

HODDESDON CONSERVATION AREA APPRAISAL



FOREWORD

I am delighted to endorse Broxbourne Council's adoption of the Borough's first conservation area appraisal. A true appreciation of the rich heritage of our towns and villages is essential to making the right decisions about their future. This document sets out what makes Hodddesdon Town Centre special and provides that understanding. I am sure that local residents, businesses and visitors will find this document a fascinating insight into Hoddesdon's historic development. The appraisal will also enable readers to appreciate the treasures of Hoddesdon's historic buildings and spaces and their contribution to the heritage of our Borough.



Councillor Jim Metcalf

Broxbourne Council Cabinet Member for Housing and Regeneration

Hoddesdon Conservation Area Appraisal
Adopted by Broxbourne Council October 2011

CONTENTS

1. INTRODUCTION

02 Introduction and Planning Policy Context

04 Consultation

2. APPRAISAL

07 Location & Setting

08 Historical Development

11 Settlement pattern

12 Historic Maps

17 Archaeological Potential

3. SPATIAL ANALYSIS

19 Character Areas – Introduction

21 CA01: Market Place/High Street North

24 CA02: High Street – South

26 CA03: The Knowle & Cock Lane Environs

29 CA04: Yewlands

32 CA05: Woodlands Drive

34 CA06: Upper Marsh Lane

37 Architectural and Historic Interest of buildings

40 Unlisted buildings making a positive contribution to the CA

44 The contribution of building materials to the character of the conservation area

47 The contribution of trees, open spaces, green spaces and water to the character of the conservation area

50 Important views and vistas

51 Degree of loss of Heritage Assets

52 Negative aspects/elements

54 Conclusion

55 Development control & management

4. RECOMMENDATIONS

57 Boundary Revisions

57 Buildings at Risk

57 Article 4 Directions

57 Protection of trees within the Conservation Area

58 Possible Areas for Enhancement

APPENDIX 1

59 Buildings Recommended for Inclusion on Local List

APPENDIX 2

77 Addresses of unlisted buildings making a positive contribution

APPENDIX 3

78 List of attendees at Stakeholder Workshop

APPENDIX 4

80 Responses to Public Consultation

SECTION I

INTRODUCTION & PLANNING POLICY CONTEXT

A Conservation Area is an “area of special historic or architectural interest, the character or appearance of which is desirable to preserve or enhance”

S 69 – Planning (Listed Buildings & Conservation Areas) Act 1990

This Conservation Area Appraisal was commissioned by the Borough of Broxbourne in October 2010. It has been produced by the joint consultancies Context4D and Forum Heritage Services.

HODDES DON CONSERVATION AREA

The Hoddesdon Conservation Area was originally designated in June 1968; a very early designation following the legislation of 1967 which introduced the policy of Conservation Areas. The conservation area was enlarged in January 1980.

It covers the historic Market Place and its northern approaches of Amwell Street (south) and Burford Street. It extends south along the High Street, including Cock Lane to the west and Yewlands to the east, with the New River forming much of its south eastern boundary. The ‘Spinning Wheel’ and environs form the southern edge of the Conservation Area. The more recent and greener southern part of the Conservation Area contrasts with the more historic and urban northern part, see Location and Conservation Area map page 4.

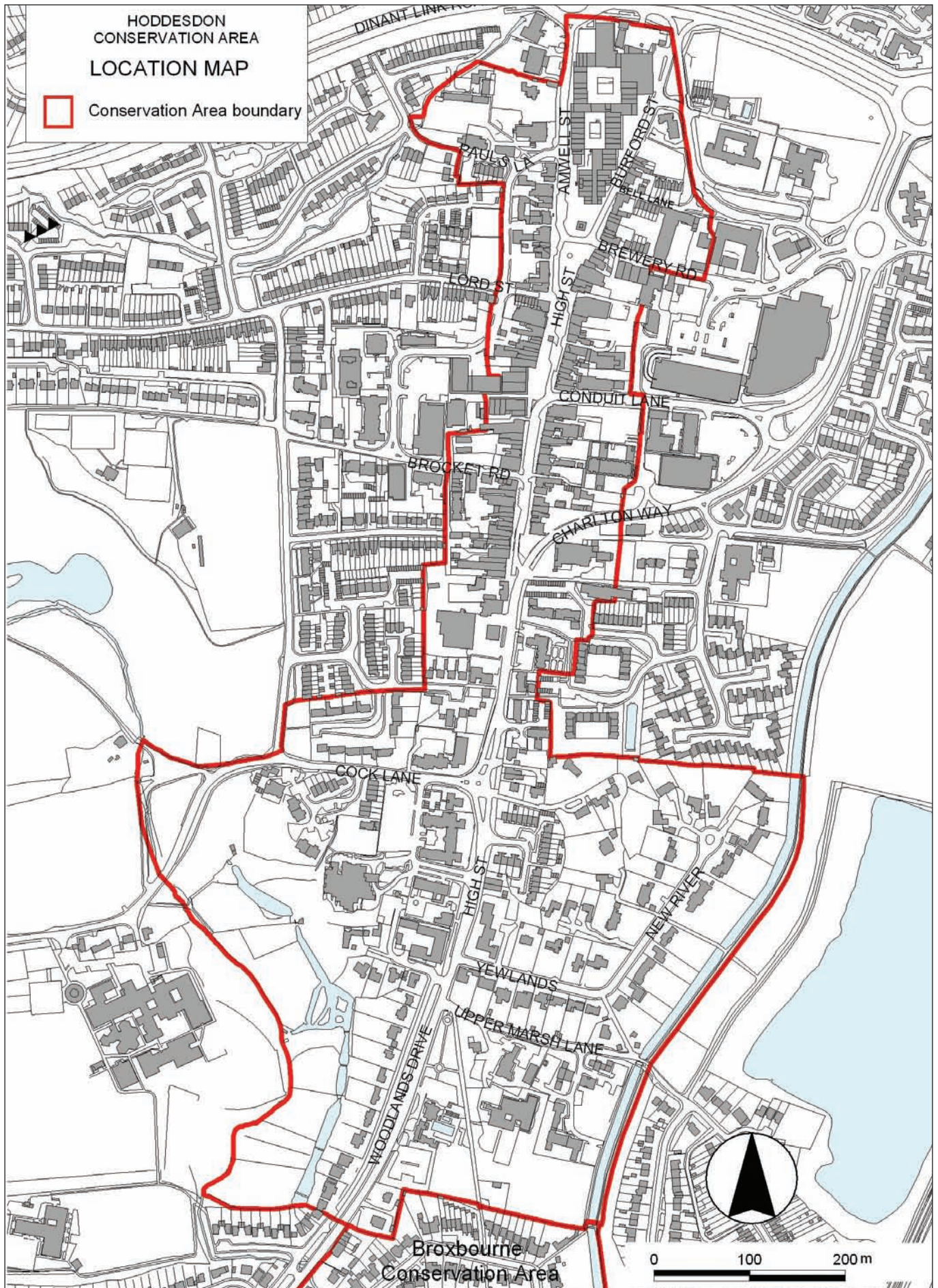
THE APPRAISAL

The Hoddesdon Conservation Area Appraisal is the first of a series of Appraisals to be undertaken for Broxbourne’s conservation areas.

The aims of this Appraisal are:-

- to identify the special character of the area, in terms of its heritage assets, its townscape and landscape, important unlisted buildings and structures, locally distinctive materials and the historic significance of the area; factors which shape the area we see today.
- to assess the boundary of the conservation recommendations regarding any revisions to the boundary.
- to identify features which detract from the character of the area and which should be enhanced
- to identify buildings which should be added to the Council’s Boroughwide Local List of Buildings of Historic and Architectural Interest. This list appears in Appendix 1.
- to provide an evidence base for future planning and design guidance for the conservation area.

The format of this Appraisal follows guidance contained within Planning Policy Statement N° 5 “*Planning for the Historic Environment*” (2010) and “*Guidance on Conservation Area Appraisals*” English Heritage & Planning Advisory Service (2006).



© Crown Copyright. All rights reserved. Borough of Broxbourne licence number LA100023526. 2011

MAP 01 LOCATION AND CONSERVATION AREA MAP

EXECUTIVE SUMMARY

- **The character of the conservation area is united by the spine of the High Street running throughout, its generally modest scale, and the progression from a compact mixed use quality in the north, to a more open, green and residential character to the south.**

It incorporates six character areas overall;

- The northern portion (Character Areas 1 and 2) comprises the medieval core of the town, including the market place. This contains the widest range of building types and ages, from the medieval to the present day and from predominantly two storeys to the multi-storey Tower Centre. The continuity of historic building line is critical.
- The central portion (Character Area 3) is characterised by a more open grain with less continuous frontages and set back from the road. Retail uses are fewer, replaced by civic and residential uses. The Knowle area of former parkland to the west has a well established landscape character.
- The southern portion (Character Areas 4, 5 and 6) marks the predominantly residential area, dating from the 1880s-90s onwards, although there are a few buildings of earlier date. Some fine examples from the Domestic Revival period have influenced the mainly detached residential character of buildings set back in large plots and fine mature broadleaf and specimen trees.
- There are a considerable number of Listed Buildings, particularly concentrated in Character Areas 1 and 2, with a few in the southern area. All appear to be in good condition.

- The survey has identified a number of buildings which are of sufficient architectural and historic merit to be included in the Broxbourne Local List (Appendix 1). Additionally there are buildings, including some built in the last 20 years, which make a positive contribution to the character of the conservation area.

- The general condition of the conservation area is good, however, in common with many conservation areas, there are some negative aspects which have a detrimental effect on the character of the conservation area. These include:
 - the Tower Centre; although this may be improved by the partial redevelopment
 - the Fawkon Walk Shopping Centre
 - the junction of the High Street and Charlton Way.

All of these have fractured the continuity and scale of the historic street frontage.

- Other smaller scale issues requiring attention are:
 - inappropriate replacement glazing and shopfronts in some cases
 - the loss of some front gardens
 - the compromising of the setting of some older houses
 - clutter in the public realm, particularly in the commercial core.
- The Appraisal concludes with guidance for Development Management. This includes the proper consideration of the character of the street frontage in which proposals are located; concern for the scale and setting of any development.

CONSULTATION

- The boundary of the conservation area is considered sound. The minor adjustments include the slight extension on the north-eastern corner and some boundary realignments to include individual properties not wholly within the area.
- Only one Building at Risk is identified, (the former Pump House, Bell Lane), but it is noted that many boundary walls are vulnerable.
- It is suggested that Article 4 Directions should be considered for certain properties where there is a definite threat (due to loss), to such features as windows, doors, chimneys etc.
- Trees are significant, especially in the southern part of the conservation area and further TPO designations should be considered.
- Possible areas for enhancement are identified, including:
 - the junction of High Street and Charlton Way
 - the junction of Burford Street and Haselwood Avenue
 - the public realm in parts of the High Street
 - the Tower Centre area.

A Stakeholder workshop was held on 8th December 2010 at the Bollescroft Hall, Hoddesdon.

The purpose of the workshop was to invite people with local knowledge of the issues and history of the town (see Appendix 2 for list of attendees) to

- (a) obtain an understanding of the progress of the study to date, and
- (b) contribute to the appraisal at a key phase of its development.

This workshop has helped to shape the content of this Appraisal. The Council is now formally consulting the wider community on the draft Appraisal. Comments were received following the completion of Public Consultation on 16th September 2011, and these have been taken into account in the finalisation of the Appraisal.

SECTION 2

APPRAISAL

LOCATION & SETTING

HISTORICAL DEVELOPMENT

SETTLEMENT PATTERN

ARCHAEOLOGICAL POTENTIAL

LOCATION & SETTING

Hoddesdon is situated in the Lea Valley in south-east Hertfordshire lying 7 miles north of Waltham Cross on the 18th century coaching route between Cambridge and London.

Hoddesdon lies in the Borough of Broxbourne and is part of the London commuter belt. The civil parish of Hoddesdon was formed out of the parishes of Broxbourne and Great Amwell in 1895.

The town lies along the main road from Broxbourne, now forming a continuous development. In the centre of the town the road divides into Amwell Street and Burford Street which both run north towards Ware.

The core of the town sits on a low ridge of London clay on chalk, at approximately the 60 metre contour line, to the east of the former Roman road from London to York. On approaching the town from the north, either from Amwell Street or Burford Street, the road rises approximately 5 metres from the Woolens Brook to the plateau forming the market place. The land slopes west to the brook and gently towards the Lea Valley to the east by way of Lynch mill pond.

The most gradual gradient is that from the area of Rawdon Hall running south to the Spital Brook at the southern boundary of the conservation area. The canalised New River, forming the eastern boundary of the conservation area runs north-south, halfway down the slope towards the River Lea. Perhaps the most abrupt changes of level are experienced around the Knowle, where the House stands some 3 or 4 metres above Cock Lane on its northern and western boundaries.

HISTORICAL DEVELOPMENT

The Lea river valley and its floodplains appear to have been exploited by hunter-gatherers during the Mesolithic period. The earliest known artefacts in the Hoddesdon area consist of finds of Palaeolithic tools. The Mesolithic period is represented by four occupation sites with numerous worked flints found in the flood plain at Dobbs Weir. Neolithic occupation was concentrated at the edge of water with an area of Neolithic flints recorded at Rye Meads. Another Neolithic site has been found at Hailey Hall.

The Bronze Age is represented by finds at John Warner School and metalwork and pottery finds elsewhere. In the late Iron Age Hertfordshire was densely populated but these settlements were a distance to the north and west of Hoddesdon. The area is likely to have been a landscape of rural farmsteads. Hoddesdon lay by the River Lea, a long distance Iron Age route providing access to important power bases and a market centre at Braughing. The position of known finds show settlements concentrated along the edge of the Lea where clay soils give way to gravels.

Roman activity is represented by many varied finds. Many finds were found in the late 19th century in Roman Street. Ermine Street, one of the main routes of Roman Britain running from London to York, crossed the area to the west of Hoddesdon. Finds show that the area around Hoddesdon was well settled in the first and second centuries AD as a region of farmsteads centred on a high-status building at a crossing of the Woollens Brook.

In the Anglo-Saxon period new settlements grew up alongside the river although no finds of the period have been recorded in the immediate area of the town. The name of the town is probably derived from a Saxon or Danish personal name.

By the 1086 Domesday Survey Hoddesdon was an area of scattered settlement among ancient woodland; its lands, unlike the manor of Broxbourne, divided into six different properties. Recorded variously as Odesdone or Dodesdone two of the Domesday estates comprising nearly six hides had been held by Gode of Queen Edith, wife of Harold prior to the Norman Conquest. In 1086 the larger manor of 3¾ hides was held by Edward, Sheriff of Salisbury, the other of 2 hides by a burgess named Peter (although there is no suggestion that he was a burgess of Hoddesdon) from the king. Peter's lands were given in 1096 to the monks of Bermondsey.

Hoddesdon's formation as a distinct place on the Cambridge road only began after the construction of a bridge over the Lea at Ware in the late 12th century. Hoddesdon was slow to establish itself and it was not until 1253 that a weekly market and an annual fair were granted at Hoddesdon to Richard de Boxe whose family held one of the smaller Hoddesdon manors, Boxes.

The early town was arranged along the High Street which divided into two at the north end of the town south of Woollens Brook creating a fork. The market place was established on the south side of the fork (where the High Street widens to form a triangle). The 19th century tithe map shows the town with regular property plots extending with long burgage plots to the rear of the properties. In 1256 a market cross had been built and Richard de Boxe was given licence to build on ground between the two roads and the cross. The settlement remained small and did not develop beyond being a 'road town'. From the mid-13th century court rolls reveal a population of tradesmen and fishermen as well as 'colliers' (charcoal-burners) from the 14th century.

The fish trade comprised local fishermen and eel-fisheries as well as a larger fish trade with carriers using the road from Great Yarmouth to London.

The developing town of Hoddesdon lay in two parishes; the north part being in Great Amwell and the majority of the settlement lying in Broxbourne. A roadside chapel, a possession of the manor of Hoddesdonbury, appears to have been in existence in the 13th century. A licence to build a new chapel, dedicated to St Katherine, was granted to William de la Marche in 1336, probably to serve as a chapel of ease to the town's population although the right of burial remained with the parish churches. The chapel, which stood on the north side of the market, was closed in the mid-17th century and demolished in 1836. The hospital of St Laud and St Anthony, Spitalbrook is first recorded in 1390. It stood on the east side of the road on 'Spital Hill' and probably served as an almshouse for the poor rather than a being a leper hospital which it has sometimes been claimed to be. The foundation closed in 1573 but later found use as a tavern.

From the 15th century London's growing population demanded more food and drovers regularly came through Hoddesdon boosting the local Inn trade. In 1440 Richard Rich, a London silk mercer, endowed five almshouses and in 1469 he left money for the High Street to be gravelled. The market cross was also rebuilt in the 15th century. The town, with Ware and Stanstead Abbots, became known for malting barley. By 1585 there were 14 'malt shops' in the market.

In the 16th century Sir William Cecil united the area's various manors and the Cecil family became non-resident aristocratic landlords. A 1573 map of the area in the Cecil archives noted an arched stone bridge across the Spital Brook providing access to

the town. During the 16th century the town attracted wealthy city merchants from London, a trend which had been noted in the town from the days of Richard Rich. The town was served by many inns each with their own brewery and extensive stables to serve the coaching trade. Queen Elizabeth I founded a free grammar school in the town in a charter of 1559-600. This charter also incorporated the town with a bailiff, warden and eight assistants.

The town took on much of its present character in the 17th century. The highway became part of the important Old North Road (formerly following the Ermine Street west of the town) which ran from London to Huntingdon where it joined the Great North Road. In 1613 the New River, a canal built by Sir Hugh Myddelton, opened to bring fresh water from springs at Amwell and Chadwell to London. A 1676 map published by Seller shows the town extending from the Duke Street-Hertford junction south to the Spital Brook. The town was accessed by two fords across the Spital Brook and Woollens Brook. The merchant Marmaduke Rawdon (1582-1646) had a house in the town from at least 1618 and regularly entertained King Charles I there. The Rawdon family invested in the town building houses and the 1634 timber-framed market house whilst Marmaduke was responsible for the construction of a water conduit. St Katherine's Chapel was closed in 1657 and not replaced.

During the 18th century Hoddesdon became a town run by local businessmen who developed the town's industries, built houses and set up institutions. In 1732 Robert Plomer built a town chapel which remained privately owned until 1822. Brewing and malting remained important industries as well as the expanding coaching trade which continued to thrive with various alterations

HISTORICAL DEVELOPMENT contd.

to street levels and the removal of obstacles such as the market house all to serve the busy trade although the market came to an end after the removal of the market house. However the opening of the railway just to the east of the town in 1840 brought the collapse of the coaching trade but no station was built to serve Hoddesdon itself, the nearest being at Broxbourne and Rye House.

