



## BRICKENDON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION

2014



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# **BRICKENDON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

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

### **1. Introduction.**

**1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.**

**1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.**

**1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.**

**1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its Conservation Areas and their boundaries. The production of this document is very much part of this process.**

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

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

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

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

**1.8. This Conservation Appraisal will:**

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

**1.9. The document will be prepared in partnership with the Parish Council and the local community through the consultation process. The latter produced a Parish Plan in 2006/2007 which, in relation to the environment records that *'It is clear from this survey that residents care deeply about their surroundings and recognise that this is a relatively unspoiled part of the country that is well worth protecting. Far from being complacent, many are ready to look at what more they can do to reduce their personal impact on the environment'*. The Parish Council are also about to produce a Neighbourhood Plan.**

**1.10. Acknowledgement and thanks are recorded to the Parish Council who provided assistance and helpful information to the fieldworker. Thanks also to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.**

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

## PART A - LEGAL AND POLICY FRAMEWORK

### 2. Legal and Policy framework.

2.1. The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being *'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*. The same section of the Act also requires that Councils undertake periodic reviews.

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

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

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

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

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

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

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

**2.8. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection. Some trees are protected by Tree Preservation Orders.**

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

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

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

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A Heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'*.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II\* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well being of the area...'*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

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

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

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

**2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Councils website or a copy can be obtained from the Council (contact details are set out in section 7).**

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

**2.17. Brickendon Conservation Area was first designated in 1991.**

## **Part B - APPRAISAL**

### **3. Origins and Historical Development**

**3.1. There are 11 Historic Environment Records within or close to the existing Conservation Area held by the County Archaeologist, about half of which relate to Listed Buildings. Other entries of interest relate to the site of a well on Well Green, (see as illustrated on NW corner of pond on enclosed map dating from 1874); a medieval copper alloy harness pendant depicting a lion passant dating from 12/13th century found beyond the Conservation Area to the north of the church and west of Well Green. Brickendon Grange and Brickendon Green are mentioned (and described elsewhere in this document) with a reference to the former as possibly having a walled kitchen garden.**

**3.2. The Historic Environment Records also refer to a chance discovery of a large 'Thames Pick' found recently in 2013 to the south of Hacketts. This is believed to date from the Mesolithic period so prehistoric settlement is a possibility.**

**3.3. Roman settlement. Currently there is no recorded evidence to date of any Roman settlement in the immediate area.**



**3.4. The Domesday Book was a census commissioned by William I in 1086. In relation to Brickendon three owners are identified, namely The Canons of Holy Cross, Geoffrey de Mandeville and Sigur de Choques. The holding of the first of the above owners is described in translation thus: *The Canons themselves hold Brickendon. It is assessed at 5 hides. There is land for eight ploughs. In demense 3<sup>1</sup>/<sub>2</sub> hides and there are 2 ploughs and there can be a third. There 9 villans have 4 ploughs ...There are 9 bordars and 24 cottars and 2 slaves and 1 mill...meadow for 2 ploughs, pasture for the livestock of the village...woodland for 200 pigs. In all is and was worth 100s. The manor belonged to and belongs to the Church of Holy Cross of Waltham.* Source: **Domesday Book a complete translation, Alecto Historical Associations Penguin Books 2002.****

**3.5. Glossary of terms: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' or 'cottar'. The latter occupied a cottage in return for services provided. 'Demesne' essentially means land belonging to the lord of the manor.**

**3.6. The naming of the Parish as Brickendon Liberty originates from its creation by Henry II which granted freedom from certain taxes.**

**3.7. A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: *Brickendon is a Liberty in the parish of All Saints, and for civil purposes forms a parish...maintaining its own poor... The Liberty contains a scattered population amounting in 1871 to 743...***

**3.8. Kelly's Directory of 1874 lists commercial entries being the Hart's Horns Inn, The Farmers Boy and one beer retailer. This small number of entries is not surprising bearing in mind the immediate proximity of Hertford.**



