note. The surface of the High Street has been re-engineered with paviers in contrasting colours with protective bollards which, within the constraints imposed by the cost of the chosen surfacing material, is sympathetic. Throughout there are several A boards advertising the products of individual premises. The economic reasons for these are understood but some of them do detract, particularly if associated with Listed Buildings. However as a broad generalization advertisements including painted shop signs are not

too disruptive. Mid 20th century terraces in the centre of the High Street are set back from the original 19th century frontage (now demolished) whose modern appearance and associated fencing, make this location a potential candidate for a modest enhancement scheme.

6.3. Archeological sites. All of the High Street from the Red Lion PH in the east to the River Lee in the west is an Area of Archeological Significance. Hertfordshire County records advises of seven burgesses (originally freemen of a borough) in Domesday Book and that there may have been a borough by 1086, although there is no other evidence that the community had such a status in the post –Conquest period. There is some topographical evidence for burgage plots (long narrow plots at right angles to the street).

6.4. Individually Listed Buildings. A short selection of these is described below and has been chosen to illustrate their architectural variety. The descriptions provided are based on English Heritage official descriptions but much abbreviated.

6.5. Red Lion Public House Grade II*. Late 15th century, former open hall between the 2 cross wings replaced in late 17th century by block of 2-storeys and attics. Timber framed and plastered. Red tiled gabled roofs. A long 2-storeys frontage with lower broad jettied cross wings at each end. Part of a group with No. 3 and the Clock House.



Picture 4 – The Red lion PH and Clock House, a key group of Listed Buildings.

6.6. Stanstead Hall Grade II*. House. 1752 ('MP 1752' on rainwater heads) low extensions to west with battlemented circular slender stair tower in early 19th century. Red brick with mellow yellow brick for dressings and whole front facade. Stone dressings painted white. Roofs of old red tiles. A large square tall house of 3-storeys and basement facing south. Set back behind railings and small garden. Projecting end chimneys to each range. Roof concealed by parapet all round. Dated rainwater heads in the middle of each sidewall. The finest house in the High Street. Crenellated top to 19th century tower on west rising between single-storey red brick extensions with pitched slate roof. Interior has enriched cornices, panelling, moulded dados and 18th century stair.



Picture 5 - Stanstead Hall a fine Grade II* Listed Building dating from the 18th century.

6.7. The railings to front of Stanstead Hall are individually listed and date from the 18th/19th centuries.

6.8. The Jolly Fisherman PH. Grade II. 18th century or earlier, extended and given present appearance circa 1843 when name changed from George and Dragon to Railway Tavern. Present name in 1948. From 1636 to 1918 the site formed part of the Baesh Charity and in 1736 a row of cottages is said to have been replaced by the present public house. A long L- shaped 2-storeys building probably on a timber frame with a steep old red tile roof, 5-bay structure with cross-beams.

6.9. Willowthorpe Residential Care Home Grade II. Later 19th century and said to have been built in 1864 by Italian contractors. Mass concrete with stucco finish lined as ashlar. Gabled slate roofs. Recessed sash windows. Coat of arms on porch parapet of Ker family with motto. A 19th century stucco villa set in its own grounds or river bank and little altered. Of special interest for its

early use of mass concrete construction.

6.10. Other non listed buildings that make an important architectural or historic contribution. Bachelors Hall, High Street. Tall two storey elegant property, 19th century in appearance, yellow stock brick with slate hipped roof and 3 no. prominent chimneys with pots; original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.11. Adjacent to and west of the Royal Chef. Two storey yellow stock brick residential building with red brick horizontal banding and decorative detailing, tiled roof, chimney with pots; gable end faces street with stone detailing. Typical 19th century red brick lintel detailing. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 6 – attractive unlisted small scale domestic property in commercial surroundings whose domestic scale and appearance needs protecting.

6.12. 16-22 High Street. Residential 19th century terrace constructed of yellow stock brick with slate roof and 3 no. chimneys stacks (without pots). Protruding bay windows extend to eaves with decorative vertical brickwork in contrasting colour. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.13. 26-30 High Street. 19th century two storey terrace constructed of yellow stock brick with slate roof and chimney to rear. Bay window structures extend to eaves with modern windows detracting. Inappropriate flat roof to no.26. No. 30 rebuilt and in commercial use and importantly retaining its residential characteristics.



Picture 7 – 19th century terrace Lucas Villas. The partial rebuild has been successfully executed and importantly its original domestic scale and characteristics retained.

6.14. Nos. 52- 56 High Street. A much modified group, probably 19th century in origin. Only no.52 has original yellow stock brick with red brick detailing. Elsewhere 2 no. prominent chimneys represent the remaining historic features in this much modified group.

6.15. The Village Pharmacy, no. 62 High Street. Two storey late 19th/early 20th century building with slate roof and 2 no. chimneys with pots and decorative ridge tiles. Ornate brick detailing above main shop windows and carved brick detailing at first floor above entrance and original/early windows elsewhere. This is a richly decorated building typical of its type and period where selected architectural details, windows and chimneys are features worthy of retention through existing planning controls. A dominant *NHS* sign above the main door detracts and the appearance of the building would be improved if this could be reduced.