It was not until well into the 19th century that Hoddesdon's population saw rapid growth. The expansion of the town followed enclosure of the common fields in 1855. Local landowners held significant areas on the west side of the town preventing building there. New roads had been laid out in the area of the former Rye Common to the north-east of the town by the time of the 1880 first edition OS map, but few houses had been built. St Catherine's Estate was built on the east side of the High Road at Spitalbrook in the 1880s with several houses by architect Reginald Blomfield.

In the late 19th century milling and the malt trade went from the town. These trades were replaced by brewing, building, the manufacture of sports equipment, the growing of watercress, and market gardening. The watercress business, extensive in Hertfordshire, took advantage of the chalk of the Lynch where large beds were laid out. The River Lea was also used for watercress as well as the growing of willow for tennis rackets and cricket bats. By 1889 the first market gardens were set up at the north side of the town. A hotel and pleasure grounds on the Rye House estate attracted large numbers of Londoners who came by horse-drawn coach through Hoddesdon.

The plan of the town remained essentially the same from the 19th century into the 20th century. It was not until the 1960s that radical changes were seen. At the north end of the market place between Amwell and Burford Street all the buildings were demolished and the town centre was remodelled with blocks of flats and a shopping precinct. Other medieval buildings on the High Street were also demolished and the Dinant Relief Road was built cutting through the north end of the town to connect with the 1975 bypass.

SETTLEMENT PATTERN

Hoddesdon is an extensive settlement on the A1170 east of the A10. It is now a contiguous settlement with Broxbourne to the south. At its heart the historic core with its historic street pattern of High Street dividing to Amwell Street and Burford Street at the market place survives intact.

The medieval settlement comprised a linear roadside development based around a simple pattern of roads comprising the forked High Street running south to north. The triangular market place was focused between the market cross and St Katherine's Chapel.

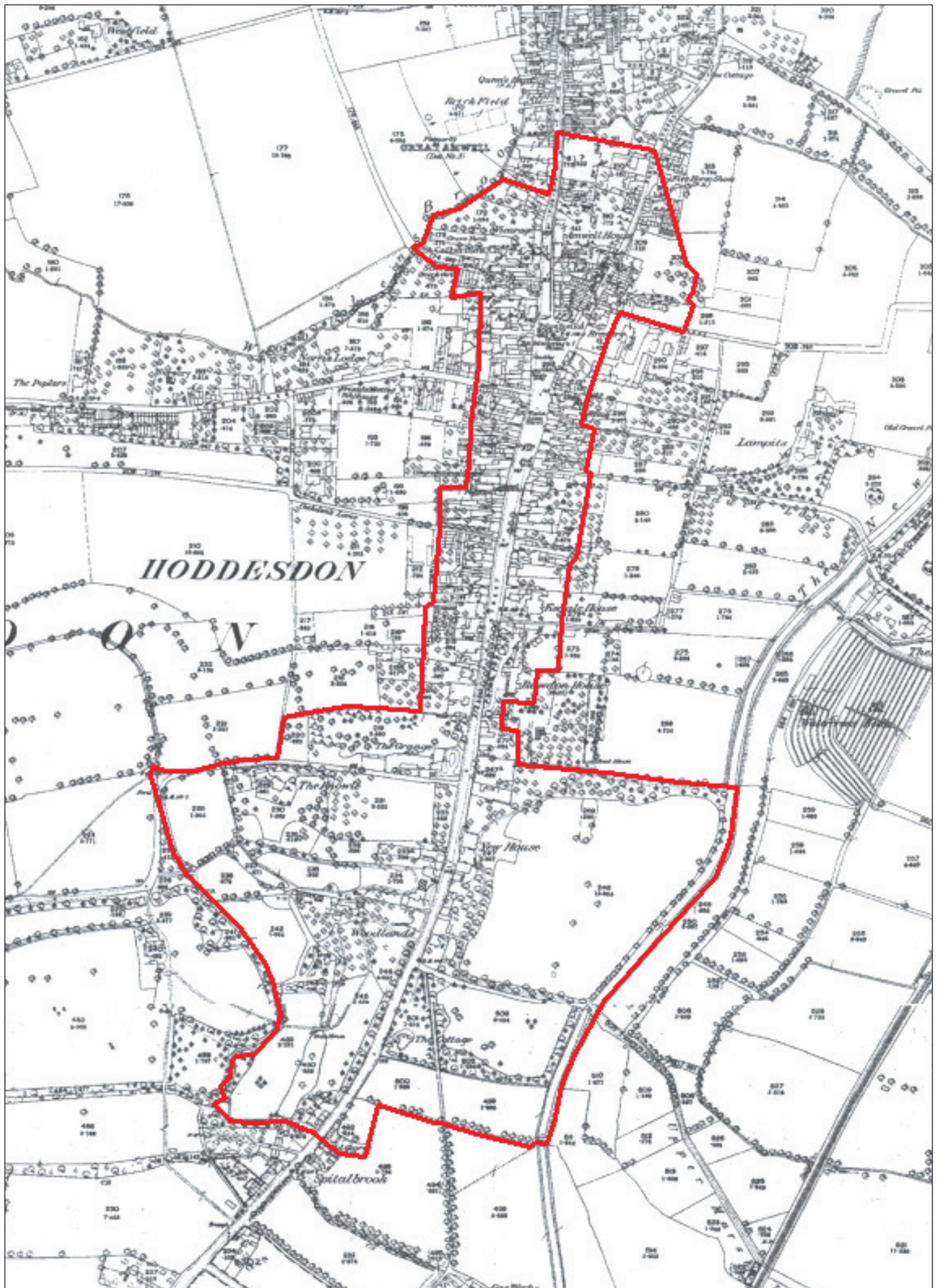
The 1841 Tithe map shows the continuation of this linear medieval settlement pattern with high density regular plots either side of the High Street splitting at the market place with Front Street (now Amwell Street) continuing north and Burford Street travelling north-east forming a central triangular island topped by Duke Street running across east – west. This well-defined layout of roads formed the focus of the settlement with an additional lane (Lords Lane) entering the High Street from the west, just south of the market place. Woolens Brook crossed Amwell Street and Burford Street north of the High Street.

In the mid-late 19th century the settlement remained tightly focused on the High Street, Amwell Street and Burford Street with irregularly shaped small fields, orchards and brick quarries either side of the built settlement. To the east watercress beds were established on the flood plains of the New River. The high density regular property plots remained into the late 19th century and early 20th century only disrupted by a major maltings site west of Amwell Street and a brewery on the east side of Burford Street.

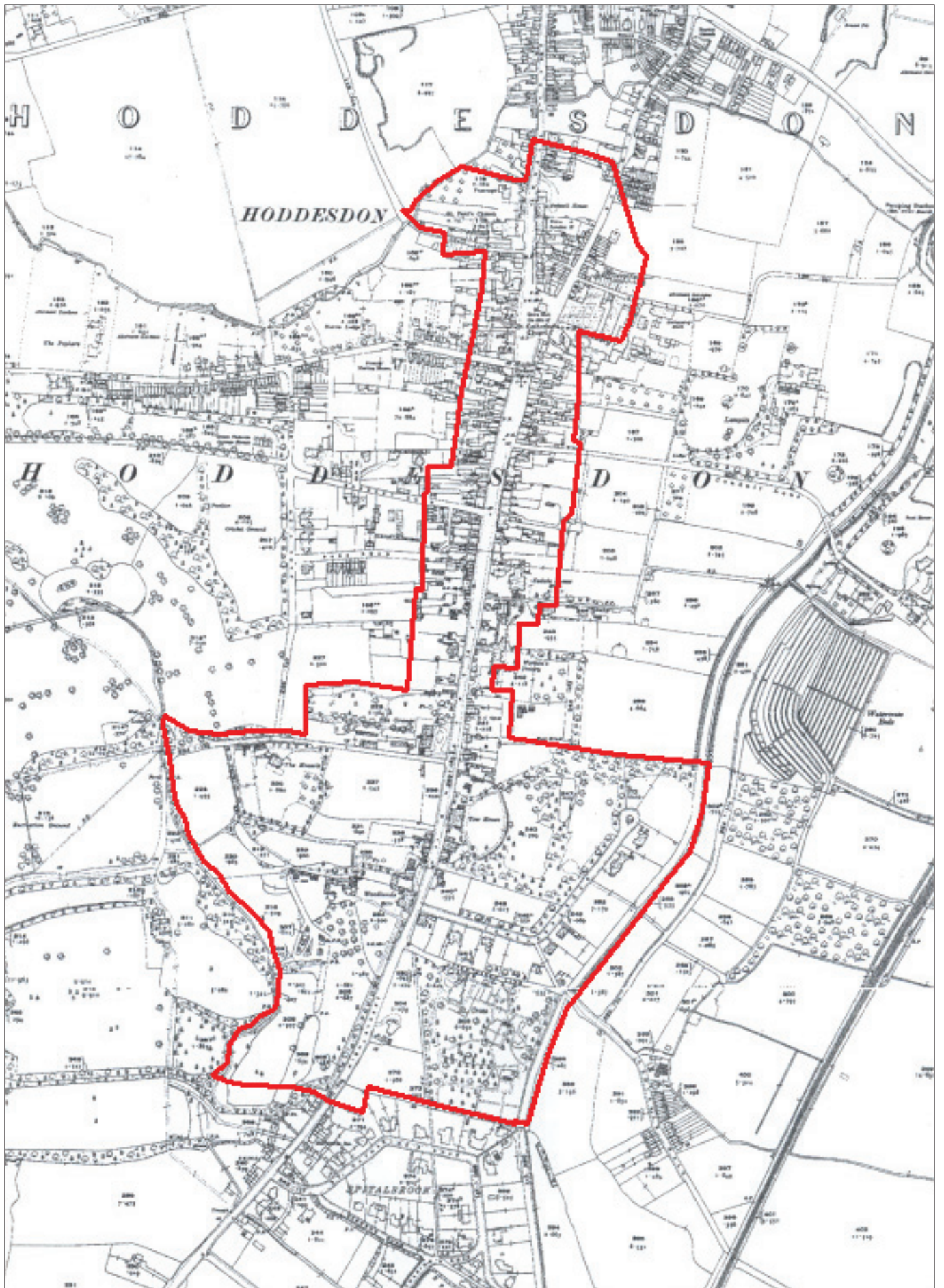
The compact nature of the roadside settlement continued well into the 20th century. It was not until the 1960s that the settlement expanded out from its focus on the High Street with extensive suburbs and housing developments with larger property plots. The road network was altered significantly with the construction of the Dinant Relief Road crossing the northern part of the town linking with the 1975 bypass.



MAP 02 TITHE MAP 1841 WITH CA BOUNDARY OVERLAY



MAP 03 ORDNANCE SURVEY 1ST EDITION MAP 1872



MAP 06 ORDNANCE SURVEY 3RD EDITION MAP 1924

ARCHAEOLOGICAL POTENTIAL

In the area immediately surrounding Hoddesdon there are over a dozen sites of prehistoric finds mostly found around the flood plains of the River Stort and River Lea.

In the town itself palaeolithic finds have been found to the north on the Dinant Relief Road (SMR 1216) and potsherds of an unknown date to the south, immediately east of the High Street (SMR 0184).

The Extensive Urban Survey (EUS) records a significant number of Roman sites at the north-west side of the High Street following the line of Woollens Brook with evidence of Romano-British settlement and burials. Roman Street is so named due to a number of finds discovered in the Victorian period.

The medieval town extended from the current roundabout on the A1170 at the junction with Cock Lane in the south, north to Duke Street. The 14th century St Katherine's chapel was located at the market place with the 14th century hospital of St Laud and St Anthony positioned outside the town to the south. Surviving buildings of the medieval town are limited to 88-90 High Street and Hogges Hall, High Street. Archaeology is likely to be found throughout the medieval extent of the town.

REFERENCES

- Dent, Garside & Jeffery-Poulter, Hoddesdon & Broxbourne Through Time 2010
- Ed. William Page – A History of the County of Hertford: Volume 3 – Victoria County History 1912
- Thompson, I., Extensive Urban Survey for Hertfordshire; Hoddesdon Archaeological Assessment – 2002

Maps:

- Hoddesdon Tithe Map 1841 HALS DP24A/27/1
- Hoddesdon Enclosure Map 1841 HALS QSE 39B
- 18th Century Map High Street HALS D/EX8/P3
- Ordnance Survey – 1880 1:2500

SECTION 3

SPATIAL ANALYSIS

CHARACTER AREAS – INTRODUCTION

CA01: MARKET PLACE/HIGH STREET NORTH

CA02: HIGH STREET – SOUTH

CA03: THE KNOWLE & COCK LANE ENVIRONS

CA04: YEWLANDS

CA05: WOODLANDS DRIVE

CA06: UPPER MARSH LANE

ARCHITECTURAL & HISTORIC INTEREST
OF BUILDINGS

UNLISTED BUILDINGS MAKING A POSITIVE
CONTRIBUTION TO THE CA

MATERIALS CHARACTERISTIC TO THE CA
CONTRIBUTION OF TREES/OPEN SPACE/
GREEN SPACE/WATER

IMPORTANT VIEWS AND VISTAS

DEGREE OF LOSS OF HERITAGE ASSETS

NEGATIVE ASPECTS/ELEMENTS

CHARACTER AREAS – INTRODUCTION

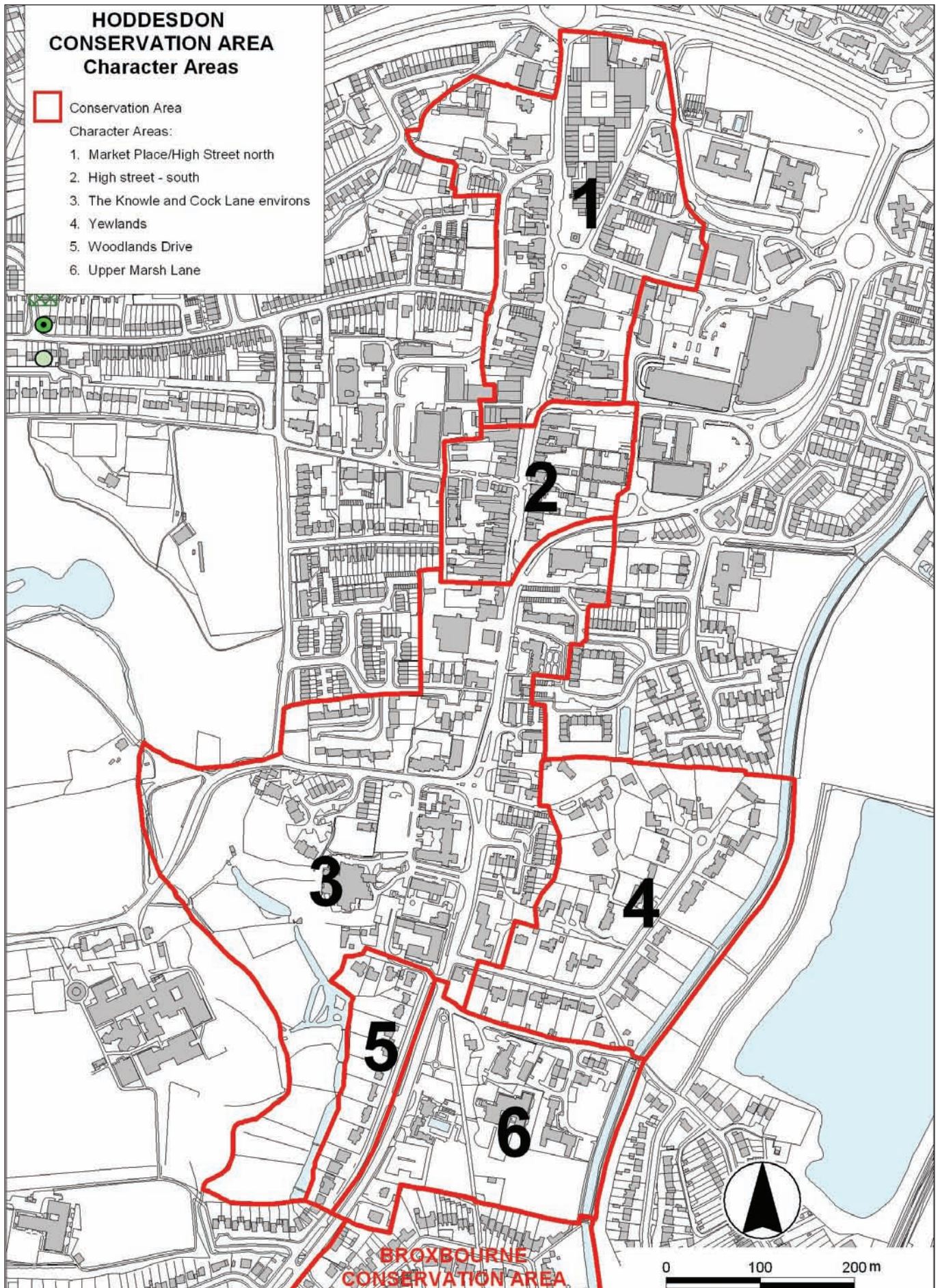
Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area.

When using this document it is important to note that in all cases the transitional areas between defined character areas is also important and is exactly this – an area which does not easily fit into the defined character areas but can often be important to both though not necessarily sharing the same characteristics as one or the other. Character areas often overlap.

It should be noted that whilst six sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Hoddesdon Conservation Area.

Each character area makes reference to the following in bullet points

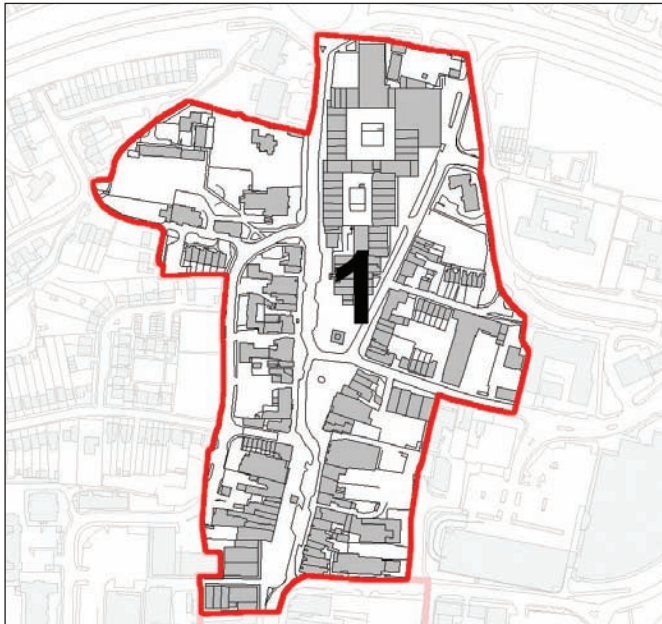
- Form (cohesiveness – what makes it a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features



© Crown Copyright. All rights reserved. Borough of Broxbourne licence number LA100023526. 2011

MAP 07 RECOMMENDED CHARACTER AREAS

CA01: MARKET PLACE/HIGH STREET NORTH



This part of the conservation area forms part of the commercial core and is defined by the junction of Burford Street and Amwell Street with High Street. Historically, this parting of the High Street was strongly defined by built form but was always the historic location of the market place. Presently the dividing of the roads is defined by the Grade II listed Clock Tower (c1835 by T.Smith) (Fig.1) and the survival of historic buildings, many of which are statutory listed and which line the area of widening roads which is still used as a market place. The nine-storey residential Hoddesdon Tower (c1965-66) to the north dominates this space with its accompanying ground floor retail units forming an inward-looking shopping centre.

