

ARDELEY PARISH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS, INCORPORATING THE THREE CONSERVATION AREAS OF ARDELEY, MOOR GREEN AND WOOD END.

DRAFT FOR CONSULTATION 2017/18.

Consultation period 23 November 2017 -11 January 2018



Church of St. Lawrence - The tower and its Hertfordshire spike together with a wealth of gravestones and magnificent trees makes a most important environmental and historic contribution to the conservation area. This visual treat, combined with the evocative sounds arising from the nearby Rookery, creates a quintessential English rural scene that is so important to preserve and pass on to future generations.

Unfortunately, and in common with selected other conservation areas, some inappropriate development has taken place elsewhere in the village, often dating from the mid-20th century. It is hoped these appraisal documents can assist in preventing this from happening again.

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

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Existing conservation areas on historic maps dating from 1874-1894.
Ardeley (Plan 1); Moor Green (Plan 1A); Wood End (Plan 1B).

Plan 2 series - Character Analysis Plans. Ardeley (Plan 2); Moor Green
(Plan 2A); Wood End (Plan 2B).

Plan 3 series - Management Plans. Ardeley (Plan 3); Moor Green (Plan
3A); Wood End (Plan 3B).

**ARDELEY PARISH CONSERVATION AREA APPRAISAL AND MANAGEMENT
PLANS INCORPORATING THE THREE CONSERVATION AREAS OF ARDELEY,
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DRAFT FOR CONSULTATION

2017

This document has been produced by officers of East Hertfordshire District Council to assess the current condition of the three conservation areas in Ardeley Parish being Ardeley, Moor Green and Wood End, 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.

The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation, other improvements resulting from experience gained to date. This process is ongoing.

The document will be subject to public consultation a process that will be advertised separately. Any comments received via this process (omitting personal details) will be available for public inspection.

It has not been possible to access some rear boundaries and in such cases interpretation of selected information provided has been taken as best from satellite information.

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, Stevenage, Royston and Cambridge. 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 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. Where appropriate the documents put forward simple practical management proposals to 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 and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats). Similarly with respect to assessing whether or not a building is curtilage listed.

1.8. This Conservation Appraisal will:

- Identify the special character of each of the three conservation areas of Ardeley, Moor Green and Wood End;
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundaries;
- Put forward practical enhancement proposals;

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

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Natural Historic and Built Environment Team 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 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) (England), Order 2015 (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 associated with many non-listed buildings 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 commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing important architectural features that are important to the character or appearance of a conservation area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings 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 appropriate.

2.8. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. 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 areas, particularly when viewed from the public realm. Other trees not specifically identified may

still be suitable for statutory protection. One Tree Preservation Order has been made at Wood End.

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 and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges.

2.10. National Planning Policy Framework. The principle emphasis of the 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 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 (sic) 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 £2,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on line and on request. These guidance notes on the preservation and repair of historic materials and buildings' provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.14. The Council also has a 'Heritage at Risk Register', originally produced in 2006 and again updated. This document is available on the Council's website. In the Parish there are a total of 5 such buildings. In the conservation area at Wood End Spring Grange and an associated outbuilding and also curtilage buildings to Coates Manor Farm are so identified. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's 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. As currently drafted this emerging District Plan advises that development in conservation areas should, inter alia, conform with the content of the Appraisals.

2.17. The three conservation areas of Ardeley, Moor Green and Wood End were first designated in 1981.

3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. In the three settlements of Ardeley, Moor Green and Wood End, Hertfordshire County Historic Environment Records have provided approximately 45 records in and around the three conservation areas. Many of these relate to Listed Buildings, some abbreviated descriptions being included later in this document. Some other interesting entries advise of earthworks north west of Ardeley which may relate to a vanished medieval occupation; at Moor Green a Roman Road which ran between Braughing and Baldock and which remained in use until the late 16th century and a Chapel of St Albans at Wood End, built/opened 1853, now demolished. It is said many flints in the walling were collected by local children. It is believed to have been damaged in the second world war and damage was accepted as being the responsibility of the War Damage Commission. Repair works were completed in 1949/50 but in 1970 a wall of the Chapel collapsed and the decision was taken not to rebuild due to cost.*

*Source of information via Rob Jameson based on book by John Hopkins "Ardeley the Social History of a Parish".



Picture 1, Chapel of St Albans, believed to be taken circa 1970. Reproduced courtesy of Chris Dawson and Rob Jameson.

3.2. Prehistoric. Unknown.

3.3. Roman settlement. Unknown but possible due to presence of Roman Road between Braughing and Baldock, north of Moor Green.