6.16. Litchfield House. Two storey 19th century dwelling of brick construction; front elevation rendered. 2 no. prominent chimneys with pots. Decorative bay windows with column detailing extend to

first floor. Upper bay detailing in need of repair. Original/early windows. Plaque over recessed entrance doorway reads Litchfield 1895 House. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.17. Litchfield Terrace. Two storey 19th century terrace of yellow stock brick and slate roof with 4 no. prominent chimneys with pots. 7 no. distinctive decorative windows to ground floor with column detailing and decorative lintel detailing. Also decorative lintel detailing to upper windows. Most windows are modern, a common detracting feature on a number of 19th century terraces in Stanstead Abbots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.18. 59-59a High Street. Two storey 19th century yellow stock brick with hipped slate roof and 2 no. prominent chimneys with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.19. No. 17 High Street. Two storey render with slate roof and chimney (without pots). Very good quality 19th century lower shop windows with recessed door supporting 'rounded pediment' on console and fluted pilaster detailing. Windows to upper floor detract. Selected features should be retained through existing planning controls.



Picture 8 – Good quality shop front retained and sympathetically painted without brash colouring or detracting advertisements.

6.20. Nos. 5 - 9 High Street. Two storey terrace constructed of yellow stock brick with slate roof, decorative ridge tiles and 2 no. prominent chimneys. Modern windows detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

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

6.22. Historic wall forming part of High Street boundary to Willowthorpe Residential Care Home. 1.8 m in height constructed of brick and flint.

6.23. Elegant railing to frontage of Bachelors Hall, High Street on wall about 2.2 m in height.



Picture 9 – Elegant traditional railings to front of Bachelors Hall, High Street.

6.24. Boundary wall between Batchelors Hall and Village Club and also forming boundary to Mill Stream rear of Batchelors Hall. Tall wall of varying heights. Of red brick construction between properties but that section forming boundary with Mill Stream is of yellow stock brick.

6.25. Railings to front of nos. 16-22 High Street. Elegant decorative 19th century railings and gates that make a positive contribution to the street scene. Exceed 1m in height.

6.26. Railings to front of no. 26 High Street. 19th century railings on dwarf wall, contemporary with age of property exceeding 1m.

6.27. Early 20th century stone bridge with panels of balusters of fine quality providing High Street crossing of River Lee, reconstructed by Hertfordshire County Council in 1925. In excess of 1m.

6.28. Important open land, open spaces gaps and water features. The River Lee, partly forming the western boundary of the Conservation Area is an open space that together with its tree lined banks, boats and attractive early 20th century bridge creates an environment of the highest quality, well used and much appreciated.



Picture 10 – Elegant 20th century bridge crossing the River Lee, a well used and picturesque environment.

6.29. Particularly important trees and hedgerows. There are several individual trees that make a positive contribution to the street scene together with groups set back, including those in the approach grounds to Willowthorpe Residential Care home and those lining the banks of the River Lee.

6.30. Important views. There are two particularly important views, firstly looking in either direction along the river and secondly looking east towards Stanstead Hall and the Red Lion PH.

6.31. Elements out of character with the Conservation Area. A-boards on the High Street detract in selected locations. Discussions need to take place with interested parties including Hertfordshire County Council, to first ascertain their consideration of the matter.



Picture 11 – A - boards detract to varying degrees on the High Street.

6.32. Car parking area to front of Village Club and to rear of High Street. The car parking area is expansive and functional but not visually attractive. One western corner area is in particular need of enhancement.

6.33. Patio area to rear of Village Club. Small enclosed area and metal fence boundary to Mill Stream. An untidy area that is in need of a general tidy up. Metal fence detracts whose appearance could be improved by planting adjacent to it.

6.34. Telephone Exchange, High Street. This site is beyond the Conservation Area but adjacent to it and opposite Litchfield Terrace which has been identified as being of architectural and historic interest. The Exchange building is in need of repainting and the extensive ground needs a general tidy up with abandoned equipment and felled tree debris removed.

6.35. Area in centre of High Street centred around the telephone kiosk. This area represents a part of the High Street in need of modest improvement. The most basic and simplest level of

improvement would be to repair the telephone kiosk. The historic street line has been lost with modern development being set back from the road, a factor not improved by wooden fencing that detracts. One practical means of re-introducing a sense of historic geometry would be to plant several trees on the alignment of the original street frontage in the front gardens of selected residential properties but this would require the co-operation of the property owners. It is suggested the Parish Councils views be ascertained and if appropriate, a joint improvement scheme be devised.

6.36. Summary of opportunities to secure improvements.

Opportunities to secure improvements will normally be achieved with the co-operation of owners with whom discussions should take place.

6.37. Seek improvements to car parking area adjacent to the Village Club. Seek improvements to Telephone exchange building and site. Discuss issue of A boards with Hertfordshire County Council to firstly ascertain their considerations. In conjunction with the Parish Council and others, consider landscape improvements in centre of High Street centred on area in which the telephone kiosk is located.

6.38. Boundary changes. None are proposed. However it is noted some small areas of modern mid 20th century development are of insufficient architectural or historic quality for normal inclusion in a Conservation Area but redrawing the boundary to exclude them would be difficult and fragmentary.

6.39. Area B – Cappell Lane.

6.40. General overview. Cappell Lane's principle urban characteristics and built form are concentrated at its approach with the High Street. In this location The Clock House and St. Andrew's church, together with a number of 19th century unlisted properties of quality, dominate the local scene. Further north is a more scattered built form that also contains several Listed Buildings and other unlisted properties worthy of protection. These two built areas are separated by an important gap of open space consisting of the allotment gardens and pasture land whose open character is also defined by trees and hedgerows that add to the quality of the environment in this location.