The parish church of St Catherine and St Paul (Grade II listed) (Fig.2) lies to the west of Amwell Street and defines, together with the large detached late Victorian building to the north (now converted to offices), the north-western extent of the conservation area.

There is a mix of two, two and a half storey (with dormers) and three storey buildings although the latter is confined to part of the east side of Burford Street (Nos.130 to 136a) and Hoddesdon Tower. Buildings are generally set with the eaves line parallel to the street which strongly defines the roofscape and gives much consistency to roof and eaves lines. Roofs are punctuated by dormer windows in places but some runs of roof remain unbroken by dormer or rooflights (Fig.3).

The building line to this part of the conservation area is generally strongly defined with built form to the back of pavement demarcating the present and historic line of development to this part of the town. This is form and layout is significantly eroded by the Hoddesdon Tower development which presents blank frontages to the street (Amwell Street) or a staggered set back frontage (also largely blank) to Burford Street. The setting forward of the building line on the east side of the Market place defines a section of former stalls which historically encroached upon the market area. They now form a strong townscape feature with the gable of No.116 High Street partially enclosing views north into the market place.

The buildings enclosing and defining the market place and the High Street to the south make up a group of considerable architectural and historic value. Many of the buildings are statutory listed with others potential local list candidates or buildings making a positive contribution given their age, period, architectural quality and use of local materials. Of particular note are the White Swan Inn (Grade II*) and the Salisbury Arms (Grade II), two notable inns (both of which formerly presented hanging signs which spanned across the road (Fig.4) to the west side of the



Fig.1: The Grade II listed Clock Tower to the junction of Burford Street and Amwell Street, an important local landmark.



Fig.4: Historically Inn signs spanned the road reflecting the importance and status of this building type to Hoddesdon, particularly in the 18th century. From 'Hoddesdon & Broxbourne Through Time' Dent, D et al. With Thanks.



Fig.2: Parish Church



Fig.5: Handmade red clay tiles make a significant contribution to the character and appearance of the conservation area. (Rear elevation and historic ranges to the White Swan, High Street)



Fig.3: A glimpsed view to the tower of St Catherine's and St Paul's across unbroken historic rooflines to High Street.



Fig.6: Glimpsed view across the yard of the Salisbury Arms between buildings focused on the Clock Tower.

CA01: MARKET PLACE/HIGH STREET NORTH contd.

market place originating from the 16th century with alterations but forming an attractive group with adjacent buildings and giving some indication of the former importance of this building type to the town.

There is a modest group mid 19th century brick and slate cottages to Bell Lane. They sit back in their own small gardens and form a group with the former Well House to the Brewery also on the north side of Bell Lane. The church of St Paul, and its former school (to Paul's Lane) form an historical group of some distinction despite some change to the buildings.

There is much surviving timber-framing to this part of the conservation area although most is hidden behind later brick or plaster facades. Exposed framing varies in period from the impressive 16th century framing of the White Swan, to the decorative applied framing to 124-128 High Street (east side). Otherwise facades are a mix of brick (red/orange and buff – London stocks) and painted render or occasionally plaster (usually white and cream colours). Roofs are mostly simple steep pitches with gable ends. They are a mix of clay tile (which is predominant) and natural slate. There are some good examples of old handmade clay tiles which produce a very attractive undulating character to the roof finish – for example the Salisbury Arms and the White Swan – (Fig.5).

The enclosing townscape formed by an almost continuous building line restricts long views or open views out of the town. There are important glimpsed views to the tower of the church of St Catherine and St Paul and glimpsed views from Taverners Way across the yard of the Salisbury Arms into the High Street focused on the Clock Tower (Fig.6) The view north along the High

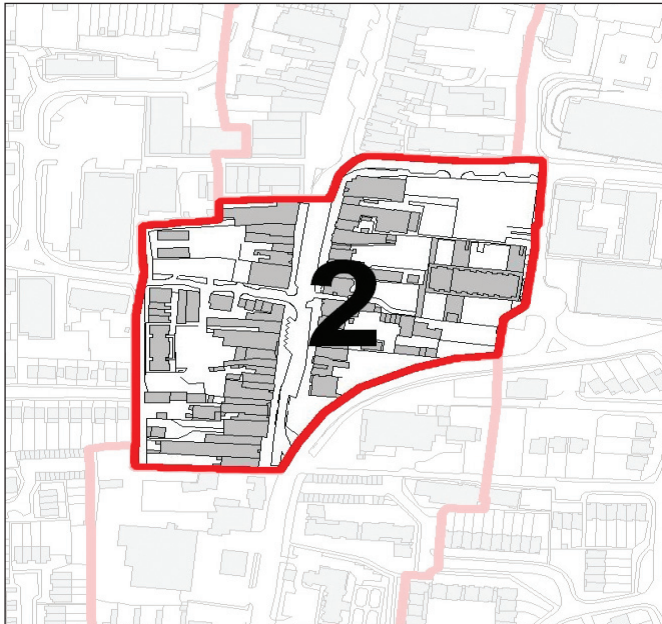
Street within this part of the conservation area is dominated by Hoddesdon Tower set across the street line, it is a prominent landmark but not one which makes a positive contribution to the character or appearance of the conservation area.

The Clock Tower (Grade II listed) is of particular note and is the surviving element of the Town Hall built c1835. It is an important local landmark of considerable heritage value. The surviving inns to this section of the High Street are of local interest reflecting both the former and present use patterns in the town in addition to the regional building traditions. Large inns such as these formed part of the town's key role as a staging post between London and Cambridge. As such, their use and form are important parts of the character of this part of the town.

To the east side of the High Street, the large bulk of the former brewery buildings now converted to shops and apartments reflect the influence of brewing on the town particularly in the 19th century when the scale of the industry dominated this part of Hoddesdon. Former buildings which made up the brewery complex, including a much altered maltings (which has lost its characteristic pyramidal cowls) are found to the east of the High Street.

There are a number of surviving alleys and access routes from the back lanes to the High Street. These are likely to date from the medieval planning of the town and form an important part of the legibility of this part of the town.

CA02: HIGH STREET – SOUTH



The southern section of the High Street defined as the commercial core and partially pedestrianised is closely linked with CA01 but is distinct in terms of its use patterns; with more service related uses (banks, building societies and estate agents along with office uses) and its scale and form of building.

Buildings are a mix of two and three storey. The three storey buildings are often on a grand scale and would be considered as town house types. Most of the town house type buildings originated as houses but have subsequently had shopfronts inserted or have been converted to office uses or a mix of commercial and residential. The roofline is far more varied to this section of the conservation area with strongly defined parapet lines to two and three storey buildings with roofs set behind and sometimes completely obscured from view (from the High Street elevations). There are also older buildings which retain their steeply sloping roofs to eaves parallel with the roadside, at a more modest two storey, although

some have small dormers lighting attic storeys. The projecting gables to the Post Office and to the Conservative Club to the north are notable punctuations in the roofscape (Fig.7). The building line is more consistent to this part of the High Street with strongly defined townscape formed by the back of pavement development along almost the entire length of this section of the High Street (it is broken only by Brocket Road, a small scale mixed use side-street to the west side). This consistency provides a more coherent and well-defined townscape which is particularly sensitive to change.

The east side of High Street within this sub-area comprises either statutory listed buildings or buildings making a positive contribution towards the character and appearance of the conservation area. This makes for very high quality townscape, defined in part by the presence of a series of mid and late Georgian houses which also distinguish this part of the conservation area from other sections of the High Street. The west side of High Street is more selective with some modern infill of limited architectural quality although the scale and building line has been maintained. Nos. 33-39 (odd) make a good group of mid 19th century townhouses let down somewhat by poor quality shopfronts. Their architraved windows, some pedimented, use of stucco and bracketed parapet cornices give these buildings a London townhouse character distinct from the more local vernacular form of building seen to other sections of the street and to the north.

Materials are widely varied with only very marginal dominance of the brick (both red and buff examples seen side by side). There is more decorative treatment to buildings to this part of

the conservation area; architraves to windows, quoins, classical door cases and a refinement to materials; rubbed brick, pargetting (Nos.60-62) and decorative stucco. This reflects the status of the buildings which were being built at the time to serve the wealthier population of Hoddesdon and Broxbourne. In addition to this, applied timber framing is seen with painted plaster infill. Other buildings are plain render, however, these often conceal much earlier timber-framing only revealed upon internal inspection of the buildings (a good example of this is No.64 Hogges Hall). Roofs where seen are mostly clay tile but with some natural slate especially to the lower pitched mid and late 19th century examples.

Due to the strongly defined building line, local views are restricted to glimpsed views down alleys or along roads leading from the High Street. Hoddesdon Tower remains a dominant landmark in views north. The transition between this character area and CA03 to the south is defined by weakened townscape largely as a result of highways interventions into a sensitive street pattern. Whilst trees are generally a welcome addition to the townscape, those to the east side of High Street partially obscure views to one of the best buildings within the conservation area, the Grade II* Rathmore House (No.56).

The brick boundary wall lining the alley which links High Street to Legra Avenue is an unusual locally produced patent brick (Fig.8). This is an important survival of a brick type rarely seen outside the town of Ware from where Caleb Hitch the inventor lived¹. Rare examples otherwise seen outside Ware include the Grade II listed boundary walls to Highcliffe Castle, near Christchurch in Dorset.



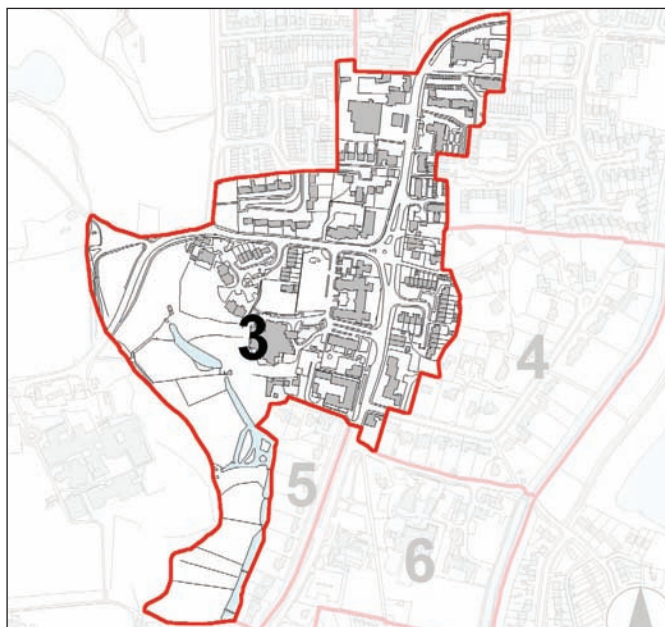
Fig.7: The Post Office; a well considered building in the High Street with a prominent gable providing a notable punctuation in the townscape



Fig.8: Caleb Hitch's patent brick walling to the alley linking High Street to Legra Avenue – an important survival of considerable local and possibly national significance.

¹ In 1828 Caleb Hitch of Ware invented and patented a new type of brick which was larger, stronger and cheaper than the standard brick being produced at that time. Unfortunately it was also so heavy and elaborate that it was never widely adopted except in his home town of Ware. The brick itself was roughly 12 in. by 6 in by 6 in and had flanges and cavities designed, by an elaborate system of interlocking, to economise on mortar and increase structural strength. Hitch appears in the 1851 Hertfordshire Kelly's Directory as a brick maker.

CA03: THE KNOWLE & COCK LANE ENVIRONS



This part of the conservation area has seen much change through the mid and late part of the 20th century. Historically, this area comprised a series of large detached houses (see OS map 1880 p 14); Esdale House (demolished), Rawdon House, The Grange, Yew House (demolished – remnant wall survives), The Knowle and Woodlands (demolished) dating mostly from the 17th and 18th centuries standing adjacent to High Street or Cock Lane with extensive, often walled gardens. These gardens have over (relatively recent) time been encroached upon with new development; flat blocks and groups of houses which have fundamentally changed the character of these spaces. Notwithstanding these changes, this part of the Hoddesdon Conservation Area retains some of the spatial quality of the former uses and many of the historic buildings, structures (such as boundary walls) and landscaping which make this area of special interest.

Historic buildings within this character area are generally two and a half storey with the upper

storeys in attics and lit by dormers. Rawdon House is three storey in sections and this scale has been reflected in the surrounding modern flat blocks also at three storey. Despite much modern infill and much of this at three storey, the quality of the larger surviving houses and their associated walls and other buildings (such as coach houses, stabling and an Orangery – for example those to Woodlands Close – (Fig.9) still provides this part of the conservation area with a strong sense of its past use patterns. Houses and modern flat blocks are generally set back from the roadside in gardens or communal areas although some older buildings remain to the back of pavement giving some variation to the street scene. The high brick boundary wall to The Grange strongly defines the north-west corner to Cock Lane and High Street. In townscape terms enclosure is helped by the presence of mature trees to the roadside and two pairs of well-detailed late 19th century villas to the east side of the High Street opposite The Grange. Despite development often being set back from the roadside, trees and boundary walls help retain a sense of enclosure for much of the character area along with the occasional building set to roadside. This variation is a distinctive element of this part of the conservation area and distinguishes it from the far more strongly defined commercial sections of the High Street to the north (CA01 and CA02).

The Grange, its high boundary wall and the late 19th century villas to the east side of High Street form an important group in townscape terms complemented by the trees to the roadside despite the extensive road-widening at this point in the conservation area. The former coach house, stabling, granary and Orangery form a significant group of historic outbuildings to the former house (Woodlands –

now demolished) (Fig.10). Cedar Green (by local architect George Mathers) opposite the museum, was constructed in 1968 and reflects many of the qualities of the earlier Span Housing² championed by the architect Eric Lyons (1912-1980). The houses are grouped in a 'U' plan around a green, presumably centred on the former cedar tree, and despite some loss of original windows and doors still retain some integrity as a planned development of the period. Unfortunately the sculpture by Angela Godfrey who often collaborated with the architect has been relocated elsewhere.

The predominant material to this part of the conservation area for historic buildings is red brick. This is often complemented by rubbed brick for lintels and dressings. London stock bricks are also seen and these are contrasted with red brick for window and door dressings (Fig.11). Roofs are mostly clay tile with some good examples of handmade clay tiles to roofs. There is also a notable use of weatherboarding and pantiles to the outbuildings of the coach house and stables to the former Woodlands (Fig.12). Stucco dressings and architectural detailing is seen to both the house, now occupied by Lowewood Museum and the former outbuildings to Woodlands (now demolished) to Woodlands Close (Fig.13).

The skyline of Rawdon House is very distinctive, with bold chimneys and Flemish style gables, and comprises of a series of large chimneys of equal height which form a very strong roof profile when viewed from the High Street looking south. To the east of the Roman Catholic Church of St Augustine, Esdaile Lane runs east to Riversmead. There is a glimpsed view, one of the very few in the conservation area, out to the wider landscape of the Lea Valley.



Fig.9: The highly decorative front wall of the former Orangery to Woodlands (now demolished). This forms part of a group of buildings formerly associated with the house now in separate ownership

Of particular local note is the Victorian hexagonal Penfold Posting Box (1866-79) outside the museum (although it may have been relocated to this position) (Fig.14) and the statue of the Samaritan Woman (Fig.15 CA3(9)) in the grounds of the museum. This 17th century statue once formed a conduit head, commissioned by Sir Marmaduke Rawdon and stood in the Market Place in Hoddesdon and provided the towns first public water supply. It was later replaced by a pump (now removed).

Of considerable note are the fine pair of c1730 wrought iron gates (Grade II listed) to the western end of Oxendon Drive taken from the original entrance to The Grange. In addition to this survival, there are remnant sections of brick boundary walls which greatly contribute to the character and appearance of this part of the conservation area and act as important reminders of the former pattern and scale of land uses within this character area.

² Span Developments Ltd designs by Eric Lyons (seen predominantly in Blackheath, Lewisham and Ham Common, Richmond) used a mixture of old materials used in a modern manner making for a particularly humane environment which was much admired and subsequently copied. Lyons's squares and terraces were a modern vernacular answer to the Georgian tradition of central London, set in lush suburban landscaping but at such relatively high densities (about eighty persons per acre) that Span were frequently in dispute with planning authorities.



Fig.10: Former coach house and stables to Woodlands (now demolished). These along with the Orangery (Fig.8) form a significant group of some considerable historic and architectural quality



Fig.12: Notable and distinctive use of weatherboarding and clay pantiles to these vernacular buildings which make up the group of outbuildings to Woodlands (now demolished)



Fig.11: Dental Practice, High Street. c1897. Good use of contrasting brick colours for window and door dressings.