**Picture 1 - Chapel of the Holy Cross and Saint Alban built in 1932. Date of photo unknown, probably mid 20th century. Photo reproduced courtesy of church archive material compiled by the National Association of Decorative and Fine Arts Societies.**

**3.9. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises a number of names, a selection of which are included thus: Brickandun 959; Brichendone 1086; Brekyndon 1314; Brykyngton 1454. The name possibly derives from Brica's Hill.**

**3.10. Plan 1 shows the existing Conservation Area boundary approximately imposed on mapping dating from the late 19<sup>th</sup> century. From this it can be seen that the settlement was very scattered and consisted of little more than the ancient Listed Buildings and Brickendon Grange and its imposing tree lined approach avenue. The map also shows a large greenhouse complex of the south side of the wall that still forms the southern boundary of Brickendon Green. Nearby paths and formality suggests this may have been a kitchen garden (perhaps associated with Brickendon Grange to which it is connected by a path). Also shown is a gravel pit to the east of Fanshaws Lane. The latter would appear to be called Back Lane, described elsewhere in this report as an ancient Green Lane.**

**3.11. Little change occurred by the 1920's by which time Little Farden Cottages, a group of listed building had been erected. The greenhouse complex referred to above is still shown. The large property Fanshaws was built in 1885 and appears on mapping dating from the 1920's.**

**3.12. The principal changes occurred from the earlier to mid 20th century onwards leaving the village much as it appears today.**

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

**4.1. Scheduled Ancient Monuments.**

**4.2. Areas of Archaeological Significance.**

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

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

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

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

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

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

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

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

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally**

particularly important chimney stacks without pots may be selected.

- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.
- In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where permission for demolition in Conservation Areas is not required.

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

**4.10. Important views are identified.**

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

## **5. GENERAL CHARACTER AND SETTING OF BRICKENDON.**

**5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Little Berkhamsted Ridge Settlements area as being a gently undulating plateau. Important landscape elements include Lime avenues**

associated with parkland and where the villages are linked by narrow winding lanes on the plateau. Brickendon Green is described as a *key acid and grassland site* whilst Brickendon is described as being *an archetypal English village*. Within the area it is noted there are occasional extensive views over the valley.



Picture 2 - an extensive view across the valley looking north - west from a point between Brickendon Green and Brickendon Grange.

**5.2. Within the parish there are 32 Listed Buildings and within the Conservation Area there are 8. Of these 4 date from the 16th century and 1 each from the 15th, 17th, 18th and 20th centuries. The latter is a group of estate houses in the Arts and Crafts style. All are characterised by tiled roofs. All of the Listed Buildings are Grade II and appear in general good condition. None have been identified as being 'At Risk' on the Council's Buildings at Risk Register.**

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

5.4. There are also open spaces of considerable visual and/or of historic quality including Well Green, Brickendon Green and pasture land to the west of Fanshaws Lane.

5.5. Trees and hedgerows enhance many areas adding character and diversity to local street scenes.

5.6. This Appraisal proposes a number of alterations to the Conservation Area boundaries that are described elsewhere below.

## 6. DETAILED CHARACTER ANALYSIS.

6.1 **General overview.** Brickendon is essentially a linear village extending from Well Green in the east to Brickendon Green and Brickendon Grange, now associated with a golf course, in the west. The street scenes are generally open in character where historic buildings, extensive open spaces, trees and hedgerows are important elements. A modern housing estate to the east of Fanshaws Lane lies beyond the Conservation Area. To the west of Fanshaws Lane is a fine listed property being Fanshaws Mansion built in 1885. One interesting feature of the built environment in Brickendon is the presence of several 'estate type' groups of dwellings. Some of these lie within the Conservation Area, other beyond it. As described in more detail below and subject to modifying existing boundaries, the Conservation Area with its important open spaces and range of historic buildings of good quality and other important environmental features is assuredly an area *'of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*.

6.2. **Scheduled Ancient Monuments.** There are no Scheduled Ancient Monuments in the parish.