6.41. Archeological sites. The area from the junction with the High Street to a point north including the allotment gardens and St Andrew's Church is an Area of Archeological Significance as defined on the East Herts Local Plan. Similarly the extremity of the

Conservation Area beyond nos. 122-124 on the southern side is also identified.

6.42. Individually Listed Buildings. A selection of these is described below and has been chosen to illustrate their architectural variety. The descriptions provided are based on English Heritage official descriptions but much abbreviated.

6.43. The Clock House Grade II*. Former Grammar School. Circa 1636 for Sir Edward Baish with accommodation for Schoolmaster. Used also for services on Sunday in 17th century, bell said to be dated 1704, clock and repairs 1788, sold in 1913. Red brick in English-bond, with black diaper pattern in gable and stucco quoins. Old red tiled roof, with gable end to street topped by a weather boarded square cupola with ogee roof and vane. Symmetrical arrangement with central door, 3-light casement window over and a large lozenge-shaped clock face with raised surround. A focal building at the east end of the High Street.

6.44. Church of St Andrews, Grade II*. 1881 by Alfred Waterhouse for T F Buxton of Easneye. Constituted the parish church in 1882. Faced with uncoursed knapped flint, white stone dressings and red tiled gabled roofs. Red brick inside. Cruciform plan with large square south west tower which serves as the porch. Perpendicular style, consisting of chancel, 3-bay nave hammer beam roof, transepts. Clock and 4 bells given in 1905. A local source identifies the clock as a supplementary War Memorial as well as providing details of three of the bells, which came from the old church of St James.

6.45. Railings, gates, 4 gate piers and matching drinking fountain to front of St. Andrews Church, Grade II. 1881 by Alfred Waterhouse as part of St Andrews Church built for T F Buxton of Easneye. On a flint faced stone capped base, a long stretch of iron railings with cast iron spearheads, supported by higher standards with knobs and backstays. Near each end a pair of square gate piers of knapped flint with white stone quoins. (The pier at the northern end is in need of repair).



Picture 12 – Individually listed 19th century grade II pier to St Andrews Church, Cappell Lane, in need of repair. (Subsequently repaired)

6.46. Front Lodge (to Easneye) Hollycross Road, grade II. Gate lodge, 1866 by Alfred Waterhouse, who built Easneye for Thomas Fowell Buxton 1867- 8. Red brick with scalloped tile hanging to upper floor and steep red machine tile roofs with bands of

scalloped tiles and ornamental ridge. Large ornate red brick central chimney.

6.47. Important buildings within the curtilage of Listed Buildings. Single storey outbuilding within curtilage of no.110 Cappell Lane, weather boarded with tiled roof and in need of repair.

6.48. Other buildings that make an important architectural or historic contribution. Wilberforce Cottages, single storey dwellings built in 1933 with 3 no. gable wings to front, 3 no. chimneys and central plaque inscribed Wilberforce Cottages JHB 1933. Name presumably related to nearby Easneye associations with the abolition of slavery movement. Metal windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.49. Nos. 137-139 Cappell Lane. Late 19th century two storey cottages of red brick with vertically hung decorative tiling to first floor. Half hipped tiled roof with decorative ridge tiles and detailing. Substantial decorative central chimney stack with pots. Decorative wooden detailing to two front gable wings. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 13 – Distinctive late 19th century unlisted properties, nos. 137-139 Cappell Lane, worthy of protection.

6.50. Nos. 130-132 Cappell Lane . Late 19th/ early 20th century two storey yellow stock brick with slate roof and 2 no. chimneys to street frontage. 4 no. decorative bay windows with slate roofs. Recessed entrances with decorative keystone detailing. Decorative upper windows with column detailing. Front elevation distinctive and unaltered. Selected features need protecting. An Article 4 Direction to provide protection in relation to single residential property may be appropriate subject to further consideration and notification.



Picture 14 – Unaltered late 19th/ early 20th century decorative architectural detailing to nos. 130-132 Cappell Lane, particularly worthy of protection.

6.51. Warrax Cottages, nos. 98-104 Cappell Lane. Late 19th century two storey dwellings of yellow stock brick with slate roof and 2 no. prominent chimneys. Side extension to no. 98 is in keeping and does not detract. Centrally located plaque reads Warrax Cottages 1884. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.52. Amherst Villas, nos. 94- 96 Cappell Lane. Early 20th century two storey cottages of yellow stock brick construction with slate roof and central chimney with pots to front. Bay windows with slate roofs and recessed entrances with decorative detailing above. Extension to no. 96 simple and in keeping. Central plaque inscribed Amherst Villas 1906. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.53 Nos. 86- 88 Cappell Lane, also called Amherst Villas. Early 20th century two storey cottages of yellow stock brick construction with slate roof and central chimney with pots to front. Bay windows with slate roofs and recessed entrances with decorative detailing above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.54. Nos. 32- 38 Cappell Lane. Late 19th century prominent two storey red brick terrace with horizontal decorative banding and 2 no. gable wings to front and tiled roof. 3 no. decorative chimneys and pots, 3 no. entrance doorways with and decorative tiled canopies above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.55. Manor Cottages, nos. 24-26 Cappell Lane. Date uncertain, early 20th century in appearance. Plaque to front reads 1648 (?) Restored 1917 J H B. Two storey red brick and pebble dash with steep tiled roof and substantial central chimney and pots. 2 dormers with barge board detail and upper floor to front elevation with simple black wooden detailing, typical of early 20th century. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.56. Nos. 8-18 Middleton Villas. Early 20th century prominent two storey terrace constructed of yellow stock brick with slate roof and decorative ridge detailing; 4 no. prominent chimneys and pots. Six bay windows with slate roof detailing (5 have original scalloped slates). Three pairs of recessed entrance doorways have decorative arch detailing above and original tiled flooring. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 15, Middleton Villas, early 20th century unlisted terrace with high quality repetitive architectural detailing and metal boundary railings contemporary with age of building to front.