Fig.13: Stucco detailing and dressings are seen to some of the classically inspired buildings to this part of the conservation area (former stables to Woodlands, Woodland Close)



Fig.14: Victorian Posting Box outside the Lowewood Museum (possibly relocated). C1866-79. An important local feature in the street scene

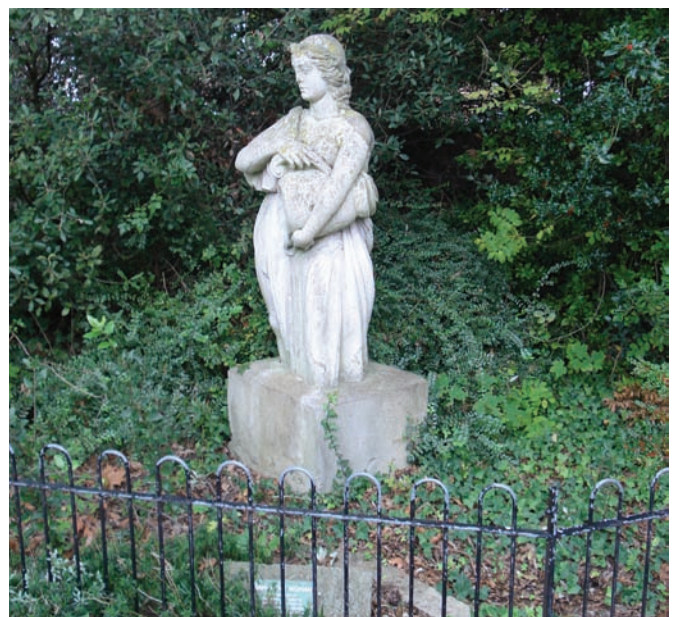
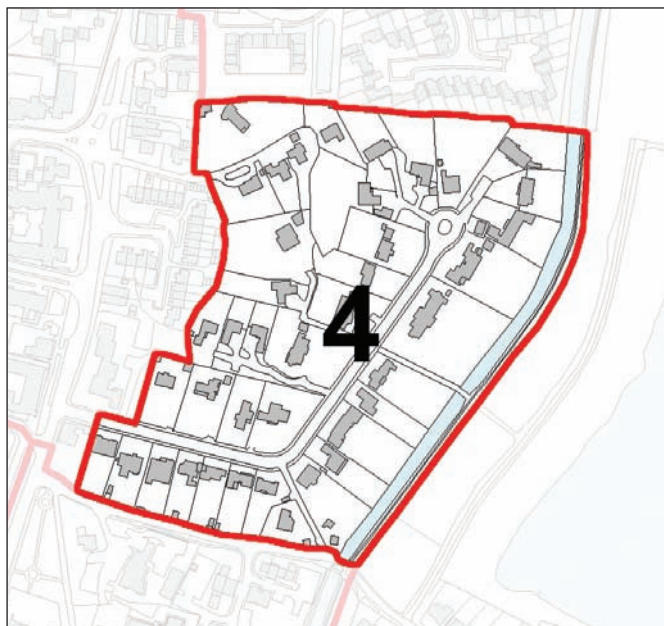


Fig.15: The statue of the Samaritan Woman. This statue was used as a conduit head and once stood in the market place. It provided the town with its first public water supply.

CA04: YEWLANDS



This character area was formerly the grounds to Yew House, one of a number of large houses to this part of Hoddesdon set between the commercial centres of Broxbourne and Hoddesdon town centres. It comprises a number of large detached houses dating from the c1908 through to the late part of the 20th century set in large plots along a cul-de-sac road; Yewlands. It is bounded to the east by New River and to the south by Upper Marsh Lane. A footpath to the south-east corner links this area to Upper Marsh Lane and a narrow roadbridge (linking to Admirals Walk – outside the conservation area).

The houses to this part of the conservation area are a mix of two and two and a half storey with large houses taking advantage of steeply sloping roofs to accommodate additional floors. These are usually lit by small dormer windows or windows to gables. There is much variation in terms of roof treatment with a mix of gables, hips and eaves to the roadside and often a mix of roof planes and pitches which break up the massing

of what are, in some cases, very large houses (Fig.16).

The houses known as Mandeville (1908 attributed to M H Baillie Scott) and Yewlands (1909 by Geoffrey Lucas) and the coach house type building to the north of Mandeville form a group of some considerable architectural significance. Lucas and Baillie Scott were both widely acclaimed architects of their period with both working on a series of large scale projects of individual and groups of houses within the Hampstead Garden Suburb and Letchworth Garden City. Both were best known for their Arts and Crafts inspired houses which placed great emphasis on the use of high quality materials considered to be part of the local vernacular – timber, plaster and clay tile used in an honest way. Mandeville (Fig.17) and Yewlands (Fig.18) are exceptional examples of this philosophy.

The house to the north (which appears to be intending to read as an outbuilding) pays respect to the adjacent buildings and despite its somewhat unusual design. There is a general high quality to the houses within this part of the conservation area and most individual houses form groups with adjacent houses in the street. They are not of the architectural quality of Mandeville and Yewlands but do exhibit a good use of materials and subtle variations in massing and presentation to the street. This gives the streetscape a pleasing constantly changing but harmonious and coherent character.

There is some variation to materials with most houses using a mix of brick and painted render with some timber-framing, mostly applied. Roofs are more consistent with most being machine cut clay tile. There are some later interlocking clay tiles. Most houses have low brick boundary walls

CA04: YEWLANDS contd.

to front garden spaces although in many cases much and sometimes all the space has been given over to hard standing (Fig.19).

There is a well-defined view looking east along Yewlands closed by Little Whit Hern at the corner as the road turns to the north (Fig.20). The twin gables are a particularly successful and prominent feature in this view. The strongly defined boundary treatments; often a combination of low boundary walls, hedging and mature trees produces very attractive local views along the road throughout Yewlands. Throughout, houses are often secondary to their landscaped setting; with mature trees framing or providing a backdrop to development throughout (Fig.21).

There is a notable use of York stone kerbs throughout Yewlands generally adding to the quality of the public and private realm within this part of the conservation area.

New River forms an important and tranquil edge to the eastern side of this part of the conservation area and is an important local amenity popular with walkers and local people walking to and from town. The surviving tree cover, much of which is laid over from former landscaped grounds to Yew House is of considerable local importance, with most of the trees enjoying the protection of Tree Preservation Orders. The green landscaping to this part of the conservation area is one of the most strongly defining elements of the townscape.



Fig.16: Little Whit Hern, Yewlands, a good example of the architectural quality of some of the houses in the Yewlands sub-area.



Fig.17: Mandeville, Yewlands (1908) by M H Baillie Scott (Grade II listed). A fine example of the Vernacular Revival style inspired by the Arts and Crafts tradition.



Fig.18: Yewlands (1909) by Geoffrey Lucas (Grade II listed). An extremely well-detailed house reflecting the local traditions of timber-framing, plaster and also including the architectural trademark of Lucas, the projecting gable over canted bay.



Fig.19: Most of the houses fronting Yewlands have had part (and sometimes all) of their front garden spaces remodelled to accommodate the parking of vehicles.

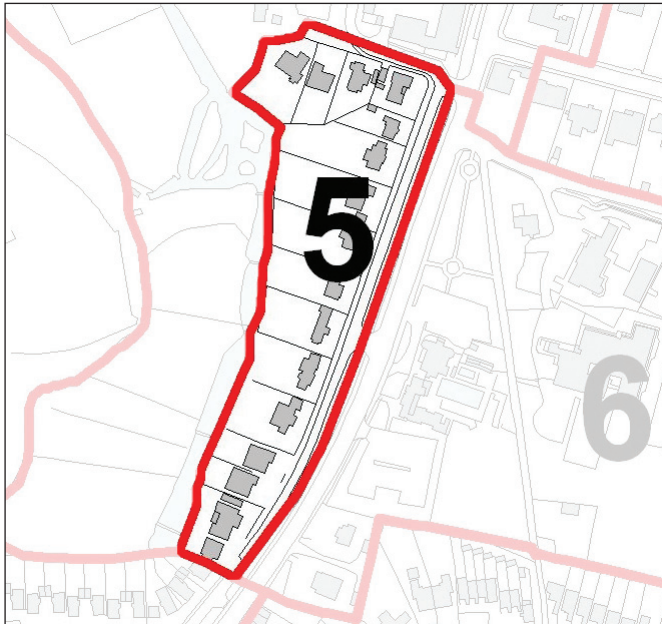


Fig.20: The view east along Yewlands is successfully closed by the twin gables of Little Whit Hern to the corner of Yewlands.



Fig.21: The landscape setting of houses to Yewlands is an important element of the special character and appearance of this part of the conservation area.

CA05: WOODLANDS DRIVE



This small section of the conservation area comprises houses set along an access road parallel to High Street. These houses date from the early and mid 20th century and were constructed within the grounds of Woodlands (now Lowewood Museum). Private gardens run down to a series of planned water features which formed part of the landscaped gardens to the house. Much mature tree planting survives which provides a backdrop to the houses from High Street.

Houses are one and two storey with considerable variation to the roof profiles. They are set slightly down from the level of High Street which diminishes their scale somewhat. Most houses are set back from their side boundaries, with large gardens to the rear. The building line is consistent to Woodlands Drive with houses set slightly back from the roadside which is mostly lined by low front boundary walls of brick (Fig.22). Front gardens are mature but also have hard-standings for vehicles. The High Street roadside is lined almost the entire length of the character area with

the former boundary wall to Woodlands. This is in a Flemish bond and varies in height across its length with the southern section higher in places possibly to allowing for the slope of the road to the south. Beyond the wall there are mature trees and hedges which for the most part is densely planted and forms a green buffer to High Street and largely obscured the houses beyond from view, other than at access points from the main road.

The houses to Woodland Drive form a pleasing group if relatively modestly scaled suburban houses which take some design cues from the vernacular revival style promoted through the Arts and Crafts movement best seen to Letchworth Garden City and the Hampstead Garden Suburb. Individual houses are of some architectural merit but not of the quality seen to Yewlands (opposite – part of CA04). Nonetheless, they form a pleasant group of suburban houses to the edge of the conservation area.

There is a mix of red brick and render to houses with more consistency to roofs with most being clay tile. The consistency of materials particularly to the roofs is an important characteristic of this part of the conservation area.

The mature landscaping to both sides of the road and the almost continuous survival of the boundary wall to west side of High Street funnels local views and leads the eye along the road (Fig.23).

The mid 19th century house known locally as the Spinning Wheel (Grade II Listed) is a notable landmark and there are good views of the Swiss Cottage style façade from the north-east corner of the character area (on the transition between CA05 and CA06) (Fig.24).



Fig.22: Houses are consistently set back from Woodlands Drive with low boundary walls and/or hedges to the access road

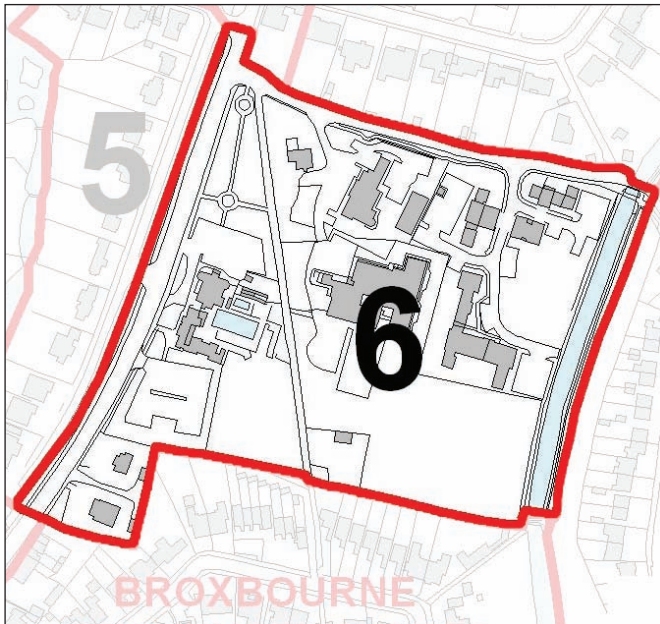


Fig.23: The mature landscaping to the former gardens of Woodlands and specimen trees to the east side strongly define this section of High Street.



Fig.24: The Spinning Wheel is an important local landmark to this part of the conservation area

CA06: UPPER MARSH LANE



This character area is principally characterised by large buildings in spacious grounds. There is a diverse mix of uses across the area which includes the St Cross Roman Catholic Junior Mixed and Infant school, offices housed in a converted private residence of some considerable architectural quality and with a further series of new buildings, residential apartments (St Cross Chambers) also of some architectural merit, private apartments in a group of large flat blocks (to the east side) and The Spinning Wheel (Grade II Listed) and the former Hoddesdon Swimming Pool.

Scale of development is varied from the relatively modest two storeys of the Spinning Wheel (known locally as 'the Spinney') to the bulky massing of the three storey (and pitched roof) apartment blocks to St Cross Court. The scale of these modern blocks appears to relate to the three storeys of the former house (now offices) (Fig.25) but the massing and handling of scale to the latter is far more architecturally resolved and less intrusive. The building line varies throughout

with no consistency other than some alignment with either High Street (The Spinning Wheel) or Upper Marsh Lane (parts of St Cross Court). All buildings, however, are set back from the roadside in spacious mature landscaped grounds; a legacy from previous planned planting of garden spaces.

The converted private house, St Cross, now offices forms a group of some considerable architectural merit with new buildings carefully placed within their landscape setting dominated by specimen trees so as to maintain the sense of space and natural landscaping to the grounds (Fig.26).

The Hoddesdon swimming pool, is adjacent to the grade II listed building known as The Spinning Wheel. Originally built in 1849 for Septimus Warner, it was called the Italian Cottage, due to its Swiss and Northern Italian architectural influences. It became a road house in 1920 and was very popular with cyclists, giving it the name; The Spinning Wheel. The adjacent pool was opened in 1933 with a sun bathing area added in 1935. The complex was used for receptions, dancing and parties in the 1930s. It was purchased by Hoddesdon Urban District Council in 1946. The existing brown brick structure enclosing the western half of the pool dates from the 1970s, and has been a popular community venue.

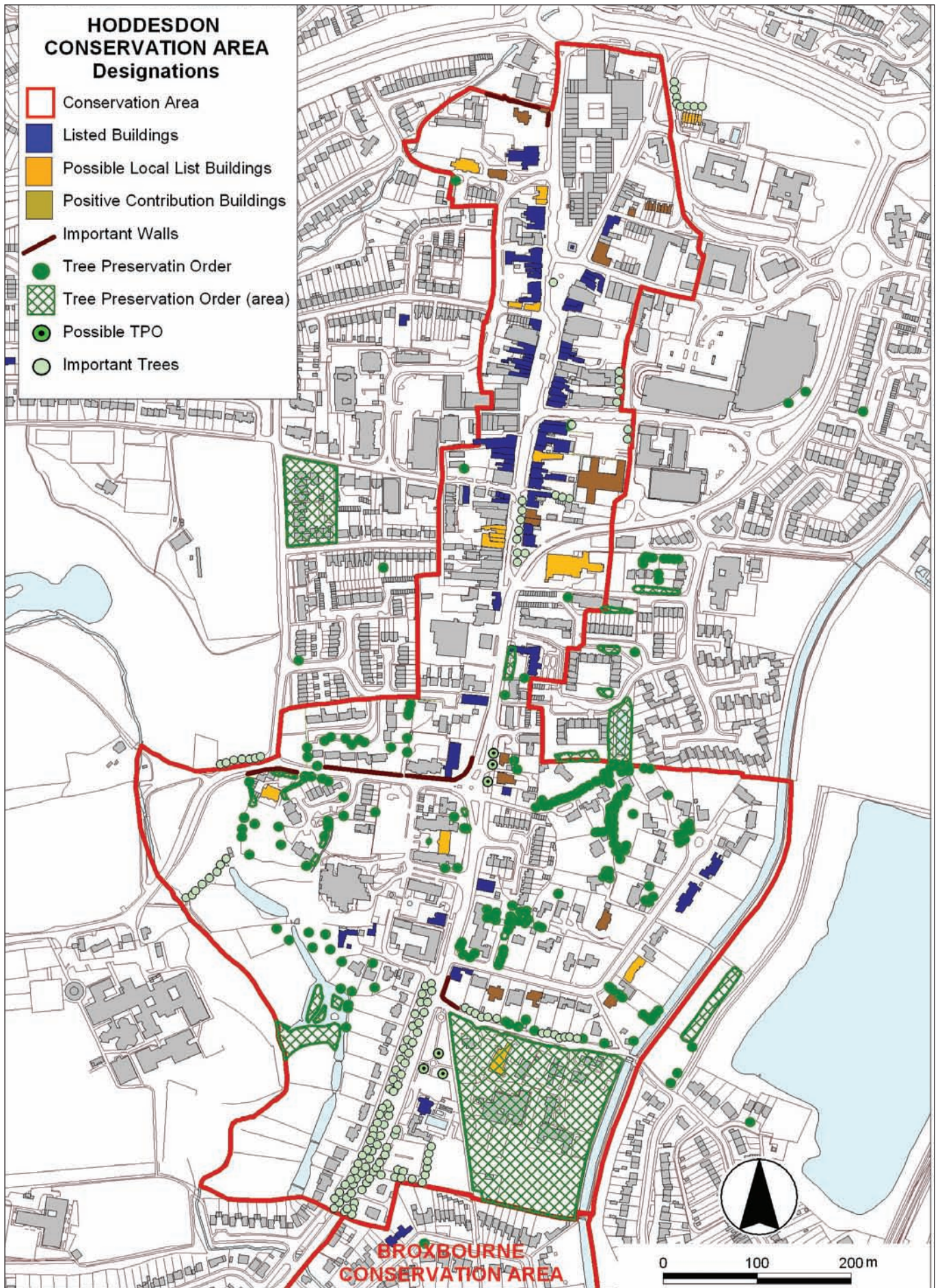
There is a diverse palette of materials across this section of the conservation area from the stucco wall surface of The Spinning Wheel to the brick and half timbering and render of the former private house (known as St Cross). Clay tile roofs unify development to some extent within this part of the conservation area.



Fig.25: The house, formerly known as St Cross, possibly dating from 1890s. c1901 it was occupied by Thomas Drake, a solicitor. In 1933 it became a Roman Catholic school. It was converted to offices in the 1990's and is now known as St. Cross Chambers.



Fig.26: New buildings have been sensitively located to the south of Upper Marsh Lane, to retain the landscaped setting of St Cross Chambers.



© Crown Copyright. All rights reserved. Borough of Broxbourne licence number LA100023526. 2011

MAP 08 ARCHITECTURAL AND HISTORIC INTEREST OF BUILDINGS

ARCHITECTURAL & HISTORIC INTEREST OF BUILDINGS

Hoddesdon possesses a rich architectural heritage for a comparatively small town.

This heritage can be traced in its buildings spanning almost every period from late Medieval buildings to those of the late 20th century. The quality of this architectural and historic interest is reflected in the 45 or so Listed Buildings in the Conservation Area, those recommended for the Local List (see Appendix 1) and those making a positive contribution to the character of the Conservation Area, as identified and described later on in this section.

This Appraisal provides a general overview of the periods, types, styles and appearance of the buildings in the Conservation Area taking a chronological approach.

The buildings dating from the **16th century** are to be found predominantly in the core of Hoddesdon, the Market Place; a remarkable survival for a commercial town centre. Most of these buildings are inns or former inns, testifying to the traditional market and coaching roles of Hoddesdon. The most striking examples are the White Swan, with its later, boldly projecting oriel over the front door, and the Salisbury Arms. Both buildings are two storeys with broad frontages, both timber framed, although the Salisbury Arms was refronted in brickwork, a fashionable device of the 18th century, which masked earlier work. Across the Market Place on the corner of Conduit Lane stands No 28 High Street; again timber framed but refronted. The side elevation, exposed in road widening works, reveals the typical layout of the building, extending down the length of its site.

Further down the High Street, somewhat exposed by later development, stands the Golden Lion, built in 1535, and is one of the oldest wholly

intact buildings in Hoddesdon. Its timber frame is overlain with plasterwork, but the projecting (jettied) first floor, a typical timber frame form of construction, is apparent, running along much of its front elevation. The side elevation is typically of weatherboarding – similar to that on the flank wall of the Salisbury Arms. Its windows are, as with almost all ancient buildings, later ones replacing the smaller originals.