6.3. **Areas of Archaeological Significance.** A small area around Bourne Orchard and another around Bentleys are so designated.

6.4. **Individually Listed Buildings.** A selection are described in abbreviated format and illustrated below.

6.5. Little Farden. Nos. 13, 15, 17, 19 - Grade II. Block of 4 estate houses. 1913 by Charles Edward Mallows probably for Demaine Saunders family. Roughcast with fan pargetting on brickwork, dark weatherboarding to apex of 2 front gables and aprons of bay windows, oak arcading to recessed fronts. Steep handmade red tile roofs with bellcast and laced valleys. A symmetrical group of Arts and Crafts style estate houses set well back from road. 4 hipped dormers on front roof slope. 4 heavy square chimneys with enlarged tops, along ridge. Cast iron pump fixed to post, with spurred spout.



Picture 3 - Little Farden , an early 20th century group of estate houses by Charles Edward Mallows.

**6.6. Nos. 32, 34, and 36 Brickendon Lane - Grade II. Former farm buildings, converted to 3 houses and garages. 16th century barn, 19th century buildings to east and west converted in 20th century. Timber frames on stuccoed brick sills, dark weather boarded, steep old red tile roofs. A long 1½-storeys irregular range of buildings on north of entrance to yard at Hacketts. Interior of barn has jowled posts and clasped-purlin roof on trusses with collar and vertical queen-struts.**

**6.7. Bentleys Cottage - Grade II. House. 15th century or earlier. South crosswing, hall range early/mid 17th century, north bay probably 19th century, renovated after stripping to frame 1973. Timber frame on low black painted sill, roughcast with frame exposed in older parts. Steep old red tile roofs. Interior has exposed timbers ~~with original diamond mullioned windows~~ and shutter grooves in south wing.**



Picture 4 - Bentleys a fine grade II listed building dating from the 15th century.

**6.8. Bourne Orchard - Grade II. 16th or early 17th century, extended and given symmetrical appearance in 19th century, south east wing and windows in roof circa 1908. Timber frame on red brick sill, roughcast painted, steep old red tile roofs. A large 2-storeys, jettied, 4 windows long house, along a track from road. This house had 4 structural bays, the widest for the hall, the narrowest for the chimney and entrance lobby, where the staircase may have been sited.**





Picture 5 - Bourne Orchard dating from the 16th century and modified at later dates.

**6.9. Hacketts - Grade II. Late 16th or early 17th century, altered and extended circa 1920 by W.H. Godfrey. Timber frame on roughcast sill, roughcast walls. 20th century south wing and rear projection dark weather boarded on painted brick sill. Steep old red tile roofs. 2 storeys and attics, T-shaped house set well back from road facing west.**

**6.10. Village Hall at Fanshaw's Farm (formerly listed as Fanshaw's Farmhouse and outbuildings) Grade II. Farm buildings, one now a village hall. 17th and 18th centuries. Timber frames on red brick sills, dark weather boarded, and steep old red tile roofs, A large U-shaped contiguous group on sides of a yard to west of house. South barn is Fanshaw's Room, presented to village as village hall. May originally have housed a forge.**



Picture 6 - The village Hall, ~~a successful conversion of to the left - and~~ former agricultural barn. ~~Their~~ success in part has been achieved by limiting the numbers of openings and retaining traditional materials.

**6.11. Fanshaws - Grade II. This site currently lies beyond the Conservation Area but this Appraisal recommends an extension to include it. Country house, now offices. 1883-5 for Henry William Demaine Saunders\*. Service wing heightened 1912, leased to Barclay family 1909-1963, then became HQ of the Institute of the Motor Industry. Red brick with red sandstone dressings and windows. Moulded brick cornices. Steep red tile roofs with parapets. A compact, 2 storeys and attics, square mansion in Jacobean style. Listed in 1988.**

**6.12. \*** Whether fact or folklore it is recorded that the first owner Mr. Demain Saunders who was a gentleman of generous proportions was concerned that should he die in bed at his home at Brickendon Grange, the narrow staircase would not be wide enough to take his coffin. This allegedly was the reason for him commissioning and building Fanshaws.

