



THE WARE SOCIETY

Ware Conservation Area Appraisal – Consultation

Having studied the Draft Appraisal Document and discussed its contents with Mr Bosworth the Ware Society would offer the following comments.

1. We found the document to be comprehensive and well constructed. It provides useful information on the concept of Conservation Areas and the statutory framework surrounding them. It is also helpful in outlining the powers and in some cases the lack of them concerning enforcement. When formally accepted it will form a useful working document for the activities of the Ware Society
2. The Ware Society would endorse the issues highlighted in the narrative, many of which have long been a source of concern to them. A number have been pursued by the Society in the past with a mixed measure of success.
3. The proposed extensions to the Conservation Area seem wholly reasonable. Those primarily aimed at protection of important trees as summarised at Para 7.1. (a) and (d) are to be applauded and it is hoped will be taken fully into account in consideration of future planning issues. The other three areas of extension are fully endorsed in the belief that protection of buildings and street scenes of visual significance are important elements of the heritage of our town and should be afforded 'adequate protection.
4. It is of no small concern that some of the issues, particularly concerning open spaces and public areas are those where responsibility for improvement and maintenance clearly rests with the local authority. It is to be hoped that should the final document receive acceptance then these issues will be acted upon by those with this responsibility.
5. It is clear that many of the suggested improvements can only be achieved through development of a co-operative working relationship with property owners. Something that the Ware Society would be happy to pursue in conjunction with the local authority.
6. The writer of the report has emphasised at public meetings that progress in many areas can only be made if there is sufficient local good will and commitment. The Ware Society is happy to work to this end wherever possible and where appropriate would attempt to instigate direct action as it has done in the past as in the cases of the Gazebos and Grotto restoration projects.
7. Two minor points of accuracy :-
 - a. Page 74 photo caption – should read New Road not New Street
 - b. Page 51, Para 5.93 – This board does not in-fact have a covering screen and what appears to be moisture ingress is in-fact the effect of the background shading of the main drawing.

Secretary,
The Ware Society

15th January 2016

From:
Sent: 18 January 2016 16:56
To: Bosworth John
Subject: Re: Your comments on the draft Ware Conservation Area Appraisal
Attachments: DSC_0045.JPG
Importance: High

John Bosworth

Further to my original email to you I neglected to highlight that the rear of two adjacent shops, "Fenella & GSK Mini Stores" close to and on the same side as the Brewery Tap public house – when viewed from the rear look almost at a point of collapse due to neglect & lack of maintenance. Furthermore the "Fenella Shop" just this week have been put up for sale with notification of development at the rear. These two properties to me look be be at distinct Risk and seem to be of Tudor Origins!

In addition we have noted that a Gazebo type building on the river behind the high street originally in the grounds of the old Post Office sorting office on the rivers edge has clearly been recently demolished to almost ground level.

This site is being re-developed by White Hart Developments from commercial to residential apartments.

I attached a photograph of the building before demolition
four Dormer type windows!

It is the building with the

Regards

From: [Bosworth John](#)
Sent: Thursday, January 07, 2016 1:36 PM
To:
Cc: [stepoe Kevin](#)
Subject: Your comments on the draft Ware Conservation Area Appraisal

Dear Mr Smith I really appreciate the time and detail of your response. I will read your comments carefully again at the time I compile a report for Members consideration and will come back to you for further clarification should that be necessary.

Once again many thanks.

John Bosworth

Conservation Team

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From: Planning
Sent: 07 January 2016 10:28
To: Bosworth John
Subject: FW: Ware Conservation area proposals Feedback

Importance: High

From:
Sent: 07 January 2016 10:25
To: Planning
Subject: Ware Conservation area proposals Feedback
Importance: High

To the Fieldworker for of the above:-

Having read your Paper / Report on the above proposals I have the following observations.

Comments re the outward condition of property in Ware High Street and buildings at risk, what you may not be aware of is that a large number of these are owned by third party corporates & investment companies based in London who have no affinity or allegiance to the out ward appearance of Ware merely their financial returns.

This may of course negate any efforts to get these owners to respond to your proposals.

The upper reaches of the shop properties that adjoin the Saracens Head now resemble other inner city areas of lack of maintenance & repair and may well be owned as defined above.