Construction for everyday buildings in the early **17th century** was generally similar to that of the previous century, Thus timber framed buildings, often with jettied and with a plaster cladding are to be seen in a number of locations in the High Street. The building on the east side of the Market Place, projecting at an angle to the street alignment (No 116) dates from the 17th Century and demonstrates this continuity in construction and form, compared with its neighbour No 118, which has 16th century origins. No 100 High Street is one of a number in this part of the High Street dating from the 17th century, where its timber framing can be detected. However as the 17th century progressed, larger houses were built chiefly of brick and displayed an early knowledge of Renaissance architecture – as adapted to the northern culture by way of the Low Countries. Hence in Rawdon House, further down the High Street, on its east side, the porch displays Classical columns of the Doric and Ionic Orders, although the former manor house as a whole is Jacobean, with Flemish gables and mullioned windows. The northern wing, projecting towards the High Street, is late Victorian, generally reproducing the style of the original, set back from the street frontage.

The **18th century** sees the absorption of Classical Georgian architecture in the town houses fronting

ARCHITECTURAL & HISTORIC INTEREST OF BUILDINGS contd.

the High Street. Rathmore House (No 56) is a particularly refined example of the genre. It was built in 1746 and reflects this somewhat earlier Georgian style, in the exposed timber frames to the sash windows and the lively pedimented doorcase with quite chunky glazing bars to the fanlight over the door. Its neighbour No 58, a fine later 18th century five bay townhouse has another refined doorcase, this one having a 'broken' pediment accommodating the fanlight.

The first floor sashes are of a most unusual Victorian design. Montague House, further north on the same side of the Street, was built at about the same time in a more striking red brick edged with giant pilasters. Lowewood House, now the Museum, was built a little later in the century and displays the features of a detached Georgian house. It has a five bay strictly symmetrical elevation with a string course and parapet balancing the verticality of the sash windows; (the original sashes would have had six panes each; the present large panes are probably Victorian replacements). The doorcase is particularly refined having 'engaged' Ionic columns and a well proportioned pediment.

The first half of the **19th century** was characterised architecturally by the contribution of broadly Classical principles, although reflecting variations on this theme. No 38 High Street, a house set back from the frontage and built about 1830 has a somewhat Regency or simple neo-classical appearance. Little Woodlands also built in 1830 is another example of neo-classical simplicity, the design of the cupola to these former stables is typical of the period and is comparable with the larger scale Clock Tower in the Market Place, built five years later. Nos33-39 High Street, further

north and on the other side of the road, display distinctly mid 19th century characteristics, familiar in town houses in much of west London (see descriptions in Appendix 1). The rear elevation of No 66 is a particularly fine example of Italianate Classical architecture, with its belvedere of broad eaves, low pitched roof and triple arched windows. The Knowle (see Appendix 1) is also a good example of the Italianate style of the mid 19th century. 'Stripped' or Functional Classicism was the architectural expression of most 19th century industrial buildings, as exemplified in the window openings of the former brewery building on the corner of the High Street and Brewery Road.

The Victorian Gothic Revival is represented in its early form in the romanticised elevation of The Spinning Wheel which has early 'Gothick' windows. The Church of St Catherine and St Paul is largely a Gothic Revival design of the 1860s-1880s. The steep pitched roofs and in particular the large pointed arched and traceried windows are hallmarks of the style, rarely seen elsewhere in the Conservation Area. The only other neo-Gothic windows are to be seen in the weatherboarded former Brocket Stores, Brocket Road.

Architecture in the late 19th century reflects an interest in vernacular building traditions; there are a number of buildings in Hoddesdon designed in the Domestic Revival style. St Cross in Upper Marsh Lane, the former Coffee Tavern, No 62 High Street and the Post Office are excellent examples, described in Appendix 1.

One branch of early **20th century** architecture, the Vernacular Revival or the Arts and Crafts movement, developed into a radical version of the Domestic Revival and is well represented in the southern extension of Hoddesdon, particularly in

Yewlands. Two large Listed houses, 'Yewlands' and 'Mandeville' both incorporate the simplicity of the large gables, mullioned windows and steep pitched roofs of traditional farmhouse architecture. Rooms and windows follow functional requirements and asymmetrical balance rather than formality. Hints of modernisation also appear in flat roofed cubic forms. 'Stoneavon' and other houses in Yewlands reflect this widespread movement (see Appendix 1).

The less radical neo-Georgian style of the interwar years can be seen in the former Town Hall and in 'Willow Lodge', Yewlands, but early modernism is not apparent in the Conservation Area, until the 1960s when the combination of comprehensive development areas and post-war modernism resulted in such developments as The Tower Centre, which radically changed the northern end of the High street. A 'quieter' form of domestic 1960s modernism influenced by Scandinavia and the 'Span' developments of Eric Lyons, is seen in the architecture and layout of Cedar Green, built a year after the Tower Centre and described by Pevsner (Hertfordshire; Buildings of England series), as 'an especially agreeable group...', albeit that the original sculpture and large cedar have since disappeared.

Since the **1970s** a somewhat more contextual approach is evident in the design of the Library, the building linking the north side of the Fawkon Walk precinct back to the High Street frontage and especially the Limes Centre of the 1990s, as described in the section on the contribution of unlisted buildings.

UNLISTED BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE CONSERVATION AREA

The following buildings, whilst not wholly meeting the criteria for Statutory Listing or the Broxbourne Local List, are nevertheless noteworthy in terms of their architectural period, type or use, group value or association with the history of the town. The buildings are identified by location, commencing with the northernmost and concluding with the southernmost. There is no implied priority in the list.

All the buildings in the Hoddesdon Conservation Area proposed for inclusion on the Broxbourne Local List (see Appendix 1), should be considered as making a positive contribution to the character of the Conservation Area.

House and Outbuilding, north side of Parish Church, Amwell Street (fig 27)

Tall three storey Domestic Revival house c1890s, recently refurbished and altered following a period of vacancy. Brick with some tile hanging and tile roof. Interesting window arrangement, mainly mullioned casements, and small twin gables. Outbuilding located on the north east boundary; weatherboarding with hipped plain tile roof. Substantially rebuilt on original structure. This and associated retaining wall on the north side of the site are important in creating street continuity and enclosure at the entrance to the conservation area along Amwell Street.

Former School building, Paul's Lane (fig 28)

Mid Victorian school building, associated with the former Boys National School 1844 (see Local List). Brick with buff brick dressings. Considerably altered, but contributes significantly to the northern frontage of Paul's Lane and spatially to the setting of the western end of the Church. Reinforces the significance of this group.

Former Pump House, Bell Lane (fig 29)

Mid to late 19th century

Single storey utilitarian building, probably associated with nearby maltings. Plain stock brick, with circular openings, now infilled. Semi circular arches over doors with red brick voussoirs. Artisan Cottages, Bell Lane (fig 30) c1870s Two attractive short ranges of two storey narrow frontage cottages, built of stock brick and slate roofs. One cottage retains original Victorian sash windows. Remainder extensively reglazed. Long front gardens.

Former Brewery Building (fig 31)

Corner of Burford Street and Brewery Lane. Mid 19th century former brewery. Massive structure of yellow stock bricks, with deep reveals to windows and cambered window heads constructed of brick voussoirs. Three storeys plus attic storey in broad half hipped roof. The building has considerable presence and historic significance in this part of the Market Place. It was also probably associated with the much altered maltings to the east of the site (see below). The appearance of the present building is due to the insertion of recent shopfronts and the removal of two storeys which included a prominent hoist housing, in about 1930, following the closure of the Brewery.

Former Maltings Building (fig 32)

Between Bell Lane and Brewery Road. Late 19th / early 20th century (rainwater hopper dated 1905) former Maltings complex, complementing the former Brewery almost adjacent, to the west (see above). Whilst this complex has been significantly altered, e.g. truncated maltings tower, infilled openings and unsympathetic replacement windows, external plumbing and minor additions, it retains the sturdy,



Fig 27. House and outbuilding, north side of Parish Church, Amwell Street.



Fig 30. Former artisan cottages, Bell Lane.



Fig 28. Former School building, Pauls Lane.



Fig 31. Former Brewery, at corner of Burford Street and Brewery Lane.



Fig 29. Former Pump House, Bell Lane.



Fig 32. Former Maltings, between Brewery Road and Bell Lane.

UNLISTED BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE CONSERVATION AREA contd.

well proportioned linear character of the building as built. The London Stock bricks still predominate (despite patching with other bricks) and most of the openings constructed of cambered brick voussairs and deep reveals are retained. The eastern elevation alterations are perhaps the most successful and it is this side that makes a positive contribution to the Conservation Area on the approach to the town centre from the east.

Library (fig 33) High Street, east side. C1970s. The street elevation responds to the scale of the High Street in its parapet line, the ridge of its pitched roof, and the ridge of its pitched roof being at an intermediate height between its adjacent neighbours, higher to the right, lower to the left. Its two vertically proportioned windows are grouped to relate to the building on its right, with the blank wall element mirroring that to its left. The brick colour is a slightly recessive, but positive tone deferring, but relating to its neighbours. Perhaps the only discordant note is struck by the unrelieved horizontal lintel line above the recessed ground floor. The building is skilfully massed so that its bulk is absorbed in the difference of level between the front and rear of the long site. The alignment of the long flank elevation follows the gentle curvature of the lane on its northern boundary. The rooflight profiles create a gabled roofline as viewed through the adjacent cartway.

Corner Building (fig 34)

High Street, west side (Clinton Cards), c1965. A three storey building designed to link the deeply set back frontage of the Fawkon Walk shopping centre and the original alignment of the High Street. It therefore assumes the role of an important corner or pivotal in the streetscape. The design reconciles the eaves height of the three storey Listed Building

on its north side with the parapet height of the Fawkon Walk centre on its south side. Moreover, the 'false mansard' storey, giving increased height, is a response to the prominent position of the building. The recessive colour of the roof avoids over dominance. The window proportions reflect those of the traditional windows of the High Street. The design appears to be an 'homage' to the celebrated corner building at the Cross, Chichester, built in the early 1960s; one of the first which attempted to reconcile contemporary design with historic context.

Limes Court (fig 35) East of the Post Office & No 66 High Street. An office complex built c1990. Skilful massing and layout of a potentially large building into a series of enclosed spaces. The form and elevational design of the building refers to medieval jettying, oriel windows, and multiple gables. Long runs of mullioned windows and flat roofed dormers, recall Arts and Crafts architecture. The use of low pitched roofs also helps to relate the building to the historic setting. The reinforced concrete structure allows the building to span the parking areas below. The walls are smooth rendered, white, with well detailed timber windows and doors. The extensive parking tends to detract from a successful building which is unmistakably contemporary whilst being designed for its context.

No 19 High Street, 'Estate House' (fig 36)

south side of auto showrooms & garage. The core of this building is probably 17th century, including its plain tiled roof. It has however, been substantially altered both internally and externally, including the application of roughcast render and replacement glazing. The ground floor level is slightly below the present pavement level, indicating the age of the building.



Fig 33. Hoddesdon Library, west side of High Street.



Fig 36. No 19 High Street; 'Estate House'



Fig 34. 'Clinton Cards'; corner building, west side of High Street.



Fig 37 Red brick and Gault brick: entrance to former National School.



Fig 35. 'Limes Court', to rear of the Post Office, east side of the High Street.



Fig 38 London Stock bricks: former Brewery

THE CONTRIBUTION OF BUILDING MATERIALS TO THE CHARACTER OF THE CONSERVATION AREA

The predominant materials within the Conservation Area prior to approximately 1920 (when a wide variety of manufactured and standard building products became widely available), were produced from local or regional sources. The exception to this pattern was the importation of Welsh slate, first by canal and then in greater volumes by the railways.

The location and geology of Hertfordshire being close to the Thames basin, the Chilterns and to East Anglia has largely dictated the traditional palette of materials seen in Hoddesdon. The widespread survival of these materials in the Conservation Area substantially contributes to the local and regional distinctiveness of the town.

The availability of clay, timber and flints is reflected in the predominant use of brick, (mainly soft reds, London stock yellow and to a lesser extent gault), clay plain tiles (until they were superseded in the Classical/Georgian period by slates and then revived in the early 20th century) and timber (predominantly as frame construction and to a lesser extent as cladding). See figs 37, 38, 39.

Timber frame was used in most of the earlier buildings of the Conservation Area, dating from between the 15th and early 17th centuries, e.g. the White Swan Inn, in the High Street, fig 40. However, as old photographs of the White Swan show, many buildings constructed of timber frame were clad in a skin of plasterwork, hiding the timber frame, but creating a more weathertight building envelope. The building range including “Graytextexpectations” and “Garnier” shops in the market place are examples of plasterwork masking timber frame. As in much of Essex, Suffolk and Hertfordshire, plasterwork was decorated by pargetting (see figs 41 and 42)

either as low relief moulding or incised work. The 19th century fashion for exposing timber frame can be seen in No 62 High Street and in some houses in Yewlands, including “Dallington”. Weatherboarding is used for ancillary buildings such as outhouses and stabling. However, the former Brocket Stores is a rare example of a weatherboarded main building.

Flints, more widely used in Suffolk and Norfolk, are used to great effect in the terrace on Burford Place. It is believed that they were used on a few other buildings, now demolished.

Stucco was applied to town houses in the Classical period, such as No 33 High Street, to convey a refined effect, in association with quoins and other architectural details. Roughcast render was preferred in the later Domestic Revival and Arts and Crafts periods, often in conjunction with brickwork or timber framing.

Stone, not being a locally sourced material had to be imported from other regions and was therefore expensive and used sparingly, on comparatively prestigious building projects. Thus stone is used for cills, lintels and other dressings throughout the Conservation Area, but there are no buildings built entirely of stone. The Halifax Bank is a good example of the sparing but effective use of Portland stone. In other locations pink sandstone has been used for lintels, mullions, cills and quoins, for example in the former Temperance Hall, and No 62 High Street.

Very little remains of traditional paving materials used in the town centre, due to the extensive use of tarmacadam and recent standard paving materials in the market place. However, traces of earlier materials remain, such as the remnant

granite kerbs in stretches of the High Street and the York stone kerbs on both sides of the roadway of Yewlands.

Compared with some town centres, Hoddesdon has not suffered from widespread loss of traditional building materials and the replacement of standardised and 'anywhere' cladding. The Tower Centre represents perhaps the single largest volume of materials which are unsympathetic to the palette of materials described above. The extensive use of dark blue-grey brickwork, (fashionable in the late 1960s when it was built) and of exposed reinforced concrete panels detract from the character of the area.

It is interesting to note however, that at the same time there were attempts to utilise materials which related sympathetically to the established pattern. Hence St Augustine's Church is built in a brick closely matching that used in Rawdon House and the Cedar Green development utilises a yellow London Stock brick.



Fig 40 Timber frame, High Street.



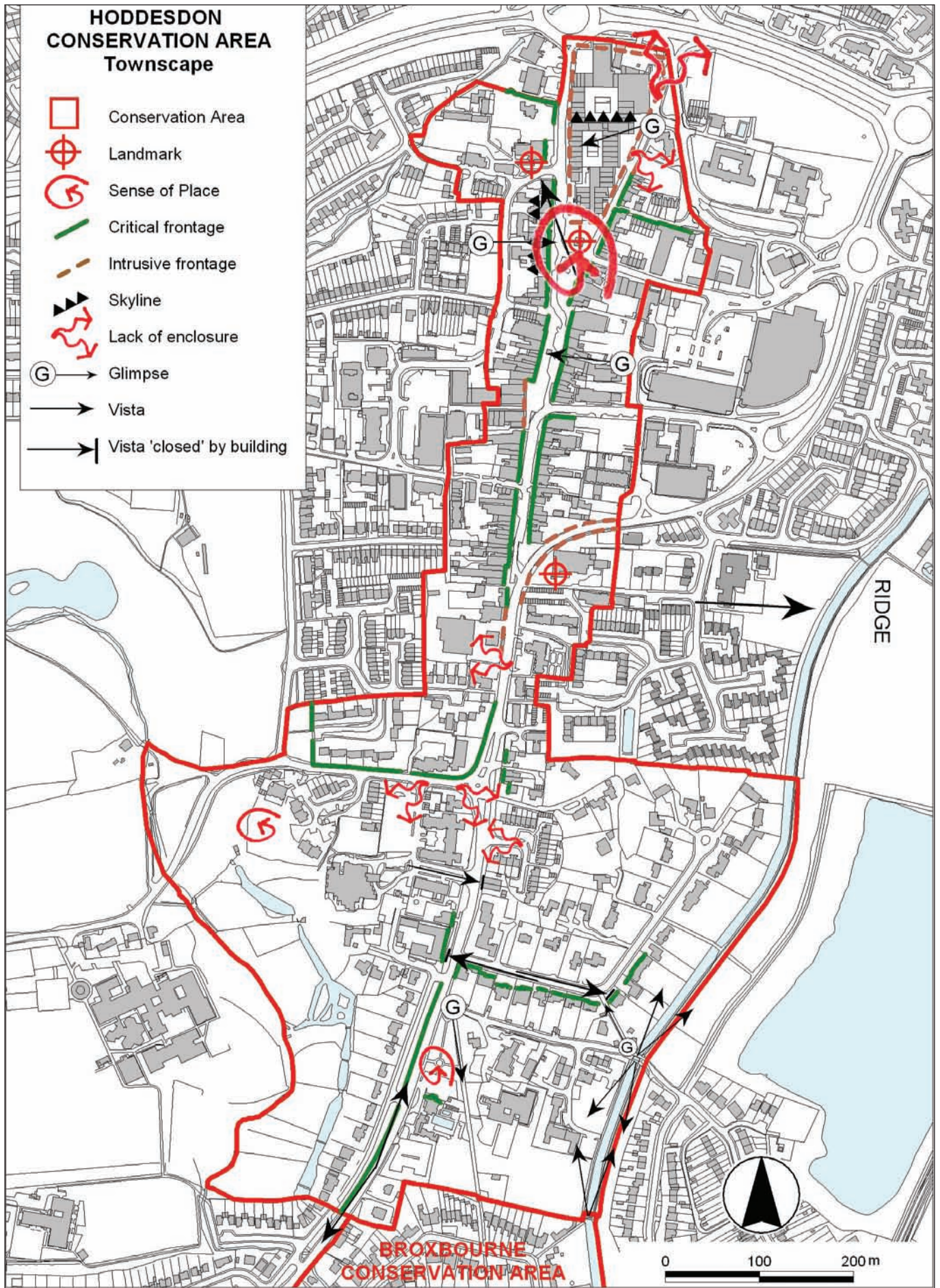
Fig 41 Low relief pargetting, High Street.



Fig 39 Red brick, plain tiles, terracotta timber framing. Roughcast and terracotta. 'Swagga' High Street



Fig 42 Incised pargetting.