**6.13. Fanshaws is a large Victorian building of considerable quality with historical associations with the village. During WWII it was a reception centre for evacuees and later and now the HQ for the Institute of the Motor Industry. It is proposed the Conservation area be extended to include it.**



Picture 7 - Fanshaws. Former country house in Jacobean style, 1883-5 for Henry William Demaine Saunders. leased to Barclay family 1909-1963, and then became HQ of the Institute of the Motor Industry.

**6.14. Other non listed buildings that make an important architectural or historic contribution. A number have been identified.**

**6.15. Brickendon Grange Golf Club. Dating from the late 19th/ early 20th century. Tall red brick building with tiled roof, dormers, prominent chimneys and tall distinctive circular turret with weather vane and finial. Fine window detailing of wooden construction with leaded panes. Stone entrance with gargoyle detailing and inscription; elsewhere stone heraldic detailing dated 1909 (but building appears on 19th century mapping with larger footprint than current historic element). Flat roofed extensions to side and rear detract but are subservient to historic structure. Protected by normal planning controls.**



Picture 8. Fine window detailing at Brickendon Grange Golf Club.



Picture 9. Brickendon Grange Golf Club. A tall brick building in Victorian gothic style dating from the late 19th/ early 20th century. Representative of its type and period.

**6.16. Lodge to former Brickendon Grange. Appear as lodge on 19th century mapping. 19th century lodge building constructed of brick with tiled roof and prominent chimney with pots. Unusual decorative wooden detailing to first floor. Original porch supported on wooden brackets with tiled roof. 2 number oriel windows, one to front elevation, and one to side. An unusual and distinctive building. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 10. Former Lodge to Brickendon Grange; an unusual building of considerable quality and charm whose distinctive features warrant additional protection.

**6.17. No. 34 East Cottage and adjacent dwelling. Pair of 19th century 'estate type' two storey cottages constructed of brick with decorative wooden detailing. Tiled roof with chimney and pots. Although extended and modified the mass of the building is important in the context of its setting in relation to Brickendon Green from which it is prominent.**

**6.18. Nos. 28-29 Brickendon Green. Pair of two storey 19th century cottages constructed of brick and render with tiled roof and central chimney with pots. Each property retains a tiled porch canopy on original wooden supports. Double gable ends to front have small areas of decorative hung tiles. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 11. Nos. 28-29 Brickendon Green - 19th century estate type cottages overlooking Brickendon Green with original porch and other detailing worthy of retention.

**6.19. Nos. 20 -21, opposite Brickendon Green. Pair of prominent earlier 20th century houses with render finish, tiled roof and 2 no. chimneys with pots. Wooden window surrounds. A prominent group in the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 12. Nos. 20-21 Brickendon Green. First shown on mapping dating from the 1920's. These early 20th century properties with their steep roofs and prominent chimneys are prominent in the street scene and worthy of retention.

**6.20. The Farmers Boy PH. Appears on late 19th century mapping as a PH with the same name. Two storey brick and render with slate roof and 2 no. chimneys with some pots. Of historic interest and should be retained.**

**6.21. 'The Five Horseshoes'. The name implies the building, now a house, was originally a PH although there is no evidence of this from available mapping. However it is understood that it used to be a beer house until it ceased in this capacity in the 1950's. A two storey rendered building with tiled roof and central chimney. Extensive decorative wooden detailing including upper window surrounds and central lozenge with words 'The Five Horseshoes' and display of same items. A pretty building that adds to the character of the street scene and local history. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 13. The Five Horseshoes believed to be a former beer house that ceased trading as same in the mid 20th century. An attractive and interesting building that contributes to the quality of the street scene.**

**6.22. Nos. 5-11 Brickendon Lane. A mid 20th century terrace set back from the road. Despite some later alterations such as replacement porches the form and massing of the group is pleasing and a good representation of the period. Of brick construction with prominent tiled roof and 4 no. dormers with horizontal wooden detailing and barge**

boarding. 3 no prominent chimneys with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification. May take its design philosophy from adjacent listed 'Little Farden'.