3.4. The Domesday Book was a census commissioned by William I in 1086. In relation to Ardeley it notes that *The Canons themselves hold Ardeley. It is assessed at 6 hides. There is land for 10 ploughs. In demense [there are] 3 hides, and there are 2 ploughs, and there can be a third. There 12 villans have 7 ploughs. There are 6 bordars and 2 cottars, 4 slaves, meadow for 2 oxen, pasture for*

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livestock [and] woodland for 200 pigs. In all it is and was worth £7. TRE £10. This manor belonged and belongs to the church of St Paul.

3.5. Interpretation: 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 '. A cottar generally occupied a cottage with land in return for services/labour. 'Demesne' essentially means land belonging to the lord of the manor. TRE is an abbreviation essentially meaning 'In King Edward's time'.

3.6. Anglo Saxon. Unknown.

3.7. Medieval settlement. The three settlements were well established in the medieval period and are represented for example by the 13th century church at Ardeley, the moated manorial site at Moor Green occupied during the late 13th century and Spring Cottage at Wood End which also dates from the late Medieval period.

3.8. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows:

Ardeley is a parish and village in Odsey hundred...6 miles east from Stevenage railway station...Ardeley is the proper and ancient name of this place, but it had become corrupted into Yardley until about 1850...The church of St. Lawrence, which was restored in 1872, is supposed to date from the 12th century...There is a National School for Boys and Girls adjoining the churchyard...The population in 1871 was 563. The parish consists of several hamlets. Woodend [Wood and end joined] is about 2 miles south east ...and the chief part of the population.

3.9. Commercial activities in addition to farmers listed in Kelly's within the parish at this time were blacksmith (2), shoe maker, beer retailer and hay and straw dealer, Old Bell PH, beer retailer, higgler (a pedlar or hawker), Chequers PH and carpenter , wheelwright and shopkeepers (2).

3.10. Mapping from 1874 -1894 (Plans 1, 1A, 1B) identifies the location of some of the activities listed above.

3.11. Ardeley. Mapping from 1874 shows a village with little built form and heavily treed. At this time the map notes the Church, The Vicarage, Old Bell PH and a Smithy. By 1920 a Post Office was established as was The Jolly Waggoner PH. Some new housing appears including The Green, 1-2 Church End and Redbrick Cottages. Little changed pre WW II but mapping from 1963 shows the village much as it appears today.

3.12. Moor Green. Most interestingly mapping from 1874 shows some buildings around Muncher's Green but these no longer appeared on the mapping of 1920 (there are references to an abandoned settlement in this

location). Mature woodland shows at Great Wood (part of the Scheduled Ancient Monument) and Kimpton's Wood. Little changed in relation to the general settlement and field pattern until about 1920, the mapping of which shows the three pairs of houses on the road leading south east of the settlement. The main green and access today is much the same as it was in the late 19th century.

3.13. Wood End. Mapping from 1874 shows an Independent chapel (now part of the grade II* farmhouse at Chapel Farm) and the site of St Alban's church on the north side of the road and to the west of Chapel Farm. There is reference to 'Workhouse Barn' nearby and opposite is shown The Chequers PH. St Albans church is described as being a church and school built in 1853. (The fieldworker ~~requested and would be pleased to be advised of any further local knowledge and details of when it was demolished~~subsequently received information on this subject which has been much appreciated). A few additional dwellings and modern agricultural barns have been erected in the 20th century but the general format of the settlement remains largely unaltered.

3.14. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which is included thus: Eardeleage (939), Erdelei (1086), Ardeleia (1243), Yerdele (1287), Erdeley (1545). Name may originate from 'Earda's 'clearing'.

3.15. Moregreene (1664) and Wod end (1474) were probably the homes of Luca de Mora and John de Bosco (Italian name for person living in a wood).

3.16. Plans 1, 1A and 1B show the existing Conservation Areas plotted on historic maps dating from 1874-1894.

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

4.1. Scheduled Ancient Monuments. A National designation. There is one such site at Moor Green (see below).

4.2. Areas of Archaeological Significance. Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping system and may sometimes differ from that shown on the adopted Local Plan. The identification and refinement of such areas is an ongoing process.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selection is briefly described, such abbreviated descriptions being based on the national list, occasionally with additional

comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website List.HistoricEngland.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. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

4.5. Non listed buildings of quality and worthy of protection. Several other non-listed buildings and structures that make an important architectural or historic contribution to the conservation areas [are](#) identified by this Appraisal. The basic questions asked in assessing 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?
- (e) Determining which properties to include or which to exclude is occasionally a matter of difficult judgement.

4.6. Important trees and hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically indeed and access to some rear areas has not been obtained (in which cases information has been taken from satellite interpretation). 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.