© Crown Copyright. All rights reserved. Borough of Broxbourne licence number LA100023526. 2011

MAP 09 TOWNSCAPE CHARACTER ASSESSMENT

THE CONTRIBUTION OF TREES, OPEN SPACES, GREEN SPACES AND WATER TO THE CHARACTER OF THE CONSERVATION AREA.

The Conservation Area can be characterised in broad terms as being dominated by continuous built form and paved spaces in its northern half and by comparatively open built form and green spaces in its southern half. Within this context, trees make a significant contribution throughout the conservation area, but to an increasingly predominant degree towards the south.

The Churchyard contains the more substantial mature trees and the only publicly accessible green space in the northern part of the conservation area. This relatively secluded green space contrasts with the busy, urban market place a few metres to the south east. The trees framing the path descending to Woollens Brook from Paul's Lane reinforces the green character of this north western portion of the conservation area.

The triangular patch of grass fronting Burford Street, whilst at present giving the impression of 'space left over' could be critical in creating space for tree planting along Burford Street and enhancing the setting of Burford Place and any possible redevelopment of the Tower Centre.

Recent tree planting within the market place softens its overall character, although it lacks the linear quality of street plane tree planting which makes the High Street between Rathmore House and Nos 33-39 so attractive. These trees and those at the junction of the High Street and Charlton Way (fig 43), make a significant contribution to the sense of place and enclosure.

Street trees are sporadic just south of this area, where more would assist in providing continuity in a portion of the High Street which would benefit from an increased sense of coherence.

The remnant line of lime trees in line with the eastern side of the Limes Centre and the heavily pollarded ones along the lane linking the Limes Centre to the High Street are important framing elements at the boundary of the Conservation Area.

The plane trees in front of the Dental Practice and Nos 38 and 40, (fig 44), demonstrate the value of street planting. Cedar Green provides an area of green space visible from the public realm, although the effect is somewhat eroded by extensive car parking. The modest cedar in the centre of the Green is presumably a replacement for an earlier, larger specimen. In contrast, extensive recent frontage planting almost obscures the formal façade of the former Council Offices.

Further south at the entrance to Yewlands, Large mature trees (TPOs) provide a sense of enclosure and focal point in this part of the High Street.

From this point, trees dominate the street scene. On the west side of the High Street as it descends to Spital Brook a continuous line of trees behind an almost continuous wall creates a key frontage and frames deflected views to the north and south. These trees also form one side of a triangular green space providing a park-like setting for the main (north) façade of the Spinning Wheel, (fig 45). Within this space, also framed by a continuous line of trees on its eastern flank, stand some fine individual specimen trees. The trees enclosing the car park of the Spinning Wheel and open air swimming pool (now closed), are also critical components in the character of this area.

The trees enclosing Upper Marsh Lane, leading east from the High Street to the New River and beyond, contribute to the bucolic setting of 'St Cross' and more recent development in the area.

THE CONTRIBUTION OF TREES, OPEN SPACES, GREEN SPACES AND WATER TO THE CHARACTER OF THE CONSERVATION AREA. contd.

The large specimen trees on the west side of St Cross Chambers have been retained as the focus for the two recent residential buildings ‘Chambers View’, (fig 46).

The tree lined western bank of the New River, (fig 47), with the subtle curvature of the river and its footbridge, create a particularly attractive south eastern edge to the Conservation Area. This is the most extensive stretch of water generally visible in the Conservation Area, although glimpses of Woollens Brook and Spital Brook can be seen at bridging points.

Yewlands has semi continuous boundary planting on its northern and western side which are key elements in the low density mature suburban character of this road. On the western side of the High Street, the mature trees form the backdrop to the Orangery and Stables at Woodlands Close.

The Knowle development and Knowle House itself have been designed to integrate the substantial and high quality protected cedars and Scots pines on the knoll itself and in the dell which forms the focus of the recent housing development. The green space in front of the south west elevation of The Knowle is a set piece garden framing the house and the individual specimen TPO trees.

The western end of Cock Lane is the largest area of green space in the conservation area and is visually linked to Barclay Park, adjacent on its northern boundary. Cock Lane descends into, and crosses this green space, almost entirely defined by lines of trees.



Fig 43 Relatively recent trees near the Golden Lion.



Fig 44 A line of plane trees. High Street.



Fig 45 Cedars and other specimen trees, just north of the Spinning Wheel.



Fig 46 Cedars at Chambers View.



Fig 47 Bucolic riverbank, New River.

IMPORTANT VIEWS AND VISTAS

See map page 44

Views and vistas in the Conservation Area are generally ‘contained’ or relatively intimate, with few offering wide or extensive panoramas or particularly long vistas to landscape or skylines beyond the Area.

Long views

The ten storey slab block of the Tower Centre is undoubtedly the most striking feature perceived in the northern part of the Conservation Area. It terminates views northwards from the market place and the upper part of the High Street; its strong horizontal lines, width, height and architectural expression being in total contrast to the mainly two storey small scale of the foreground buildings, and reducing the impact of the small scale clock tower in the Market Place. It also dominates the skyline on approaching the Conservation Area from the north.

The Church tower has a relatively limited impact as a focal point for views. It can be glimpsed on the approach from the west along Dinant Way and it is seen over the ridgelines of buildings fronting the Market Place. It can also be seen from the vicinity of Rawdon House, but this is almost an ‘accidental’ view. Otherwise the pyramidal cap to the Church tower is only seen from relatively close quarters.

The tower of St Augustine’s Church also has a limited impact on views. There is a view on the approach to the town centre along Charlton Way, otherwise its slender spire can only be seen within a relatively tight radius.

At the southern end of the Conservation Area, The Spinning Wheel forms an effective and picturesque termination of the view south from the High Street. The curvature of the street, just south of the Spinning Wheel forms an intriguing

deflected view framed by the continuous line of trees along the west side of the High Street, when entering or leaving the Conservation Area. Somewhat more extensive views can be gained when looking along the New River from one of the footbridges, and in the Cock Lane area a pleasant wide view of Barclay Park can be gained looking westward from the Baroque gates of the former Grange garden. The view of the green area surrounded by trees on turning southwest past The Knowle is also rewarding and a total contrast to the bustling Market Place to the north.

Glimpsed Views

A number of the lanes and alleys running at right angles to the High Street offer fascinating ‘keyhole’ glimpses from one space to another. Examples include a view of the Clock Tower from the yard of the Salisbury Arms. Similarly, there are interesting views in both directions along the lane on the north side of the Library, and along the lane on the south side of No 66 High Street. Intriguing glimpses along green fringed footpaths can be seen from the path running south east from Upper Marsh Lane almost at the junction with High Street and looking south east from the corner of Yewlands towards the footbridge over the New River. A rare view across the Lea Valley is glimpsed from the lane on the south side of St Augustine’s Church.

DEGREE OF LOSS OF HERITAGE ASSETS

Whilst the Hoddesdon Conservation Area has many positive attributes which contribute to its special character, there are aspects identified below which detract from this character.

‘The appraisal should identify elements which detract from the special character of the area, and which offer potential for beneficial change. These might include the consequences of harmful pressures on an area (see below), such as the loss of front gardens to hard standing for cars, the loss of traditional architectural features and fenestration, or the existence of unattractive gap sites.’

Para 4.21: from ‘Guidance on Conservation Area Appraisals’: English Heritage

NEGATIVE ASPECTS/ELEMENTS

Loss of frontages

The development of the Tower Centre in the mid 1960s resulted in the loss of a considerable amount of high quality street frontage buildings, especially those facing the Market Place and along the raised pavement of Amwell Street (see below). This development immediately predated the designation of the Conservation Area. The town centre lost other stretches of historic frontage in the development of Fawkon Walk Shopping Centre, the area associated with the junction of Charlton Way and High Street (including the blank walls on the south side of St Augustine's Church and the Filling Station) and of Cedar Green at approximately the same time. Conservation Area status has been successful in preventing further extensive frontage loss in the town centre. The aim of development management must be to retain historic street alignments and to reinstate them.

Hoddesdon Tower and the Tower Shopping Centre

The tower and shopping centre are poorly designed products of their time. The tower

impacts upon the historic views north along the High Street and dominates this part of the conservation area. This extensive, bulky building is completely at odds with the fine grain of the market place and the High Street running south. There is almost no attempt to integrate the shopping centre with the surrounding townscape, with dead frontages or service yards facing onto principal streets. In Burford Street in particular the combination of a staggered building line at odds with the historic line of the street and an almost completely blank façade is particularly detrimental to the character and appearance of the conservation area.

Windows and doors

Along with many conservation areas across England the issue of replacement windows and doors is a significant issue throughout the Hoddesdon Conservation Area. Replacement of traditional timber windows with uPVC designs will always have a detrimental impact on the character and appearance of individual buildings and groups where houses for example are found in



The High Pavement, Amwell Street

The attractive mix of buildings in the triangle bordered by Amwell Street, Burford Street and Woolens Brook was demolished in the early 1960s to be replaced by the Tower Centre, which was completed in 1967.

From 'Hoddesdon & Broxbourne Through Time' Dent, D et al. With thanks.



terraces. This impact can be accentuated where the houses in question are of a modest cottage scale. This is particularly the case in Bell Lane, Lord Street (Fig.30 p 39) and Lowfield Lane.

Front boundaries and gardens

There has been some loss of front boundary walls and gates and the paving of front gardens to create hardstandings. This can be particularly detrimental to smaller houses such as those found in Bell Lane and Lowfield Lane. There are also examples of large areas of front garden space being taken up for parking in Yewlands.

Setting of older houses

Modern development has in places compromised the historic setting of older houses. Whilst there has been some success retaining elements of the earlier form of land use (such as large landscaped garden spaces, outbuildings and boundary treatments) development within the grounds and immediate setting of for example Rawdon House, The Knowle and The Grange has had an impact on the heritage assets of these buildings and changed the way in which these houses are experienced.

Shopfronts and signage

There are very few good examples of shopfront design to the commercial core. Fascia signage is particularly poorly represented and is often out of proportion with the shopfront, obscuring architectural detail, of an inappropriate material and design for the host building. Most signage is externally illuminated but much of this looks dated and poorly integrated into the shopfront design. Very few signs are hand painted and most lettering is too large for the fascia and of a design that does not reflect the subtlety or proportions of the architectural detailing of the host building.

Highway infrastructure

The road network surrounding the conservation area is often over-engineered and impacts upon the setting of important listed buildings or the wider setting of the conservation area. The widened road sections and sweeping curves maximizes the opportunity for increasing speed but overlooks the finer grain of the commercial core of the town centre.

There is much dead space and blank frontage given over to the highway network particularly to the junction of High Street and Carlton Way and to the Junction of Burford Street and Haslewood Avenue.

Public realm to commercial sections of High Street and junction of High Street and Cock Lane The public realm to the pedestrianised and semi-pedestrianised parts of the High Street reflects prevailing good practice when designed, and uses good quality materials in most areas.

However, the shared spaces are very cluttered and the entire section of High Street between Carlton Way and the market place could benefit from a simplification of the road network, parking and pedestrian spaces. There is too much visual clutter and street furniture and variation in materials. This is impacting upon legibility. More should be made of the lane and alley connections between the High Street and rear parking and commercial spaces.

There are very few remnants of traditional paving materials throughout the Conservation Area. Those that do exist are the granite kerbs in stretches of the High Street and York Stone kerbs along the length of Yewlands. It is essential that these remain in situ.

CONCLUSION

The Hoddesdon Conservation Area is diverse in its character ranging from the commercial core of the town centre to the northern sections of High Street through to the suburban extensions to the town in the south (Woodlands Drive) and south-east (Yewlands).

Retained throughout is a high degree of historic integrity particularly in the quality and diversity of the historic building stock; from former well houses to small country houses (now subsumed into the suburban development between Hoddesdon town centre and Broxbourne). There are a high number of late medieval timber-framed buildings which have maintained a modest scale to much of the High Street combined with the grander scale of later town houses. This variation in scale and built form greatly adds to the townscape quality of the commercial core of the town. The commercial core of the High Street however is somewhat let down by the poor quality of some shopfronts and signage.

To the southern sections of the conservation area, the former planned landscaped gardens and parks which formed the setting to small country houses remains in places substantially intact despite much development within the grounds of these houses, sometimes including the house itself. Specimen trees, gates and boundary walls and groups of outbuildings survive as reminders of a former use pattern.

With changes in land use and development has come a shift in the heritage values within the conservation area. Yewlands laid out in the first part of the 20th century has two Grade II listed houses of considerable architectural importance. The High Street and land to the rear of the High Street has seen the addition of a number of

carefully considered and accomplished buildings; the library and Limes Court are two examples. There have also been some less successful additions to the fine grain of this town such as the Hoddesdon Tower and associated shopping precinct which turns its back on the street pattern and the series of flat blocks within the setting of the Rawdon House which have heavily compromised this important historic building.

The highways infrastructure through and around the town has eroded some of the intimacy, scale and grain of the former High Street and much needs to be done to knit back together elements of the townscape at the junctions of the High Street with the surrounding road network; particularly to the junction with Carlton Way and the junction of Burford Street and Haslewood Avenue.

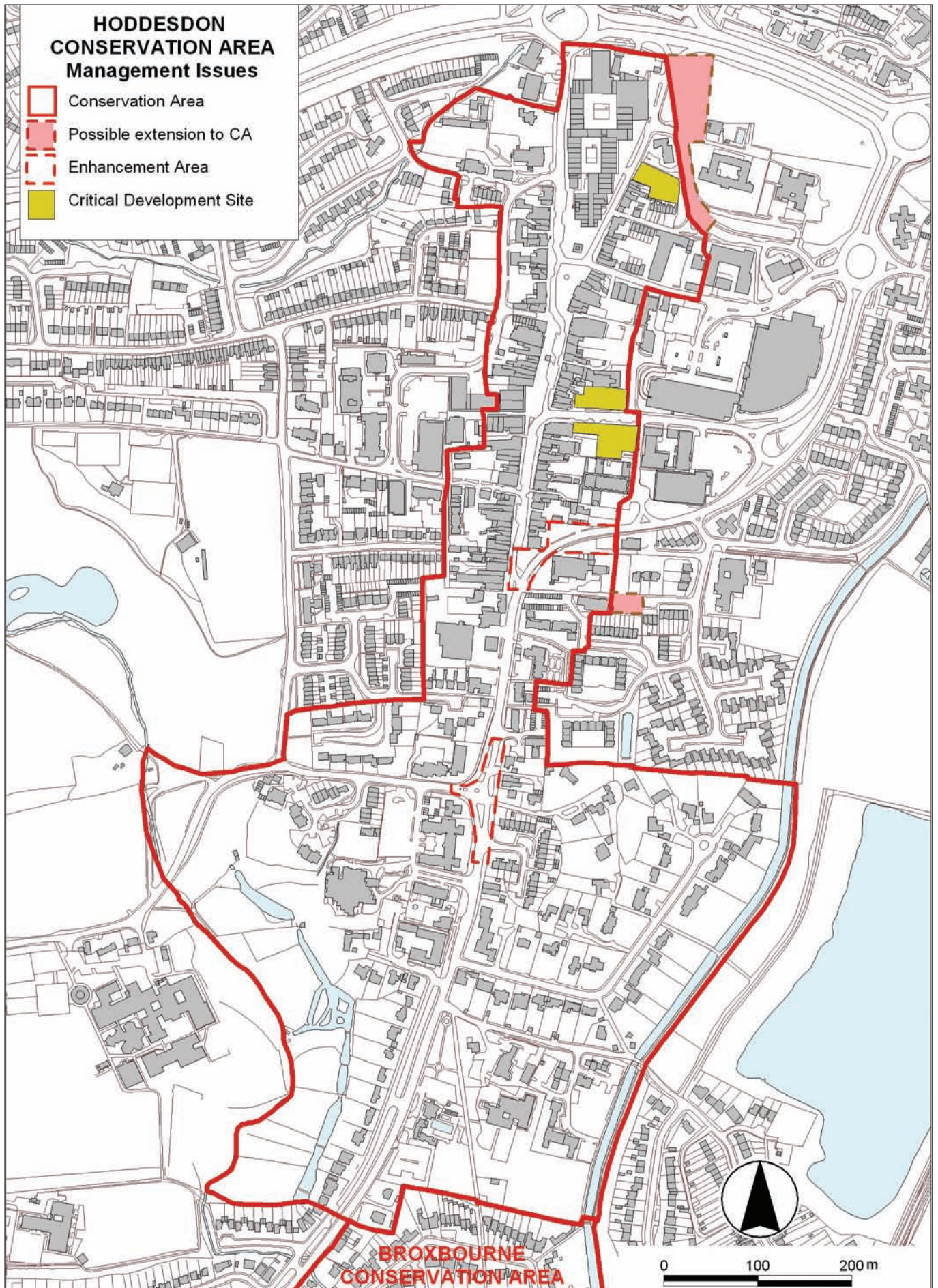
There is much to justify the retention and enhancement of the conservation area, with varying management requirements for the very different character areas within the conservation area. Design and management of the commercial core should focus on the highway infrastructure and simplifying the public realm. Management of the more suburban areas should focus on maintaining the key elements of former uses; boundary walls, outbuildings and structural landscaping and protection of architectural details such as windows, doors, roofs and chimneys which make such an important contribution to the character and appearance of the Hoddesdon Conservation Area.

DEVELOPMENT CONTROL & MANAGEMENT

It is essential to consider the character of each part of the Conservation Area and that of adjacent buildings when designing or assessing proposals for new buildings, alterations and extensions of existing buildings, whether Listed or not.

Whilst it is beyond the remit of this appraisal to provide detailed design guidance, the following broad principles should be followed;

- The maintenance or reinstatement of key street frontages (including their subtle curvatures) is paramount.
- Active frontages should be maintained on publicly accessible streets and lanes.
- Proposals should demonstrate that adjacent building heights (ridge eaves and/or parapets) have been respected.
- Long & short views of the proposals should be properly considered, especially in relation to important skylines/rooflines and key landmarks and the setting of Listed Buildings.
- Elevational scale (fenestration & bay sizes) should have regard to the established range of proportions.
- Where traditional shopfronts exist, these should be retained and incorporated into any design proposals for the premises. New shopfronts should relate to the ‘host’ building. The fascia of any proposed shopfront should relate to the integrity of the existing first floor windows and cills.
- Materials & colours should refer to the locally distinctive palette, although contrasting accents may be appropriate.



© Crown Copyright. All rights reserved. Borough of Broxbourne licence number LA100023526. 2011

MAP 10 TOWNSCAPE MANAGEMENT ISSUES

SECTION 4

RECOMMENDATIONS

This Appraisal has identified the character of the Conservation Area and has highlighted certain features which could be safeguarded and improved. This section makes specific recommendations for the safeguarding and/or enhancement regarding certain features or properties.

BOUNDARY REVISIONS

The following relatively minor additions to the Conservation Area are recommended, achieved through the amendment of the boundary.