Picture 14. Nos. 5-11 Brickendon Lane - a mid 20th century terrace set back from the road with selected features most worthy of retention and additional protection.

**6.23. Sweetings, Brickendon Lane. An imposing 20th century residence originally built in the 1930's and designed by Sir Clough Williams-Ellis whose most famous work is the village of Portmeirion in Wales. Tiled roof and prominent chimneys. A helpful discussion with the owners revealed that very significant alterations have taken place over the years and that much of the original design concept has been lost. One original external feature is the curved southern end of the house. The fieldworker was advised that the front façade consisting of decorative plaster and timber detailing was believed to have been added in the 1980's. Notwithstanding these later alterations an interesting and imposing building in part of considerable interest that should be retained.**





Picture 15. Sweetings - the curved elevation is to original design by Clough Williams Ellis but the 'Elizabethan' façade is a later addition dating from the 1980's. Photo reproduced courtesy of John Lambie.

**6.24. Chapel of the Holy Cross and Saint Alban. Built in the early 1930's and extended to the south west at a much later date this simple ecclesiastical building has considerable charm. Externally it is constructed of brick with part render finish and steeply pitched tiled roof with clock tower. Original windows with leaded panes. Internally the roof is supported by timbers and roof trusses reminiscent of a traditional aisled barn. Pews with carved roundels probably dating from the late 19th/ early 20th century were imported from Ely Cathedral, when alterations were undertaken to the latter by the same firm who built the chapel.**



**Picture 16. Chapel of the Holy Cross and Saint Alban built in the early 1930 by Rattee and Kett. A charming structure well detailed externally and internally.**



**Picture 17. Finely detailed windows at the Chapel of the Holy Cross and Saint Alban.**

**6.25. No 33 Brickendon Lane. A diminutive brick and weather boarded residence, 19th century in appearance, early windows to front. Slate roof and chimney with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 18. No 33 Brickendon Lane a small and unusually designed residence, worthy of retention.**

**6.26. There are several other non listed buildings/structures lying currently beyond the Conservation Area which make an important architectural or historic contribution. These are in the environs of Fanshaws where the Conservation Area is proposed to be extended. These buildings are regarded as being non listed because the fieldworker was advised that when Fanshaws mansion was listed in 1988 the properties in question had been sold off and were in different ownership. Accordingly these are not regarded as 'curtilage listed'. They are: L shaped building and nearby ancillary 'well house' to south east of mansion; former 'bothy' in similar location and single storey barn in similar location. Also included in this section for convenience is tall garden wall in similar location.**

**6.27. L- shaped building and associated well house. Prominent late 19th/early 20th century block of estate cottages originally associated with mansion, constructed of brick with fine decorative vertical tile detailing, dormers with decorative wooden detailing and prominent chimneys. The ancillary structure is a small interesting building that the**

owner advised was formerly a well house (a structure covering a well). Some original external features. No internal inspection made. Of historic interest and worthy of protection. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification should it be agreed to extend the Conservation Area.



Picture 19. Former estate cottages originally associated with Fanshaws mansion.



Picture 20. Former well house .

6.28. Former 'bothy'. Fieldworker advised this was the building's former use. A 'bothy' was often provided as accommodation for estate workers usually for gardeners and may have also provided storage for garden produce such as apples. This particular structure would have been well related to the large greenhouse complex in the walled garden nearby that are shown on mapping dating from 1920 and where apple trees

contemporary with that time still exist. Late 19th /early 20th century two storey brick construction with tiled roof and decorative wooden detailing including balcony. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification should it be decided to extend the Conservation Area.



Picture 21. Fieldworker advised this building was a former 'bothy', perhaps used as accommodation for gardening staff to tend nearby greenhouses that once existed in walled garden.