6.57. No. 21 Cappell Lane. Simple 19th century two storey constructed of red brick with slate roof and central prominent chimney. 4 no. original or early vertical sliding sash windows to front elevation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.58. Warrax Park. Tall late 19th century constructed of yellow stock brick with slate roof. Gated access and at time of survey entrance was not gained. Further investigation needed to assess potential for Article 4 Direction as property may be in multi occupation as flats.

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

6.60. Edward VII letter box constructed of brick with decorative tiled 'roof' and decorative wooden detailing. Tudor Crown and block cipher.



Picture 16 – Unusual Edward VII letter box. Is there any local knowledge of this curious and distinctive structure?

6.61. Simple wall attached to the Old Clock House approximately 2.2 m in height protected virtue of being within the curtilage of a Listed Building, prominent and important in the street scene.

6.62. War Memorial in St Andrews churchyard. Tall elegant stone memorial on three stepped octagonal base with sword detail to cross, protected virtue of being within the curtilage of a Listed Building.

6.63. Decorative high quality 19th century metal fence on dwarf wall to Warrax Cottages with 3 no. original gates. Exceeds 1m in height and thus protected from demolition.



Picture 17 – Decorative 19th century metal gates and fencing to Warrax Cottages.

6.64. Decorative early 20th century metal fence on realigned dwarf wall to Amherst Villas (nos. 94-96 Cappell Lane) in excess of 1m.

6.65. Decorative early 20th century metal fence to nos. 8-18 Middleton Villas. Approximately 1. 2m in height.

6.66. Important open land, open spaces and gaps. Allotments opposite St Andrews Church are well cared for and cultivated and neat and tidy. Their appearance would be enhanced by a properly planted hedge or the existing one gapped up with appropriate native species. Open land to the north of them consists of a large area of rough grazing land and on the opposite side of the road, open land either side of the entrance drive to Hill House and within the grounds of the church, together form in combination, an open space of high environmental quality and a gap performing an important function in separating two built areas of the village.

6.67. Particularly important trees and hedgerows. Hedgerows and mature trees associated with the gap described above define its edges and make a significant contribution to the quality of Cappell Lane in this location.



Picture 18 – Trees and hedges add to the quality of Cappell Lane in this location.

6.68. Locally important parks and gardens. EHDC's Supplementary Planning Document Historic Parks and Gardens, identifies part of the garden at Hill House as a locally important garden describing it thus '*Circa C18 house with C20 designed garden. Terraces with herbaceous borders, Rose and vegetable garden and woodland walks. Collection of many shrub roses, peony border of 70 years old + and some small specimen trees, and some sculpture*'.

6.69. Important views. Views towards St Andrews Church and War Memorial on its elevated position and views across the grazing land towards Stanstead Mill Stream are particularly important.

6.70. Elements out of character with the Conservation Area. Close boarded fencing near Red Lion roundabout, Environment Agency site. Close boarded fencing detracts, an issue raised during consultation. Suggest contact the Environment Agency to seek long term solution.

6.71. Summary of opportunities to secure improvements. The opportunities to secure physical improvements will only normally be achieved with the co-operation of owners with whom discussions should take place. . Seek improvements to outbuilding of no. 110 Cappell Lane, within the curtilage of a Listed Building; repair pier fronting St. Andrew's Church (subsequently repaired) and encourage the planting or gapping up of a front boundary hedge to the Allotment Gardens. Seek long term improvements to Environment Agency boundary fencing near Red Lion roundabout.

6.72. Boundary changes. None are proposed.

6.73. Other Actions. Advise English Heritage of plotting error on accompanying mapping in respect of 129-131 Cappell Lane.

6.74. Area C- Roydon Road, Cats Hill and Hunsdon Road.

6.75. General overview. This linear approach to the main village from the south is characterized by the steep open and well treed area of Cats Hill which is in contrast to Roydon Road where Listed Buildings, other 19th century buildings worthy of protection and several boundary walls represent good quality features interspersed with pockets of modern development of mixed quality.

6.76. Archeological sites. Roydon Road from its junction with the High Street to the approximate junction of Hunsdon Road is an Area of Archeological Significance although Cats Hill lies beyond this designation.

6.77. Individually Listed Buildings. A short selection of these is described below and has been chosen to illustrate their architectural variety. The descriptions provided are based on English Heritage official descriptions but much abbreviated.

6.78. No. 54 Roydon Road, Grade II. Formerly the Vicarage. Mid to late 18th century, altered and extended to rear circa 1800. 2-storeys and attics, with roughcast walls possibly covering a timber frame. Slated gambrel roof.