Burford Place - short mid 19th century terrace of flint faced cottages, some loss of original windows and doors. Also the remnant woodland to the north framing the corner to Haslewood Avenue and the Dinant Link Road.

Area to the rear of the Roman Catholic Church of St Augustine – An administrative amendment to take the boundary to the edge of a property boundary rather than through a new building.

BUILDINGS AT RISK

The Well House, Bell Lane – a vulnerable building of special local architectural and historic interest with no long term future use.

Boundary walls generally – Some boundary walls, particularly remnant sections left over from previous houses now demolished and those running adjacent to busy roads are generally in poor repair and have suffered from inappropriate repair (repointing with hard cement mortar) and/or loss of cappings.

ARTICLE 4 DIRECTIONS

It is recommended that the Article 4 Directions of the General Development Order be applied to the following properties. Article 4 Directions remove Permitted Development rights for certain features on those properties specified below. Thus proposed works involving those specified features for those properties would require planning permission.

Terraced houses to the north side of Nos. 7 to 19 Bell Lane: windows, doors, roof, chimneys, painting

Victoria Villas, High Street: windows, doors, roof, chimneys, painting

Little Whit Hern, Dallington, Stoneavon, Leigh Croft and Willow Lodge, Yewlands; windows, doors, roof, chimneys, painting

If the boundary was extended:

Burford Place: windows, doors, roof, chimneys, painting.

THE PROTECTION OF TREES WITHIN THE CONSERVATION AREA

A number of mature trees, some of which form part of earlier planting schemes and landscaping relating to historic buildings now lost, survive and are presently not protected by Tree Preservation Orders. Where possible future development may impact upon these trees consideration will be given to identifying further Tree Preservation Orders to protect important trees which make a significant contribution towards the character and appearance of the Hoddesdon Conservation Area. This is particularly the case for sub-area 5, Woodlands Avenue and 6, Upper Marsh Lane.

POSSIBLE AREAS FOR ENHANCEMENT

Junction of Cock Lane and High Street

- Adopt placemaking principles to the redesign of the junction, to reduce the dominance of highway design signs etc, and increase pavement width and street trees.

Junction of High Street and Charlton Way

- Adopt placemaking principles to reduce the dominance of highway design, signs and street furniture, by creating the character of a 'square', centred on the frontage of St Augustine's Church.
- Produce indicative design guidelines to replace the unsightly, blank, low walls of the battery of garages on the south side of the junction, with an appropriate building addressing the south side of the 'Square' and the corner of the High Street.
- Propose formal tree planting to define and enclose the 'Square', and to line the frontages to Charlton Way south east of the 'Square'
- Propose appropriate surface treatment to emphasise the presence of the 'Square' to through traffic.

Junction of Burford Street and Haslewood Avenue

- Adopt placemaking principles to eliminate redundant and underused roadway, extend the existing greenspace to give it an appropriate urban form.
- Propose formal tree planting along the Burford street frontage, to define and enclose the street.

Pedestrianised section of High Street

(from Charlton Way to the market place)

- Reduce existing clutter of signage and street furniture.
- Adopt shared surface principles where appropriate.

- Replace existing paving when appropriate with less assertive materials and colours. Retain and reinstate traditional paving materials where these exist.

Hoddesdon Tower and shopping centre.

- Broxbourne Council granted planning permission for a partial redevelopment of the Tower Centre on 29th September 2011. This will involve the replacement of the buildings to the north of Tower Heights with a Morrisons food store and, possibly, an hotel on the site of the fire station. Tower Heights and the "Pavilion" building to the north of the clock tower will be retained and partially refurbished. This will be an improvement on the monolithic structures that currently dominate this site. The quality and specification of detailed design and finishes to the new and retained structures as well as to the public realm areas within and around the development will be critical to ensuring that this scheme complements the Conservation Area.

Lane linking the High Street to Sainsbury's (along alignment of the North side of the Library).

- The enhancement of the lane on the north side of the Library should be continued towards the Sainsbury's store to improve its continuity, enclosure and overall coherence and legibility.

The buildings identified for inclusion on the local List (Appendix 1) and as making a Positive Contribution (Section 3, pages 38 - 40).

- These buildings (addresses shown in Appendix 2) should be regarded as important contributions to the character of the Conservation Area. Any proposals involving these buildings should therefore fully take into account their architectural and historic interest.

APPENDIX I

BUILDINGS RECOMMENDED FOR INCLUSION ON LOCAL LIST

The buildings below have been selected by the consultants and discussed at the stakeholder event for the Conservation Area Review, held on 8th December 2010. Individual stakeholders have subsequently supplied some historical information, for which the consultants are grateful. Each building is assessed following the criteria agreed by the Planning and Licensing Committee on 28th September 2010. This list is arranged according to the location of the building within the Conservation Area: i.e. the first building is located at the northern end, the last building is the southernmost: there is no ranking according to relative importance.



Barclay Hall, former Boys National School fronting onto Paul's Lane.



Former Boys National School, plaque over main entrance.

BARCLAY HALL, PAUL'S LANE: FORMERLY BOYS NATIONAL SCHOOL, DATED 1844.

Architectural Significance

This is a typical mid Victorian School, whose plan form, materials and stylistic details have survived to a coherent degree, despite subsequent alterations and additions. The long axis of the building is parallel to Paul's Lane, and the original main entrance directly fronts the Lane. The main hall is on the long axis, with a main cross wing terminated by a gable at its eastern end. A minor gable is at the west end and the entrance porch is also gabled. A terracotta plaque with Victorian style lettering: 'National School 1844' is located above the entrance. Some of the openings are framed by four centred arches in Tudor/Jacobean Revival style, typical of the period. The materials are red brick with buff brick dressings. The roof material is slate.

Historic Importance

The building reflects the movement towards universal education during the Victorian period. *"Its construction was made possible by voluntary subscriptions and grants and the efforts of the first vicar of Hoddesdon, the Rev R.W. Morice. The building became a church hall when the infants school followed the juniors and relocated ... early in the 1870s."* (David Dent)

Contribution to the Local Built Environment

The building forms a significant spatial and social grouping with its near contemporary (and more substantially altered) neighbour to the east, along Paul's Lane and the church of St Catherine and St Paul, also to the east, largely built between 1864 and 1888.

APPENDIX I RECOMMENDATIONS contd.

AMWELL TERRACE, 3 - 7 AMWELL STREET (WEST SIDE) DATED 1884

Architectural Significance

A modest but attractive and well detailed two storey range fronting the back edge of the pavement. The range consists of two parts; the earlier (?) one bay portion on the southern end and the three bay portion at the central and northern end. The latter part has two small plaques between the first floor windows with lettering 'Amwell Terrace AD1884' in a typical Victorian font.

The three first floor windows are '4 over 4' pane original Victorian sashes with prominent moulded stone lintels. The evenly spaced scalloped brackets to the projecting eaves are an eye catching feature. The shopfronts on the ground floor are probably later additions, the fascia the most recent. These ground floor features are less sympathetic. The southern element has an earlier first floor sash window, arranged with a 4 pane upper sash and 8 pane lower sash. Interestingly, the window reveal is chamfered. The window head is constructed with cambered brick voussoirs. The eaves are simpler than its neighbour and just below these is faded evidence of painted lettering: "C.J Ross ... & Forage". The ground floor has a canted entrance door, with a projecting shopfront with hipped roof, centred under the first floor window. The whole terrace is constructed in London Stock bricks, laid in flemish bond. Both hipped slate roofs are of different heights but are similarly shallow pitched. The main range has two small dormers with decorative bargeboards; a possible later extension.

The terrace is substantially altered at the rear, but the north wall, rendered, shows signs of earlier construction.

Historic Importance

It is likely that the terrace was a range of shops in the later Victorian period.

"Much earlier range of buildings re-fronted in 1884". (David Dent)

Contribution to the Local Built Environment

This terrace forms a critical element in maintaining the street frontage and building line of Amwell Street, framing the northern approach to the High Street. The relatively low ridge line of the range permits a crucial and rare view of the church tower from the market place.



Amwell Terrace, 1884, with church tower behind



Amwell Terrace, detail of eaves brackets, original windows and plaque

HALIFAX BANK*, 106 HIGH STREET, EAST SIDE; C1910

Architectural Significance

A lively, robust and remarkably intact example of a very late Victorian/early Edwardian commercial building. Presumably the ground and upper two storeys were built at the same time, although the Baroque/Classical bank front on the street front contrasts somewhat with the more domestic freestyle of the recessed upper floors, possibly to express the different functions of ground and upper floors. It may be that the design is an attempt to defer to the small scale of its neighbours at the time. In any case this is a consistently imaginative and well detailed building which skilfully handles the inherent colours of the yellow London Stock bricks and the red brick used for voussoirs, cills, brackets and banding.

On the ground floor, red brick alternates with the white Portland Stone, in familiar Edwardian manner, which retains the crispness of mouldings on both piers and keystones. Glazing and doorframes on the ground floor are recent replacements. The paired first floor sashes are late Victorian / early Edwardian and the dormer sashes are typically Edwardian in that they have multiple glazing bars on the upper sash, and clear plate glass on the lower. The dormers are boldly expressed, each with a hipped roof. The composition is capped by a massive central chimney stack.

Historic Importance

Excellent example of an intact bank building of the turn of the 19th/20th centuries; a type which in general is increasingly being converted to other uses, sometimes losing their essential characteristics in the process.

**Contribution to the Local Built Environment
A building of the scale and impact required**

in a town centre, which is also an example of the visual richness that can be derived from the skilful use of materials and detailing.



Halifax Bank, a robustly detailed Edwardian building.

APPENDIX I RECOMMENDATIONS contd.

**FORMER THREE CUPS COFFEE TAVERN*,
CORNER OF HIGH STREET AND LORD STREET,
OPENED 1883,** (now Swagga menswear and
The Barbers).

Architectural Significance

This development consists of the former Tavern fronting High Street and Lord Street, and the former Temperance Hall fronting Lord Street. Both buildings are in the later Victorian Domestic Revival Style, the former Tavern building being a particularly good composition which successfully addresses the major and minor frontages and corner of this long narrow plot. The '1½ storey' arrangement manages to defer to the low eaves height of its older neighbour, whilst its high ridge and prominent central gable respond to the scale of the High Street.

The two side gables each with a corbelled central chimney animate the Lord Street façade. The simple bargeboards, soft red brick in Flemish bond contrasted by a reference to half timbering and render at the head of the main gable, are characteristic of the style. The first floor terracotta lintel on the main front has a particularly arresting low relief pattern, and the side elevation has an intriguing group of three small openings each with a pointed arch, grouped under an arched dripmould. The former Temperance hall, now converted into residential uses, is unusual in having an asymmetrical roof, with a ridge set off centre.

The ridge line is enlivened by two louvered vents capped by steep pitched tiled pyramid rooflets. The Lord Street frontage consists of three main groups of brick mullioned windows topped by deep hoodmould intricately carved stone lintels and terracotta cills, interspersed by three

recessed doors. The windows on both buildings have been reglazed with uPVC units which attempt to replicate the original pattern. The rear gabled elevation has a recent window under an original lintel and has been rendered, possibly following adjacent alterations. Both buildings are roofed in plain tiles, a reference to local vernacular building traditions.

Historic Importance

“Opened in 1883 as a Temperance based establishment to (attempt to) counter the large number of premises in the town selling alcohol ... The Temperance Hall at the rear was used by many organisations including Methodists and Baptists, before they built their own churches. By 1929 it was known as The Hoddesdon Temperance Hotel Ltd. It was built on the site of a much earlier timber framed building ... Grace’s Farmhouse”
(David Dent)

Contribution to the Local Built Environment

These buildings create a highly significant architectural contribution to the scale, enclosure and massing of the streetscape of Lord Street and this part of the High Street.



Former Temperance Hall; with carved neo Tudor lintels and ridgeline roofvents.



Former Three Cups Coffee Tavern facing the High Street and Lord Street.



Former Three Cups Coffee Tavern, detail of gable and lintel

APPENDIX I RECOMMENDATIONS contd.

POST OFFICE*. HIGH STREET, EAST SIDE; BUILT 1893

Architectural Significance

A good example of a late Victorian public/commercial building in Domestic Revival style. This tall, two storey red brick building, with a broad front and tiled roof ridge parallel to the street, has an exuberant off-centre projecting bay and gable which contrasts with the relatively modest remainder of the façade. The broad gable is rendered, with a low relief royal crest at its base. It is supported by a coved cornice recalling 17th century precedents.

The broad oriel window on the first floor is dominated by three large sash windows with a unique glazing bar configuration, repeated in the paired sashes of the main elevation. The slightly shorter upper sash is a conventional 6 pane type, but the lower one changes from two to one vertical glazing bar within the same sash. The ground floor portion of the projecting bay is topped by a deep sandstone lintel/coping which links to stone mullions and brick piers in a rather idiosyncratic manner.

Otherwise the ground floor windows, door and cartway are unremarkable. All the openings in the main façade are formed in well constructed segmental arches with ornamental terracotta keystones. A deep terracotta string course with heavy mouldings ties together the composition of this very interesting if not quite scholarly elevation.

Historic Importance

“The building was designed by John Allen Tregelles, author of the 1908 History of Hoddesdon and built by the Hoddesdon firm of J.A. Hunt.”

(David Dent)

Contribution to the Local Built Environment

The building is a landmark within the streetscape of the High Street, both in its appearance and in its function.



The Post Office, built 1893 to an individualistic design, providing an attractive accent in the High Street.

BRICK BOUNDARY WALL*, RUNNING EAST OF THE HIGH STREET, IN LANE BEHIND NO 66, HIGH STREET.

Architectural Significance

The substantial length of wall some 1.8 metres high is constructed using Hitch Bricks, a proprietary system of hollow interlocking bricks approximately 150mm high by 300mm long, i.e. considerably larger than conventional bricks. The wall has the appearance of grey gault brickwork.

Historic Importance

It is believed that this is a rare surviving example of a 19th century brickwork system originating in Ware (see note in CA03).

Contribution to the Local Built Environment

The wall, together with the six lime trees immediately in front of it, contributes to an interesting intimate passageway space parallel to the deep building and former garden plots in this part of the High Street area.

NO 62 HIGH STREET, (Including Tandoori Night and Captain Cod.)

Architectural Significance

An attractive commercial building in the Domestic Revival style probably built in the 1890s. Its broad front includes a cartway on its left hand side. Interestingly for a building within a continuous range of frontages, it has a tiled hipped roof, a design reinforcing the image of a free standing semi-rural house, rather than an urban context. The elevation consists of a red brick ground floor with sandstone mullioned and transomed windows and quoins. A recent shopfront is located to the right of the central front door. The first floor is reproduction black and white work, with render, some featuring pargetting recalling the

East Anglian tradition, and black stained timbers with casement windows. A large gable is centred over the cartway, a slightly smaller one is above the doorway. These features help to animate this precisely considered nostalgic design.

Historic Importance

The design is typical of the Domestic/Vernacular Revival, where regional pre-industrial building traditions were rediscovered and influenced design.

Contribution to the Local Built Environment

The building contributes to the continuity and variety of the street scene and responds to the precedent of the surviving medieval timber framed buildings in the High Street.



Wall constructed in patent Hitch bricks, in the lane behind No 66 High Street.



No 62 High Street. A Domestic Revival style commercial building of the 1890s, recalling the building traditions of the Tudor period.

APPENDIX I RECOMMENDATIONS contd.

NOS 35-39 HIGH STREET (C1860) (including Flames, Shepherds Estate Agents and Tip Top)

Architectural Significance

An urbane three storey range in the late Classical style of the mid Victorian period. A characteristic low pitched roof is masked by a continuous balustraded parapet surmounting a bracketed cornice. Tall first floor windows with deep stucco surrounds are each capped with pediments. Second floor windows are shallower and simpler in the correct classical manner, whilst still having stucco surrounds. The walling material of numbers 37-39 is gault brickwork; number 33 is stucco. The upper floor windows of number 37 appear to be original or at least late 19th century; those of numbers 35 and 39 have been recently reglazed. The ground floor shopfronts are also recent.

Historic Importance

The range reflects the character of town centre development in the era when the railway had been recently established. It replaced medieval properties, including the Red Lion Inn.

Contribution to the Local Built Environment

This range complements the scale and style of its neighbour (Numbers 31-33) and similar groups (some earlier) on the eastern side of the High Street.



Nos 35-39 High Street. Mid Victorian late Classical style, urban scale building.

NO 33 HIGH STREET (C1860)

(Hoddesdon Express & Delight Sandwich Bar)

Architectural Significance

An attractive and largely intact three bay, three storey building of the late Classical style of the mid Victorian period. A characteristically low pitched roof is masked by a simple parapet wall above a bold bracketed cornice. The wholly stuccoed façade is enhanced by prominent quoins. Tall first floor windows with surrounds are each surmounted by a projecting entablature supported by brackets. All the windows appear to be originals. Unfortunately the architectural quality of this building is somewhat marred by the shopfront fascias which obscure the cills and lower parts of the first floor windows.

Historic Importance

As numbers 35-39, the building reflects the character of town centre development in the era when the railway had been recently established. It replaced medieval properties, including the Red Lion Inn.

Contribution to the Local Built Environment

The building complements the scale and style of its slightly taller neighbour (numbers 35-39) and similar groups (some earlier) on the eastern side of the High Street. It contributes to the creation of an important sense of enclosure in this part of the High Street, where this is somewhat lost immediately to the south.



No 33 High Street (to left) Handsomely proportioned Mid Victorian late Classical town house, slightly obscured by later shop fascias.

APPENDIX I RECOMMENDATIONS contd.

ROMAN CATHOLIC CHURCH OF ST AUGUSTINE, HIGH STREET.

Architectural Significance

A good example of civic architecture of the first decades of the post war era, which fuses traditional and modern idioms. The basic form consists of a simple wide nave, topped by a low pitched roof, with low flat roofed side aisles. A shallow narthex takes the form of a modernist concrete colonnade which extends to the right to include the particularly well proportioned tower surmounted by a characteristic 1950s cupola pierced by a slender spire. A low relief sculpture 'floats' somewhat on the large area of brickwork of the main façade of the nave, where traditionally there would have been a rose window. The building is wholly clad in red brickwork.



St Augustine's Church, detail of the tower and spire.

Historic Importance

"In 1958 the Catholic Parish of Hoddesdon came under the direct control of the Westminster Diocese. Father (later Canon) John Longstaff was appointed the first parish priest under the new regime, with the brief to build a new church and presbytery. The architect Justin Alleyn FRIBA, found a brick company that manufactured a brick which would blend in with existing buildings, such as Rawdon House. The church and presbytery were completed in 1961.