**6.29. Barn dating from late 19th /early 20th century single storey weather boarded with pan tiled roof, worthy of retention.**



Picture 22. Simple barn dating from late 19th/early 20th century most worthy of retention.

**6.30. Walls to walled garden. These wall are very tall and of varying heights. They are extremely well maintained and a handsome feature of considerable architectural merit and historical importance. They are most worthy of retention and protection to be afforded by ther proposed Conservation Area designation. The fieldworker's preliminary view is that these walls may be of sufficient quality to be considered worthy of being afforded Listed Building status and this should be explored further with English Heritage.**



**Pictures 23 and 24. Prominent garden walls of considerable architectural merit and historic importance south east of Fanshaws mansion and in good condition.**

**Lower Picture illustrates decorative keystone detail with letters DS (Demaine Saunders, who built Fanshaws mansion).**

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

**6.32. Red K6 Telephone kiosk in good condition. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Crowns to top panels. Over 2,000 of these are listed but this one is not.**

**6.33. Nearby is an Edward VII post box set in brick pillar. Inscribed ER VII Post Office with crown.**

**6.34. Tall yellow stock stock wall adjacent to south boundary of Brickendon Green, probably 3 metres + in height. Trees and other mixed vegetation to front on green obscure view of fine and unusual feature that once supported a large greenhouse on its southern side. Perhaps the opportunity exists to make parts of this historic structure more visible. Discuss issue with Parish Council.**

**6.35. The Garden wall to the south east of Fanshaws is described previously.**

**6.36. Important Open Spaces. Well Green is a prominent open space of common land at the northern entrance to the Conservation Area. There are a large number of mature trees, a pond and it is crossed by footpaths. It is a significant environmental asset of community and visual significance. It is important that its open nature is retained.**

**6.37. Brickendon Green. A large community open space, important in terms of its visual qualities and historic associations. Defined by wooden post and rail fencing suitably constructed in a rural vernacular style. Mature trees in some locations and prominent tree boundary to part of southern boundary, also pond. It represents an important environment asset in its own right but also provides a setting for several historic buildings on its edges. Some may argue that the play equipment visually disrupts to a degree but this needs to be considered against the obvious community benefits that accrue. In summary a most important open space whose open characteristics should be retained. This is important when considering the location of equipment such as seating signs litter bins etc. In time there may be an opportunity to rationalise/ standardise design of litter bins when considering any necessary replacements.**



Picture 25. Looking across Brickendon Green from its eastern boundary towards the Village Hall. An area with historic associations and of considerable visual and communal merit. It is important its open characteristics are retained. In this respect the provision and location of any necessary additional equipment or trees need careful consideration.

**6.38 Small pond partly hidden from view, surrounded by trees between village hall and nos. 20-21 Brickendon Green. Appear on 19th century mapping. Also small pond area north end of village between church and Well Green.**

**6.39. Pasture to west of Fanshaws Lane. Pasture land of undulating nature partly grazed by sheep. The land is defined by a strong tree belt to the north which encloses it. Its boundary to Fanshaws Lane is defined by a hedge of native species neatly trimmed. It is considered this open undulating land is environmentally important and visually forms part of the Conservation Area's setting and is properly included within the Conservation Area. It provides an important open space separating the built up main part of the Conservation Area and Fanshaws, now proposed as an extension to the Conservation Area.**



**6.40. Churchyard of the Chapel of the Holy Cross and Saint Alban. A large important open space with many mature trees and a selection of 20th century gravestones. Within the churchyard is a large oak cross erected in 1931 to dedicate the site. It is inscribed Divini Gloria Ruris - The Glory of the Divine Country.**



**Picture 26. An unusual wooden grave marker?**



**Picture 27. The Great Cross erected in 1931 to dedicate the land and commemorate the construction of the Chapel.**

6.41. **Wildlife sites.** There are several such sites within or partly within the Conservation Area.