6.79. The Mill, Grade II. Former corn water mill. Rebuilt after a fire in 1881, converted to steam after 1890, and ceased milling 1926. Four floors and roof space; tall yellow brick mill beside mill stream probably at site of Domesday mill. Prominent landmark at the junction of the High Street with Roydon Road.

6.80. Brown Malting Grade II. Malting. Later 19th century (said to be 1896). Yellow stock brick with white brick segmental arches and slate roof. 3-storeys and attic storey very wide 11-bay malting with pilastered side walls and small square windows in each bay. Slightly lower kiln and maltstore building at south end with an unusual conical brick kiln, plastered externally, complete with rotating cowl. Cast iron columns but timber beams and floors. A decorative industrial building, important in views of the village, and of special interest for its unusual kiln similar to a pottery maker's bottle kiln and said to have been built by contractors from Staffordshire.

6.81. Baish Almshouses, grade II*. Built in 1653 for Sir Edward Baish. Red brick with a long steep old red tiled roof. A single storey row of 3 pairs of almshouses. Square gate piers with stone caps and 20th century wrought iron gate. A landmark at a bend in the road at the south part of the village.

6.82. Halving Cottages, grade II. Block of 3 houses. Later 19th century. Probably by Alfred Waterhouse for Buxtons of Easneye. Red brick with tile hung upper floor and steep red tile roofs. In upper part of tile hung north gable a large terra-cotta armorial plaque with motto 'Do it with thy might'. 2 large central chimneys with diagonal shafts.

6.83. Gate screen, piers and gates formerly serving Netherfield House, Cats Hill, Grade II. Circa 1896 for Mrs. Prior. Wrought iron and ashlar stonework. Arts and Crafts style ornamental wrought iron double gates, standards and side rails tall slender square stone piers with ball finials.



Picture 19 – 19th century listed gates and piers formerly to Netherfield House, Cats Hill.

6.84. Important buildings, structures within the curtilage of Listed Buildings. Old Bakehouse, dated (?) late 18th century between Malting building and Mill Stream. Small weather boarded structure with tiled roof and chimney to rear. Original/early windows.

6.85. Other buildings that make an important architectural or historic contribution. No. 8 Roydon Road. Tall two storey building of red brick construction with decorative blue brick horizontal banding; decorative brick detailing to gable ends and dormers. 2 no. decorative chimneys of good quality with pots. Porch with decorative wooden detailing and tiled roof. This property occupies a prominent position in the street scene. Modern windows regrettably debase its overall architectural quality. However an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.86. St. Andrews C of E Primary School, Roydon Road. Tall prominent 19th century school of red brick with blue brick horizontal banding. Decorative brick detailing to gable ends. Typical pointed and circular window detailing. Tiled roof with

decorative scalloped tile banding and decorative ridge tiles; 4 no. chimneys. Extension to rear does not detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.87. Parish Hall. Early 20th century single storey hall of red brick with slate roof and chimney to rear. Front entrance with pointed arch detailing and rubbed brick inset inscribed 'Parish Hall'. Some original early windows, some replacements. Selected architectural detailing including front porch and selected windows are features worthy of retention through existing planning control.



Picture 20 – The Parish Hall dating from the early 20th century with some architectural details worthy of retention.

6.88. Nos. 41- 45 Roydon Road. Tall 19th /early 20th century prominent red brick terrace with horizontal brick banding and with steeply sloping half hipped tiled roof and 2 no. prominent chimneys with pots; finials to roof. Dormers to front elevation have decorative brick detailing; wood detailing to central dormer. Early porch detailing. Modern windows and door detailing detracts. However an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.89. No. 47 Roydon Road. Two storey 19th /early 20th century yellow stock brick with steeply pitched tiled roof with 2 no. prominent chimneys. Three range dormers with decorative wooden detailing. Lintels to 4 no. windows and central doorway with central keystone detail. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.90. Nos. 32- 34 Roydon Road. Two storey 19th century terrace constructed of yellow stock brick, tiled roof and 2 no. prominent chimneys with pots. 5 no.dormers with decorative detailing. Central alleyway provides access to rear. Modern unsympathetic windows detract but despite this the mass of the group is important in the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 21 - Nos. 32 - 34 Roydon Road. Their attractive general mass and repetitive historic architectural detailing is compromised by a common problem in the village, namely one of modern windows of uncoordinated and often unsympathetic design.

6.91. Highfield House, Roydon Road. 19th century tall residential building set back from road and partly obscured by tree screen. Field worker was only able to view from distance so observations limited. Render with hipped slate roof; chimneys. Modified bay windows with slate roofs. Some windows may be original/early. From limited observation elegant property in larger plot worthy of retention where an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

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

6.93. Drinking fountain to front of C of E School and Parish Hall. Robust 19th century stone fountain inscribed 1884 (faintly); projecting triangular bowl and gabled facing detail to front. Ideally this interesting feature would benefit if the date numerals were carefully re-inscribed. Candidate to explore potential of listing with English Heritage (in this respect it can be compared with a similar listed drinking fountain at Hertford Heath).



Picture 22 - Robust stone drinking fountain that is potential candidate for listing. It would benefit from having the date carefully re-inscribed.

6.94. Decorative metal railings to front of the Corn Mill adjacent to stream. Elegant metal railings being two horizontal rails supported by vertical supports on wide curved decorative base with 'onion shaped' profiling.