4.7. Open spaces or gaps of quality that contribute to the visual importance of the conservation area where development would be inappropriate are identified by this Appraisal. 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.

4.8. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a conservation area 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.

4.9. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified elsewhere in the District that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development Rights has eroded other parts of some conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. (Update: Members have [agreed the general principle of introducing and testing](#) the impact of an Article 4 Direction elsewhere [in the District and may introduce others as resources permit](#)).

- Chimneys, in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.
- Selected windows, 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.
- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the visual appearance of the conservation area.

- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

4.10. Features that are out of character with the conservation area and detract or are in poor repair are identified.

4.11. Important views are identified.

4.12. Conservation area boundaries. In suggesting any revisions to the conservation area boundaries, principal consideration is 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.

4.13. Site of Special Scientific Interest. Designated by Natural England, 'Moor Hill Meadows' is so designated and detailed elsewhere.

4.14. Wildlife sites. Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates). [There are many in the parish.](#)

4.15. Historic Park and Garden. There are none in any of the three conservation areas but for information Ardeley Bury to the west of Ardeley is so identified.

CHARACTER ANALYSIS

5.1. General Landscape setting. The Council's Landscape Character Assessment produced in 2007 (which is Supplementary Planning Guidance) identifies the distinct landscapes of the District in terms of their wider settings. The [three](#) conservation areas [are](#) located within Area 140 being part of Ardeley and Cottered Settled Plateau. The Ardeley Plateau is noted for its complex of wet, ancient semi natural woodlands and old green lanes associated with which are areas of highly important grasslands such as Moor Hall SSSI. The description as having a quiet and remote feel with a strong sense of historic continuity is one shared by the fieldworker.

ARDELEY

5.2. General overview. Positive attributes. The positive qualities of the main village of Ardeley principally relate to the very high quality environment around the church and development surrounding The Green. The latter consists of early 20th century thatched properties of considerable architectural and historic value and which are quite unusual. Trees and a prominent pond add significantly to this traditional scene. A sensitive extension to the school executed in 1997 is worth recording (although other extensions at the same location are not as successful).

5.3. Negative attributes. Parts of the village including The Crescent and development on the south side of the road to Moor Green, east of Church Farm are of limited architectural merit and historic importance. Such developments principally date from the latter half of the 20th century.

5.4. Individually Listed Buildings. There are 14 listed buildings/groups within the existing conservation area at Ardeley. Of this total, 1 dates from the 13th century (the church), 1 from the 16th century, 4 from the 17th century, 2 from the 18th century and 6 from the 20th century.

5.5. The above buildings are grade II except the church of St Lawrence which is listed grade I.

5.6. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.7. Parish Church of St Lawrence - Grade I. Nave 13th century or earlier; chancel and north aisle early 13th century; early 14th century south aisle. North porch donated 1508; 19th century north vestry and half-timbered south porch. Chancel restored 1864 by Butterfield; general restoration 1880-84. Flint rubble with stone dressings and remains of external render. 18th century red brick buttresses with tumbled brickwork. Steep old red tile roofs to chancel and porches. Unbuttressed tower with Hertfordshire spike. Behind 20th century reredos scratch-moulded panelling painted with luxuriant vegetation and flowers on a green ground in the style of William Morris. Fine wall monument on south side of chancel arch. 15th century benches with poppy heads at rear. Wall paintings are said to have been found in the church in 1880 but are not now exposed. Elaborate swagged marble cartouche to Henry Chauncy 1703, son of the county historian Sir Henry Chauncy 1632 - 1719 also buried in the church. A picturesque village church.



Picture 42. Church of St. Lawrence - The tower and its Hertfordshire spike together with wealth of gravestones and magnificent trees makes an important environmental and historic contribution to the conservation area.

5.8. War Memorial - Grade II. Circa 1919. Possibly by F. C. Eden. Stucco with limestone dressings, inscribed Portland stone panels, battered knapped flint base with red brick banding and quoins, and a projecting steep old red tile gabled roof. Tall gabled memorial in the form of a wayside shrine with a half-size standing figure of St George in a large round-headed niche. Iron cross on gable. *Local sources advise the figure of St George is a replacement following the theft of the original. Removal of ivy and selected vegetation would be advantageous.*



Picture 23. War Memorial- a most unusual design. Removal of selected vegetation would be advantageous. The fieldworker was advised the central figure of St George is a replacement following theft of the original.