6.42. Firstly there is Brickendon Green which is described as being species rich, partly damp, neutral to acidic grassland. It supports various grasses sedges and rushes, is crossed by old ditches with a pond containing a good diversity of aquatic plant species.

6.43. Secondly there is Brickendon Lane road verges and pond described as being a network of road verges supporting a mosaic of habitats and where Common Toads have been recorded. The extensive linear strip runs from Fanshaws Lane junction through to and including Well Green.

6.44. Thirdly there is Back Lane described as an ancient green Lane bordered by a thin strip of ancient broadleaf woodland with features indicative of ancient origins. This runs the length of Fanshaws Lane and proceeds north beyond the Conservation Area.

6.45. Fourthly there is Blackfan Wood which intrudes into the far south west corner of the Conservation Area. This is described as being an ancient semi natural woodland with Oak Hornbeam and Ash with ground flora ancient woodland indicators such as Dog's Mercury, Bluebell, Violet and others.

6.46. Fifthly the area around Fanshaws is described as buildings and environs important for protected species.

6.47. **Historic Parks and Gardens.** (a) Hacketts is described in East Herts. District Councils Supplementary Planning Document, 'Historic Parks and Gardens' thus *Hacketts was originally part of the Brickendonbury estate, when it was a farm. It is listed in the 1622 Survey of the manor as Hecketts, occupied by Thomas Fintch. Dating from 1870 with herbaceous borders, shrub beds, extensive views.*

(b) The fine walled garden enclosed by non listed historic walls previously associated with Fanshaws. Should the Historic Park and Gardens document be revised at a future date, consideration should be given to including reference to it.

6.48. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Some trees are protected by Tree Preservation Orders.

6.49. One extremely important tree feature is the avenue of lime trees forming the approach to the Golf Club. This consists of mature and recently planted replacement lime trees that make a significant visual contribution to the area. The feature is also of historic importance as it appears on 19th century mapping. It is proposed to extend the

Conservation Area boundary a short distance in a southerly direction to ensure whole avenue properly lies within the Conservation Area.



Picture 28. Avenue of lime trees leading to Golf Club, formerly Brickendon Grange. Of significant visual and historic importance.

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

**6.51. Elements out of character with the Conservation Area.** A considerable number of utility poles between the church and Brickendon Green detract. In the first instance it is suggested appropriate utility company be approached with a view to seeking their long term co-operation in reducing the visual impact of this overhead infrastructure.

**6.52. Opportunities to secure improvements.** Contact relevant utility companies to ascertain potential to reduce visual impact of overhead services.

**6.53. Suggested boundary changes.** Councils have a responsibility to ensure their designated areas justify Conservation Area status and are not devalued through the designation of areas that lack special interest. A number of boundary adjustments are proposed.

**6.54.** Firstly an area of paddock land to the south west of Bourne Orchard is proposed for inclusion. In this location the existing Conservation Area boundary cuts across the middle open of paddock land and the revised boundary is adjusted to follow well defined features on the ground, namely well maintained native hedges to the south and east.

**6.55.** Secondly a minor adjustment is proposed to ensure inclusion of the southern avenue of Lime trees leading to the golf club building

(formerly Brickendon Grange).

6.56. Thirdly a minor adjustment is proposed to include the whole pond on the western side of the road between the churchyard and Well Green.

6.57. Fourthly it is proposed to extend the Conservation Area around Fanshaws mansion to include a heavily treed and wooded environment which provides the historic setting for a listed Jacobean styled mansion and other unlisted buildings of historic importance including a fine walled garden that once had close associations with the main mansion (See previous pictures).

6.58. Fifthly it is proposed to exclude mid 20th century properties being nos. 23-26 Brickendon Green. These are modern single storey residential properties on the edge of the Conservation Area of insufficient architectural merit or historic importance to merit continued inclusion.



Picture 29. Mid 20th century properties on the edge of the Conservation Area that lack sufficient architectural merit or historic importance to warrant continued inclusion.