6.95. Prominent brick wall, probably 19th/early 20th century, to north of Abbots Rise approximately 2m in height. Inset is rectangular stone inscribed 'Thele'. The latter name relates to Thele House (previously Easneye Lodge on the 1874 mapping), now demolished. A local source states that the matching right hand post, now missing, was inscribed to match with either 'House' or 'Farm'. Surmounting the wall is a close boarded fence. Adjacent is another prominent brick wall, probably 19th/early 20th century, to south of Abbots Rise, of varying height and mixed quality but of sufficient visual and historic interest to be noted. Close board fence surmounts wall.

6.96. Pump to front of no. 21 Hunsdon Road. This pump is 19th century in appearance and stands in front of Local Authority housing probably erected in the 1930's. Earlier map do not identify a pump in this location so it may have been moved from elsewhere (?). Handle and finial are missing.

6.97. Important open land, open spaces and gaps. The Mill Stream with its boats is very picturesque.



Picture 23 – the picturesque Mill Stream that runs through the village.

6.98. Particularly important trees and hedgerows. There are a number of individual trees and groups of trees that play an important role and those at Cats Hill and the entrance to the Conservation area around the junction of Roydon Road and Hunsdon Road are particularly important.

6.99. Important views. Views into the centre of the village and looking towards the Almshouses junction of Roydon/Hunsdon Roads are important as are views along the Mill Stream.

6.100. Detracting Elements. Wall to front of Parish Hall and concrete post and wire dividing fence and wall to front detracts from this part of the Conservation Area. Steps to improve these elements could usefully be discussed with the Parish Council.



Picture 24 – The area around the Parish Notice board, including wall to front and boundary dividing fence would benefit from general repairs and improvements.

6.101. Summary of opportunities to secure improvements. The opportunities to secure improvements will only normally be

achieved with the co-operation of owners with whom discussions should take place.

6.102. Discuss potential of improvements to dividing fence and repairs to wall at the Village Hall.

6.103. **Boundary changes.** None are proposed. The area of earlier 20th century housing on Hunsdon Road is representative of its period. Elsewhere along Roydon Road there are pockets of modern development, some less satisfactory than others. The contribution that terraces dating from the mid/late 20th century make to the approach to the High Street junction is modest in terms of detail but its massing is relatively sympathetic and on balance it is recommended the boundaries remain unaltered.

6.104. **Other Actions.** Approach English Heritage to explore the potential of listing the drinking fountain to the front of the C of E school.

6.105. Area D- Hoddesdon Road.

6.106. **General overview.** The designated Conservation Area is a linear strip of development between New River and the railway line. There are two principle groupings of historic buildings. The first is centred around St Margaret's Church and includes a grouping of 19th century unlisted properties worthy of note. The second area is centred around The Clock House. The design of modern development at 'The Granary' and Sanville Gardens is successful whose general massing, detailed design, use of materials and landscaping has been pleasantly executed. Its pleasing appearance warrants retention within the Conservation Area. However, overgrown open space between it and the railway line detracts. Other mid 20th century development, typical of its period, north of the church extending to Station Road and backing on to New River, is of limited architectural and historic interest.

6.107. **Archeological sites.** Development either side of Hoddesdon Road extending from Station Road to a point north of The Clock House is an Area of Archeological Significance.

6.108. **Individually Listed Buildings.** A short selection of these is described below and has been chosen to illustrate their architectural variety. The descriptions provided are based on English Heritage official descriptions but much abbreviated.

6.109. The Clock House Grade II. House, formerly a stable block. Dates from the 18th century, altered in the late 19th century for Septimus Croft. Red brick with tiled roofs, circular window on cardinal faces. Above a cornice a domed open cupola with closed balustrade, round headed arches with 'key stones', and a gilded weather vane. The house to which the stable block belonged is said to have been burnt down in the late 18th century. Rainwater head dated 1705 is said to come from Sherides in Hoddesdon.

6.110. St. Margaret's Church Grade II*. Norman features but largely rebuilt with a north aisle circa 1316 for Sir William Goldington's collegiate foundation of a charity with 5 chaplains: dissolved 1431, and appropriated to the Priory of Elsing Spittle in London. Present appearance dates from about 1820 (date on bell). Restored 1903 for Septimus Croft of St Margaretsbury. Repairs 1935 by H A Newton. Flint rubble with stone dressings. Steep old red tile roof with small octagonal wooden cupola. A simple rectangular building of nave and chancel with no external division.



Picture 25 – St Margaret's Church, a grade II* Listed Building and a key feature in Hoddesdon Road.

6.111. Garden Wall to the Manor House and churchyard. Grade II. Garden wall and gate between high piers in front of house. 17th century red brick high wall with plinth and saddle back coping of flat bricks supported on a toothed corbel course. 18th century ornamental wrought-iron gate with central heraldic shield. Replacement of selected spalled bricks recommended.



Picture 26 – Garden wall to the Manor House in need of some modest repair work.

6.112. Important buildings within the curtilage of Listed Buildings. Single storey building adjacent to pavement immediately south of The Clock House. Of red brick construction with slate roof and distinctive circular window to front. The building contributes to the quality of the street scene.