Shop front issues you raised ie the Ware Card Centre and others – although not ideal these small independent traders offer a much needed alternative to the numerous Cafe's & Restaurants in the High Street and I would suggest helpful requests rather than section 4 orders which may well prompt these traders to pull out of the high street.

The Quaker Burial plot in Kibes lane and the lack of defined boundaries – Historically this plot in recent times was no more than a bare patch of earth with a small sign denoting it was once the Quaker Burial Plot.

What you see today is a total improvement on that situation and its open garden aspect I view as being a vast improvement.

New Road properties – your comments are warmly appreciated and under section 4 advice I would suggest

the Victorian Terraces at the bottom end of New Road include that the few Boot Scrapers in the front walls,

the iron gratings on the front which are skylights to their cellars & the Circular Iron covers on the front of the

properties be retained – which were the access points for coal deliveries all be keep as is. Some of the Iron Covers are later date additions which do not have the mouldings in relief but do denote the their original usage.

There are a number of late Victorian Houses in Vicarage Road, some of which with significant historical building features which do not appear in your report which I would have thought should have. There are also a couple of late Victorian Houses in King Edwards Road but a few, one of which sadly has had its front bay window removed in favour of Cemetrical UPVC Double Glazed windows.

Lastly in Ware Priory Ware Town Council recently had a building erected called Fletcher's Lea, how on earth this building was allowed to be built in the middle of our Conservation area I can not understand. It remains locked and bared to the townsfolk most of the time, costs the town £130,000 per annum as an operating loss, is not in with the Priory Architecture & finally WTCouncil now have applies at a cost of £80,000 to erect fire escapes to the upper reaches as on completion that area failed Health & safety inspection.

Your comment re Tudor Square that WTC have a plan – sorry they do not but have been debating what to do there now for Ten years without resolve and are now quoting East Herts as the Freeholder and problems re potential Covenants being and issue ongoing.

I found your report very interesting & informative and can only comment on the above.

Regards

Ware
Herts


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Ware Conservation Area Appraisal

Comment Form

Your comments are sought on the Ware Conservation Area Appraisal. These should be made in writing and either sent or emailed to the address below by 26th January 2015. Alternatively you can leave this form tonight. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: Ware	
Name :	
Address	Ware, Herts.
Telephone No:	
Email:	
Comments:	<p>I was very interested and impressed with the conservation project illustrated last week in the Ware Priors! It is an excellent scheme, so my only additional comments would be to encourage discussion, and liaise with the 'Ware Society' team who have close knowledge of these matters, and my particular concern is regarding the number of established trees which are felled, without sufficient grants, eg. along the river bank several years ago - denuding the banks along the dam & beyond.</p>
Our Contact Details:	East Herts District Council Wallfields, Pegs Lane Hertford, SG13 8EQ
Website: www.eastherts.gov.uk	
Email: john.bosworth@eastherts.gov.uk	
Phone: 01279 655261	
Ask for Conservation Officer	

 Development Control
16 DEC 2015

From: Jill Rowlinson <townclerk@waretowncouncil.gov.uk>
Sent: 09 February 2016 11:27
To: Bosworth John
Subject: Ware Conservation Area Appraisal and Management Plan

Dear John

The above consultation was considered at a meeting of Ware Town Council last night. The official response is as follows:-

“Ware Town Council welcomes the Ware Conservation Area Appraisal and Management Plan and supports the proposals in the document. In addition, Ware Town Council requests that consideration be given to the inclusion of Gilpin Road in the Conservation Area.”

Kind regards
Jill

Jill Rowlinson

Town Clerk
Tel: 01920 460316
Fax: 01920 484056
Website: www.waretowncouncil.gov.uk
Email: townclerk@waretowncouncil.gov.uk

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Conservation Area: Ware

Name :

Address:

WARE

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after [redacted]

Telephone No:

Email:

Comments:

COULD YOU PLEASE LOOK AT AND COMMENT
ON "THE WARE COMMON WHARF" and
PUT FORWARD ANY IDEAS YOU HAVE.

Our Contact Details:

Website: www.eastherts.gov.uk

Email: john.bosworth@eastherts.gov.uk

Phone: 01279 655261

Ask for Conservation Officer

East Herts District Council
Wallfields, Pegs Lane
Hertford, SG13 8EQ