6.59. ***Other actions.*** Explore further the potential of listing the walls to walled garden, in proposed extension to the Conservation Area. Also consider including walled garden in any future revision to East Herts. District Councils Supplementary Planning Document, 'Historic Parks and Gardens'.

## PART C - MANAGEMENT PROPOSALS.

### 7. MANAGEMENT PROPOSALS.

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

(a) Include an area of paddock land to the south west of Bourne Orchard. In this location the revised boundary is adjusted to follow defined features on the ground, namely well maintained native hedges to the south and east.

(b) Extend boundary by minor adjustment is to ensure full inclusion of the southern line of Lime trees being part of avenue leading to the golf club building (formerly Brickendon Grange).

(c) minor adjustment to include whole pond area on the western side of the road between the churchyard and Well Green.

(d) include an area around Fanshaws mansion being a heavily treed and wooded environment which provides the historic setting for a listed Jacobean styled mansion and other unlisted buildings of historic importance including a fine walled garden.

(e) Exclude nos. 23-26 Brickendon Green at southern end of the existing Conservation Area.

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

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

Telephone no. 01279 655261

E-mail [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

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

**7.4.** Applicants may also wish to refer to one of the several Guidance Notes referred to in Appendix 1 below. It is not the role of this document to recommend the location of future development. However the Parish Council sought guidance in relation to the type and style of any possible small scale developments. Bearing in mind the tradition in Brickendon of 'estate type' terraces of dwellings with steeply pitched tiled roofs dormers and prominent chimneys, a continuation of this style, should the opportunity arise, commends itself.

**7.5. Planning Control - Potential need to undertake an Archaeological Evaluation.** Within the sites designated as being an Area of Archaeological Significance, the contents of policies BH1, BH2 and BH3 are particularly relevant.

**7.6. Listed Building Control and Good Practice.** Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law. Explore further the potential of listing the walls to walled garden, in proposed extension to the Conservation Area.

**7.7. Listed Buildings** are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

**7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.** Within the existing Conservation Areas and proposed extension in the environs of Fanshaws this Appraisal has identified 14 unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. These are: Brickendon Grange Golf Club, former lodge to previous, no. 34 East Cottage and adjacent dwelling, nos. 28-29 Brickendon Green, nos. 20-21 opposite Brickendon Green, The Farmers Boy PH, The former Five Horseshoes, Nos. 5-11 Brickendon Lane, Sweetings, Chapel of The Holy Cross and Saint Alban, no. 33 Brickendon Lane, former estate cottages and ancillary well house south east of Fanshaws, former 'bothy' south east of Fanshaws and barn south east of Fanshaws. Any proposal involving the demolition of such buildings within the Conservation Area is unlikely to be approved.

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

**7.10. Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.** This Appraisal has identified walls that make a particular contribution to the character of the Conservation Area. Those within a Conservation Area are protected virtue of exceeding the specified heights relevant to Conservation Area legislation. Any proposal involving the demolition of such walls is unlikely to be approved.

**7.11. Planning control - Wildlife Sites.** Five such sites have been identified. Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

**7.12. Planning Control – Locally Important Historic Parks and gardens.** EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has identified the garden at Hacketts thus. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

**7.13. Planning Control – Important open land, open spaces and gaps.** This Appraisal has identified the following particularly important open spaces: Well Green, Brickendon Green, selected ponds, pasture to the west of Fanshaws Lane and churchyard of the Holy Cross and Saint Alban. These open spaces will be protected.

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

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

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

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
<b>Utility poles and associated overhead infrastructure</b>	<b>Length of main street</b>	<b>Contact appropriate utility companies to discuss potential for long term resolution</b>
<b>Other Actions.</b>		
<b>Explore further the potential of listing the walls to walled garden, in proposed extension to the Conservation Area</b>		

**Explore potential of including same walled garden in East Herts. District Councils Supplementary Planning Document, 'Historic Parks and Gardens' if that document is revised at a future date.**

**Wall to south side of Brickendon Green. Discuss potential of increasing visibility of this historic feature by removing some obscuring vegetation to front at Brickendon Green.**

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

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