6.113. Other buildings that make an important architectural or historic contribution. Nos. 52 – 62 Hoddesdon Road. Two storey early 20th century terrace of yellow stock brick, slate roof and 4. no. chimneys with pots. Six decoratively detailed bay windows with slate roofs. Three pairs of entrance doorways with decorative arch detailing above. Central plaque inscribed Crown Villas 1900. About

50% of windows are replacements that detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.114. No. 64 Hoddesdon Road. Probably dating from the early 20th century, a simple two storey yellow stock brick with slate roof and 2 no. chimneys with pots. Bay window with slate roof. Decorative detailing to gable end facing road. Modern windows detract to a degree. Nevertheless an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.115. No. 66 Hoddesdon Road, Cumberland House. 19th century two storey house of red brick construction with slate roof and chimney with pots. Decorative bay window with slate roof. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 27 – 64-66 Hoddesdon Road, two late 19th/early 20th century small scale detached properties of pleasing form.

6.116. No. 35B, Nos. 37-41A Hoddesdon Road. Two storey 19th century terrace of red brick construction and tiled roof with 4 no. decorative chimneys with pots. 6 no. dormers with decorative barge boarding; 3 no. canopies above entrance doorways with wooden detailing and tiled roofs. Window replacements detract but mass and general rhythm of terrace and its repetitive items is pleasing and important in the street scene. No. 35B is a single storey addition to northern end with slate hipped roof. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.117. No. 42 Hoddesdon Road. Tall prominent 19th century house of yellow stock brick and tiled hipped roof. 3 no. chimneys with pots. Two attractive bay windows to ground floor with tiled roofs and simple column detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.118. The Cottage, 6 Hoddesdon Road. Formerly two cottages probably 19th century. Two storeys, rendered with tiled roof. The mass of this building and its disposition contributes to the localized street scene and on balance the property is worthy of retention.

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

6.120. Boundary fence to Crown Villas. Decorative early 20th century metal fence on dwarf wall exceeding 1m in height. Some original gates, some missing. Ideally the manufacture of replica gates to replace those missing would represent a quality improvement.

6.121. The front boundary wall to the Clock House is of red brick construction of Flemish bond and of varying height. A sturdy wall with distinctive capping detail.

6.122. Selection of 19th century tombstones, including several chest tombs, generally in good condition. Also interesting modern historic relic, namely branch from tree formerly in the Vicarage garden containing small part from a Canberra bomber that crashed in 1954, killing two of the three man crew.

6.123. George VI pillar Post Letter Box. On pavement outside the Manor House and in good condition.

6.124. Wall to frontage of no. 42 Hoddesdon Road and return to north side. Sturdy wall, probably 19th century with triangular capping detail, generally less than 1m in height and thus unprotected from demolition. This wall is therefore a feature worthy of protection by Article 4 Direction, subject to final detailed consideration.

6.125. Important open land, open spaces and gaps. Linear stretch of open land between railway and road called 'The Granary' has small central play area, the latter being well maintained. The open space however is overgrown and unattractive and in stark contrast with the landscaping directly associated with the nearby housing development. A similar situation applies to an unkempt open space to the north of Sanville Gardens. It is important that this situation is rectified. There is also St Margaret's graveyard and two small well maintained areas of open space at the junction of The Granary and Hoddesdon Road.



Picture 28 – Open land adjacent to the railway line and The Granary and Sanville Gardens is unkempt and detracts from nearby modern residential development of pleasing appearance and design

6.126. **Particularly important trees and hedgerows.** There are a number of trees that add to the quality of the street scene particularly at its northern end where a tree screen shields views of modern development adjacent to New River; also within St Margaret's churchyard and a spinney opposite the junction of 'The Granary' and Hoddesdon Road. Elsewhere individual specimens add character quality and diversity to the street scene.

6.127. **Important views.** The view of St Margaret's Church, which is a prominent building in the street scene, is most important.

6.128. **Detracting Elements.** Open space adjacent to the railway at The Granary and at Sanville Gardens. Also gaps due to missing gates of metal railing at Crown Villas.

6.129. **Summary of opportunities to secure improvements.** The opportunities to secure improvements will normally be achieved with the co-operation of owners with whom discussions should take place.

6.130. Explore reasons for unsatisfactory condition of open space at Sanville Gardens and at The Granary and seek to resolve. Discuss potential of repairing spalled brickwork to boundary walls south of the church and at The Clock House; Discuss potential of replacing missing 19th century gates with respective owners.

6.131. **Boundary changes.** An area of mid 20th century development north of St Mary's Church and adjacent to New River (nos.1- 25) has been removed on the basis that this development is not considered to be an area of '*special architectural or historic interest...*'

6.132. Overall summary. The designation of a Conservation Area at Stanstead Abbots is well justified although this Appraisal recognizes there are pockets of modern development within its boundaries that do not fulfill the criteria of being of '*special architectural or historic interest*'. However only one such area permits a sensible boundary adjustment, having been identified in the paragraph above. A considerable number of unlisted 19th century buildings and other features have been identified as being worthy of protection, most noteworthy are several terraces, some with rich late 19th/early 20th century detailing and associated metal railings and gates. Inappropriate window alterations are particularly noticeable in relation to selected properties. Subject to detailed consideration and notification a number of features are potential candidates for Article 4 Directions.



Picture 29 – 19th century building of pleasing mass and proportion has been compromised by modern windows that are unsympathetic.



Picture 29a – building elsewhere of similar date with pleasing repetitive window detailing.