The 75 foot bell tower was built with a legacy from the late F.C. Hanbury, a former Chairman of the family firm Allen and Hanbury's. The bell in the tower was named Cora in memory of one of the original parishioners and was cast by the Whitechapel Bell Foundry. The statues on the front of the church are of Our Lady and the Holy Child and St Augustine. They were carved by Philip Lindsey Clark 1889-1977". (David Dent)

Contribution to the Local Built Environment

The church is an important landmark at the southern end of the High Street. It is somewhat compromised by an awkward site created by the alignment of Charlton Way.



St Augustine's Roman Catholic Church, a good example of an early post war church, with an exceptionally fine landmark tower.

**DENTAL PRACTICE,
OPPOSITE THE GRANGE, HIGH STREET.**

Architectural Significance

A fine, well preserved large house of the late Victorian period. A substantial red brick arched entrance is located between two identical two storey canted bay windows surmounted by half timbered gables supported by bold side brackets. To the left is a side wing in line with the main elevation. A finely designed semi elliptical arch, probably spanning a cartway, has been infilled at a later date. The characteristic steep pitched slate roof is of a half hip design and is topped by pierced roof tiles. The use of contrasting yellow and red bricks surmounted by purple-grey slates makes a positive permanent colour scheme. The late Victorian sash windows are intact.

Historic Importance

This is a well preserved example of a house of the prosperous Victorian middle class.

Contribution to the Local Built Environment

Together with its neighbour to the south, this house forms an effective termination of the view from Cock Lane and, with the mature plane trees on the verge in front, makes a positive contribution to the continuity and enclosure of the street scene at this point.



Dental Practice, High Street, opposite The Grange. Skilful use of the inherent colours of yellow and red brick and of tile, in a well designed Late Victorian former house.

APPENDIX I RECOMMENDATIONS contd.

SEMI DETACHED VICTORIAN HOUSES DATED 1897, AT JUNCTION OF HIGH STREET & COCK LANE.

Architectural Significance

A generally well preserved slightly more modest version of the dental practice building immediately to the north. The plan is 'mirrored' with adjacent front doors recessed behind red brick arches with stone keystones and springings. Large two storey canted bays under hipped roofs are located at each end. The steep pitched slate roof with gable end chimneys is surmounted by scalloped ridge tiles. The sash windows are of the original Victorian design. The use of contrasting yellow and red bricks, white stone and purple-grey slates makes a positive permanent colour scheme.

Historic Importance

Well preserved example of houses of the late Victorian middle class.

Contribution to the Local Built Environment

Together with its neighbour to the north, these two houses form an effective termination of the view from Cock Lane and with the mature plane trees on the verge in front, make a positive contribution to the continuity and enclosure of the street scene at this point.



Semi detached villas 1897. Well preserved Victorian houses terminating the view from Cock Lane.

THE KNOWLE, COCK LANE

Architectural Significance

A substantial four square Italianate style villa, well sited on a small promontory, with its principal façade facing southwest across its landscaped garden. This two storey yellow brick large house has low pitched hipped roofs, offset by well grouped chimney stacks and a curiously designed belfry-like structure. The main façades are enlivened by tripartite sash windows and single storey canted bay windows. A number of sash windows have characteristic margin glazing bars. The façade treatment also includes slightly recessed bays, string courses and unadorned pilasters, to create shadow lines on larger areas of brickwork. An elegant generous bracketed canopy marks the modest main entrance door.

Historic Importance

The Knowle was “built as a private house, probably between 1850-1. A directory of 1945 records that it was in use as a hostel ... [It was later] used as offices for Hoddesdon Urban District Council and then Broxbourne Borough Council before being sold off for residential development ... in 1987.” (David Dent)

Contribution to the Local Built Environment

The house and its landscape setting, despite being somewhat hemmed in by subsequent development, exert considerable visual influence on this green corner of the western edge of the conservation area, in terms of scale, massing and materials.



The Knowle. A substantial Mid Victorian Italianate style villa in its landscaped setting.



The Knowle. The modest entrance front, with its elegant canopy and windows intact, is framed by trees and is enclosed by recent development.

APPENDIX I RECOMMENDATIONS contd.

FORMER COUNCIL OFFICES 1936. HIGH STREET.

Architectural Significance

A good example of the neo-Georgian style of civic architecture, popular in the interwar period. This wide fronted two storey, nine bay building is topped by a copper domed cupola on its central axis. The central entrance doors and first floor entrance windows are framed by Portland stone pilasters in a typical interwar neo-classical style. The entrance is further emphasised by a Baroque style balcony. All the 8 over 12 pane sash windows are in good condition.

The exposed timber window frames and ground floor segmental arched brick window heads with keystones, recall early Georgian precedents. Attractive subtleties are the slightly recessed panels between the ground and first floor windows and the dentilled cornice eaves. The rear elevation has a similar window arrangement augmented by a canted bay on the central axis. The building is constructed in rose red brickwork laid in Flemish bond, and clay tile hipped roofs, masking a central flat roof.

Historic Importance

“The home of Hoddesdon Urban District Council from 1936, the building was officially opened on 21st December in that year by Councillor R.W. Merchant, JP, Chairman of the Council. Merchant was [also] a chartered Architect and [he] collaborated with the Council’s Surveyor and Architect, William Plumpton in [the design] ... Building and grounds [were] sold to McCarthy and Stone and in 1988-89 new North and South wings were added to the original building ... re-named Belvedere Court. (David Dent)

Contribution to the Local Built Environment

The building is a minor landmark in the street and is the focus for substantial recent extension wings on its north and south sides, determining their scale and character.



Belvedere Court. The former Council Offices of 1936 in a refined neo Georgian design, typical of public buildings of the time, now converted to apartments.

LEIGH CROFT, YEWLANDS; C1895.

Architectural Significance

A large robust, simplified neo-Jacobean style house of the late 19th century. Its wide red brick frontage is punctuated by multiple mullioned and transomed casement windows in stone, with stone lintels and quoins. The two storey gabled entrance bay projects from the façade and to the right a larger gable tops a cross wing with projecting ground floor bay window. An attractive stone ovolo light is located in the centre of the large gable. The portico in matching brickwork is a recent addition and the flat roof single storey wing to the left is also probably an addition. Three substantial and well proportioned chimneys enhance the clay tiled roofline. Blue brick diaper work can be seen on its eastern gable wall.

Historic Importance

Probably built soon after the Yewlands estate was sold and subdivided.

Contribution to the Local Built Environment

The house establishes the scale for large detached development in this road.



Leigh Croft, Yewlands. A robust neo Jacobean style house of the 1890s. Bold mullioned and transomed windows are contrasted with delicate eaves brackets and an oval gable window.

STRATHAVON, YEWLANDS; C1905

Architectural Significance

A very attractive and well considered example of an Arts and Crafts/Vernacular Revival house of the Edwardian era. The informal plan shape and massing and the asymmetrical disposition of windows of varying sizes according to function are hallmarks of this style, demonstrated skilfully in the design of this house. The brick ground floor and render first floor are also typical, as is the plain tile roof and substantial chimneys. Fortunately, all the original timber casement windows are intact. The only apparent addition is the gabled porch.

Historic Importance

This is a significant example of a middle class house of the period when Hoddesdon was experiencing suburban expansion to the south.

Contribution to the Local Built Environment

The house maintains the continuity and enclosure of the building line, scale, form, layout and materials of Yewlands.



Strathavon, Yewlands. An attractively designed Arts and Crafts house of c1905 with a typically free approach to elevational design.

APPENDIX I RECOMMENDATIONS contd.

LITTLE WHIT HERN, YEWLANDS; C1905

Architectural Significance

A good example of an Arts and Crafts/Vernacular Revival house, with almost all original features intact. Two large projecting crosswing gables at either end are linked by a central flat roofed element. These help to absorb the depth of the house, which is greater than the main roof might suggest. The cross wing is slightly jettied, recalling medieval vernacular building forms. The symmetry of the basic design is offset by the off-centre front door and its lobby window, the prominent rainwater hopper and downpipe above the door, and the large chimney to the right. The plain tile roof, rendered first floor and brick ground floor, together with long runs of mullioned windows are familiar stylistic features.

Historic Importance

A significant example of a middle class house of the period, when Hoddesdon was experiencing suburban expansion to the south.

Contribution to the Local Built Environment

The house maintains the continuity and enclosure of the scale, form, layout and materials of Yewlands. It effectively terminates the long vista eastwards from the junction of Yewlands and the High Street.



Little Whit Hern, Yewlands. The twin gables of this good example of an Arts and Crafts style house terminate the vista down Yewlands.

WILLOW LODGE, YEWLANDS; C1920

Architectural Significance

A well proportioned example of early 20th century neo Georgian domestic design. A wide fronted seven bay two storey, plus attic, house with a large hipped roof punctuated by two hipped roof dormer windows. Regular sash windows, 6 over 6 panes on the first floor, 6 over 9 panes on the ground floor adorn the elevation, with a central doorcase having a simple bracketed canopy. The brick colour of a purple-brown hue, is unusual for Hoddesdon; more common in south Bedfordshire. Bold quoins in matching brickwork give strength to the main façade.

Historic Importance

An example of a larger middle class house of the early interwar period.

Contribution to the Local Built Environment

The house maintains the continuity of form and layout of Yewlands.



Willow Lodge, Yewlands. A well proportioned and intact example of a neo Georgian house of the early interwar period.

DALLINGTON, YEWLANDS; C1910

Architectural Significance

Substantial house of the Vernacular Revival/ Domestic Revival style, well sited on rising ground. It has a very broad front with three gables each of different size and degree of projection from the main axis. The southernmost gable resembles a crosswing with timber framing and jetty. The other two gables are of a simpler design in brick (probably later). A massive 'Tudorbethan' brick chimney stack completes the composition. Windows are mullioned casements and the brickwork is laid in Flemish bond.

Historic Importance

A larger middle class house of the period.

Contribution to the Local Built Environment

The house is screened from the street by a boundary wall and dense planting, typical of a number of houses on the north and west sides of Yewlands.



Dallington, Yewlands. A substantial neo Tudor triple gabled house, set behind extensive planting.

ST CROSS*, UPPER MARSH LANE; C1890

(now St Cross Chambers)

Architectural Significance

A massive house of the Domestic Revival style. A masterly composition of sweeping hipped roofs and gables rising from ground floor wings to second floor attic storeys. An asymmetrically placed belvedere tower with a Jacobean style ogee lead roof topped by a cupola, creates the high point of this building. The main material is red brick with areas of render on the first floor. The main gable is half timbered. These motifs are repeated on the garden side, with the addition of a canted bay under a bracketed gable, and lengthy runs of veranda shading the living rooms facing south east. All original windows appear to be intact.

Historic Importance

"[Built] in the 1890s, prior to 1901 when it was occupied by Thomas Drake, a solicitor. In 1933 it became a Roman Catholic School [and was] converted to offices in the 1990s, now known as St Cross Chambers." (David Dent)

Contribution to the Local Built Environment

The house dominates Upper Marsh Lane, to which it is set at right angles. The magnificent trees in its original grounds contribute to the character of this green lane.



St Cross Chambers, Upper Marsh Lane, c1890. A massive example of a Domestic Revival former house. The skilful use of form and material is clearly evident in the design.

APPENDIX I RECOMMENDATIONS contd.

**Adjacent to the present Conservation Area,
on its north east boundary**

**BURFORD PLACE,
NOS 9-19 BURFORD ROAD, DATED 1872**

Architectural Significance

A relatively modest artisan terrace of six narrow fronted houses, distinguished by the use of roughly knapped flints as a facing to the main façade and the gable end. The painted stone lintels, cills and quoins of the windows and doors contribute to the lively elevational design. The slate roof with overhanging eaves is of an almost Regency-style low pitch. It has large brick chimney stacks. The terrace is set at right angles to Burford Road, and accessed by a path leading to long front gardens. This arrangement and the trees on the north side of the path create a secluded character to the group.

Historic Importance

“Unusual survival of a terrace built in 1872, using locally sourced flint. This was not a common construction material in Hoddesdon, although it was used in an earlier terrace of cottages, which once stood in Duke Street.” (David Dent)

Contribution to the Local Built Environment

Historic built form framing and enclosing the north east entry to the conservation area.



Burford Place, terrace built in 1872. The use of knapped flints is striking, a regionally distinctive technique.



Burford Place: detail showing the contrast of the flints and painted stone dressings.

APPENDIX 2 ADDRESSES OF BUILDINGS OF ARCHITECTURAL OR HISTORIC IMPORTANCE

Unlisted Buildings which make a Positive Contribution to the Character of the Conservation Area.

Fire Station Tower: Burford Street
(at junction with Dinant Link Road).

House and outbuilding: Amwell Street
(north side of Parish Church).

Former School Building: Paul's Lane,
(on south side of Parish Church).

Former Pump House: Bell Lane (north side).

Artisan Cottages: Nos X – X Bell Lane (north side).

Former Brewery Buildings: corner of Burford
Street and Brewery Lane.

Former Maltings: Bell Lane (south side).

Library: High Street (east side)

'Clinton Cards' (corner building):
High Street (west side)

Limes Court:

'Estate House': No 19 High Street

APPENDIX 3

CONSULTATION

Stakeholder workshop held on 8th December 2010 at the Bollescroft Hall, Hoddesdon.

The workshop was organised in two parts: first, the consultants introduced their initial appraisal which was followed by a detailed discussion; secondly the group undertook a walkabout of the conservation area where conservation and development issues were explored in depth on site.

The main conclusions drawn from the sessions were:

- support for the conservation area and the appraisal.
- agreement to supply historical details on particular buildings (this has been incorporated see Appendix 1).
- agreement to retain the Tower Centre within the conservation area boundary, to ensure that design and characterisation issues are addressed in detail when applications for the development are considered.
- agreement to incorporate Burford Place within the conservation area.
- concern that the Spinning Wheel site is given due attention and protection
- support for the proposal to identify clutter (of street furniture and signs) as an issue within the appraisal.
- support for the recognition that alleys, lanes and backland sites are essential elements contributing to the character of the conservation area.
- support for the inclusion of the recommended buildings on the Local List.



List of attendees

Councillor Ken Ayling
Councillor Brian Hill
Councillor G Nicholson
Councillor Jim Metcalf
Councillor Lyn White
David Dent (Chairman, Friends of Lowewood)
Peter Lardi (Hoddesdon Society)
Jan Metcalf (Hoddesdon Society)
Neil Robbins (Borough of Broxbourne, Lowewood Museum)
Sharon Bates (Planning: Borough of Broxbourne)
Vicky Carter (Planning: Borough of Broxbourne)
Douglas Cooper (Planning: Borough of Broxbourne)
Tracey Mannings (Planning: Borough of Broxbourne)

Facilitators.

Richard Guise. Director, Context4D
James Webb. Director Forum Heritage Services

Apologies received from invitees unable to attend:

Russ Craig (BEAMS)
Councillor Ray Hannan (Borough of Broxbourne)
Andy Instone (Hertfordshire County, Archaeology)
Michael Munt (English Heritage)
Stephen Poulter (Action 4 Hoddesdon)
Peter Quaile (Planning: Borough of Broxbourne)
Peter Worth (Hoddesdon Society)

APPENDIX 4

RESPONSES TO PUBLIC CONSULTATION

RESPONDEE	COMMENTS	ACTIONS
Homes & Communities Agency	HCA supports policies that ensure historic, natural and built environments are not compromised by future development and that local distinctiveness of the area is enhanced. There is a need for new areas of landscaping, new public realm and open space, and protection for existing resources.	Recommended within the appraisal.
Theatres Trust	As consultation is not directly relevant to trust work no comments will be made. Look forward to commenting on future planning policy documents.	
Listed Buildings and Conservation Planning Ltd	Doesn't know Hoddesdon at all, but keep information coming. Wanted to know where the consultants had been advertised.	
Lindsey Nicholls	Concerns over Spinning Wheel swimming pool and its degradation.	Noted
Lindsey Nicholls	Demolition of the Tower Centre (which was not mentioned in the document). Feels Tower Centre should not be one massive retail outlet, as others already exist.	Amended section on Tower centre on page 58 of the appraisal.
Lindsey Nicholls	Disagrees about Limes Court as building hideous and out of place with surroundings.	Noted
Lindsey Nicholls	Parts of Rye Park could benefit from Conservation. Broxbourne should have its own conservation plan.	Separate appraisals are being considered for these areas.
Lindsey Nicholls	Agrees with comments about replacement windows at St Catherine's School.	Noted
John Sutton	Interested to know when a wall can or cannot be knocked down when it is within a conservation area.	Enquiry put forward to Development Management, Peter Quaile responded to Mr Sutton.
Fusion Online	Can we advise if consultation is a DPD or SPD	Reponded to by Planning Policy - document will form part of the evidence base for the LDF and will be a material consideration when determining planning applications.
G S Chatley	Email received had two download files which contained just signatures. Wondered if this signified third attempt at revamping Hoddesdon. Will it be a failure like last two attempts. Only wasting money because no development company work for nothing.	Noted

Susan McCarthy	Spinning Wheel , Hoddesdon Open Air Pool fits bill in all respects This should be looked at more carefully.	The Council has approved demolition of the Hoddesdon Pool buildings and the Secretary of State has not intervened in this decision.
Firstplan (working for Tower Centre applicants)	Clients have put forward pre-app for redevelopment of centre. Planning app to relocate existing sub-station and new layby approved in March 11. Endorse the findings of the CA appraisal. Working with English Heritage to redevelop Tower Centre using palette of materials to improve quality of the conservation area and be sympathetic to its character. Development will help to improve appearance of the area and enhance the clock tower, listed St Catherine's & St Paul's Church and other listed buildings. Conclude proposals for Tower Centre will deliver significant improvement to area in line with objectives of appraisal. Client supports aspirations for the future of Hodd CA and will continue to engage with the Council.	Noted
Micheal Munt - English Heritage	Suggest additional thought regarding shopfronts, Hoddesdon is not well endowed with good unaltered shopfronts, (but there are some in High Street eg next to Halifax bank) that are C20 but simply detailed and well proportioned. You may wish to mention these as worthy of retention/enhancement in the design guidelines in Section 4 (Possible areas for enhancement)	Appropriate text will be added to the appraisal
Micheal Munt - English Heritage	The Development control and management principles on P55 and also section 4 together provide a strong basis for a management plan, which could be added to the appraisal document.	The Council has yet to determine whether a management plan will be produced for the Conservation Area
Micheal Munt - English Heritage	Opportunity to provide more guidance on Market Place frontage of the Tower Centre where ultimately a replacement or remodelled high quality building could lessen impact of the Tower Flats and provide more sympathetic back drop for Clock Tower. (Should this be shown in yellow on the Townscape Assessment 2 map as a possible development site?)	The comment is accepted. However, there is little prospect of this proposal being achieved in the foreseeable future and no amendment to the Appraisal is therefore recommended
Micheal Munt - English Heritage	Pleased to see Local List proposed for Hoddesdon (App 1) and support recognition of importance of buildings of local significance.	Noted