PART C- MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The revised boundary, shown on Plan 2 includes the following amendment.

- (a) Modify the Conservation Area to exclude mid 20th century development north of St. Margaret's Church and adjacent to New River.

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

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

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

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

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

7.5. *Planning Control – Potential need to undertake an Archeological Evaluation.* Within areas designated as being within an Area of Archaeological Significance the contents of Policies BH1, BH2 and BH3 are particularly relevant.

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

7.7. Listed Buildings are a significant factor in contributing to the quality of Stanstead Abbots built environment. 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 Conservation Area there are 35 unlisted buildings/ groups of buildings that have been so identified. These are: on the High Street: Bachelors Hall; building adjacent to and west of the Royal Chef; nos. 16-22, Glenmire Terrace; nos. 26-30 High Street - Lucas Villas; nos. 52-56 High Street; the Village Pharmacy; nos. 59-59a High Street; no.17 High Street and nos. 5-9 High Street. On Station Road: Litchfield House and Litchfield Terrace. On Cappell Lane: Wilberforce Cottages; nos.137-139; nos.130-132; Warrax Cottages being nos. 98-104; nos.94-96, Amherst Villas; nos. 86-88 also called Amherst Villas; nos. 32-38; nos. 24-26, Manor Cottages; nos. 8-18, Middleton Villas; no.21; Warrax Park subject to proper consideration following access. On Roydon Road: no.8; St Andrew's C of E School; Parish Hall; nos. 41-45; no. 47; nos. 32-34; Highfield House, Cats Hill. On Hoddesdon Road: nos. 52-62 Crown Villas; no. 64; no. 66 Cumberland House; nos. 35b and 37- 41a; no.42; no.6 The Cottage. Any proposal involving the demolition of these buildings is unlikely to be approved.

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

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

7.11. A wall at no. 42 Hoddesdon Road has also been identified for consideration by an Article 4 Direction because it is below the prescribed height.

7.12. The potential of formally listing the drinking fountain on Royston Road could be pursued with English Heritage. It should be emphasized that listing is subject to a formal submission process and success cannot be guaranteed. Submission can be made by any interested party.

7.13. *Planning Control – Locally Important Historic Parks and gardens.* EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has so identified Hill House Garden. Proposals that significantly harm its special character will not be permitted. Proposals 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 spaces within the Conservation Area: the River Lee and Mill Stream; the combination of open space consisting of Allotment Gardens and pasture land to its north, grounds of St Andrew’s Church and adjacent open land either side of approach to Hill House; open space adjacent to the railway line and The Granary and Sanville Gardens, the latter being in need of restoration. Also St Margaret’s graveyard and two small well maintained areas of open space at the junction of The Granary and Hoddesdon Road. These areas represent open spaces gaps and water features within the Conservation Area that materially contribute to its character or appearance and will be protected.

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

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 that are summarized in the Table below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be proactive and provide assistance. It must be recognized that such improvements will generally only be achieved with the owners co-operation.

Detracting element	Location	Proposed Action.
Single storey curtilage Listed Building in need of repair.	110 Cappell Lane.	Discuss issue with owner and offer advice as necessary.
Northern pier to front railings in need of repair.	St Andrews church	Raise issue with church authorities with view of securing early solution to this listed structure, subsequently repaired.
Concrete post and wire dividing fence and front wall.	To front of Parish Hall, Roydon Road.	Initiate discussions with Parish Council to consider improvements.
Historic listed boundary wall.	To frontage of The Manor, Hoddesdon Road.	Contact owner and discuss the potential of undertaking repair works.
Untidy area at car park.	Village Club.	Discuss issue with owners and seek to resolve.
Patio area and fencing.	To rear of Village Club.	Discuss issue with owners and seek to resolve, planting to boundary a potential solution.
Dominant NHS sign on historic building frontage.	The Village Pharmacy.	Discuss potential with owner of providing smaller sign.
Damaged upper bay window.	Litchfield House.	Discuss issue with owner and seek to resolve.
Untidy building and site.	Telephone Exchange, High Street.	Contact company and discuss improvements, including repainting building and improving site area.
Area with potential for environmental improvements.	Centre of High Street, around telephone kiosk.	In association with the Parish Council, draw up an environmental improvement scheme.
Close boarded fencing	Environment Agency site, Red	<u>Seek long term improvements to</u>

	Lion roundabout	<u>Environment Agency boundary fencing</u>
A- board advertisements.	Principally High Street.	Discuss issue with relevant authorities.
Unkempt open spaces.	Between railway line and The Croft and at Sanville Gardens.	Establish reasons for current state of land and take action as appropriate to rectify.
Other actions.		
Approach owners of Allotment gardens on Cappell Lane and suggest the planting or gapping up with native species hedge to the frontage that would improve the quality of the environment in this location.		
Approach owners of missing early 20 th century gates to Crown Villas, Hoddesdon Road and discuss the potential of replacements to match.		
Approach English Heritage to consider listing the drinking fountain to the front of the C of E School on Roydon Road.		
Advise English Heritage that access to their Listed Buildings data base is defective in that if Stansted Abbots (with two t's) is correctly spelt, their information cannot be accessed.		
Advise English Heritage of plotting errors on their accompanying maps for the Manor House and listed wall and Gates to the Manor House and nos. 129-131 Cappell Lane.		

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

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