5.9. Aisled barn at Church Farm - Grade II. 17th century possibly incorporating an earlier aisled framework. Timber frame on red brick sill with steep pitched roof now of corrugated iron. A 5-bay tall aisled barn. Clapsed purlin roof with inclined queen-posts except in end bays. *This barn now converted to residential use with thatched roof.*

5.10. Forge at Church Farm - Grade II. 18th or early 19th century. Timber frame weather boarded with hipped red pantile roof. A small, single-storey, rectangular building. Brick hearth and chimney free-standing inside. A picturesque traditional building at road junction in the village centre.

5.11. The Post House Grade II. Sometime The Bell PH. Early 18th century, extended to east in early 19th century. Timber frame roughcast on painted brick sill with steep red tiled roof.

5.12. Ardeley Place - Grade II. House 17th century, extended in 20th century. Timber frame roughcast with a steep thatched roof. Red brick

central chimney. Later red brick central chimney inserted a third from south end. Flush casement windows with square quarries and old iron casements on east front. Hipped thatched open porch.

5. 13. Ardeley Parish Hall - Grade II. Parish hall. Circa 1917 by F. C. Eden* for John Howard Carter of The Bury as part of a picturesque Blaise Hamlet type planning scheme at The Green. Roughcast brickwork with black plinth, deep timber rustic classical portico and steep half-hipped thatched roof. A long rectangular hall closing east side of the green with Tuscan timber portico at south end facing the road. Tetrastyle rustic order with tunnel-vaulted arched centre rising into the half-hipped open pediment. Half-columns as imposts next outer corners. 8-panel double-doors with segmental headed louvred opening over. Simple wooden bench each side on red brick piers. **F.C. Eden- an English architect and designer, 1864-1944.*

5.14. Village Pump and Wellhouse - Grade II. Circa 1917 by F. C. Eden for John Howard Carter of The Bury. Cast iron pump with large flywheel. Red brick well house with plastered panels and hexagonal old red tile cap with gilded vane and bellcast eaves. Centrepiece of picturesque Blaise Hamlet type scheme at The Green.



Picture 34. Village pump and well house. Simple repair works at modest cost would result in significant improvements. Without prejudice financial assistance may be available.

5.15. The House on The Green - Grade II. 2 houses now one house. Completed 1919 (painted inscription on front) by F C Eden for John

Howard Carter of The Bury, as part, of a picturesque Blaise Hamlet type scheme at The Green. Roughcast brick with black plinth and steep half-hipped thatched roof, and 3 square red brick central chimneys. A large L-shaped house of one and a half storeys facing west with a projecting wing at the north end. 2 eyebrow dormers with small casement windows at the eaves. Flush small-paned casement windows with higher stair windows in middle to left of door. Oak plank door in trellis porch with swept steep roof. Painted inscription central 'Jec/AD 1919/POST LABOREM REQUIES.'

5.16. The Green Nos. 1, 2, 3, 4 - Grade II. Block of 4 houses. 1918 (plaque on front) by F. C. Eden for John Howard Carter of The Bury as part of a picturesque Blaise Hamlet type scheme at The Green. Roughcast brick with black plinth and steep thatched roofs, hipped at [South](#), half-hipped at [North](#). An irregular U-shaped block facing east. One and a half storeys with central arched tunnel, 5 large square red brick central chimneys, and 4 eyebrow dormers along the front eaves. Small square tiled and weather boarded bay window with 2 small-paned casements, to each side of central arch. Oak plank doors in trellis porches with tented lead roofs. Triangular ceramic plaque over archway 'H/J.C./A. 1918.D/MELIORIS AEVI'.



Picture [45](#). Early 20th century picturesque housing on The Green, unusual and most picturesque.

5.17. Areas of Archaeological Significance. The principal area with this designation [extends](#) is centred around the church and [extends](#) to the east of School Lane.

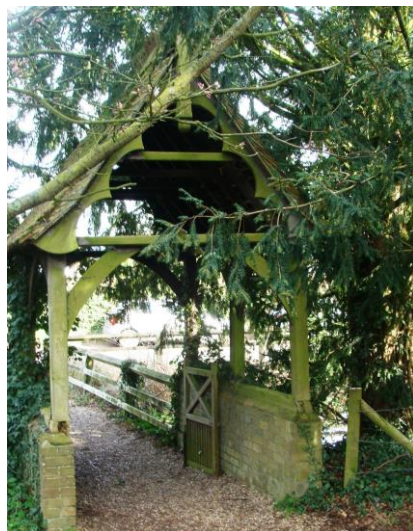
5.18. Important buildings within the curtilages of Listed Building. Building within the grounds and in proximity to The Old Vicarage. Red brick (would appear to be rat trap bonding) with pyramidal tiled roof. Shows as being attached to main building on late 19th century mapping.



Picture 56. Ancillary building in the curtilage of The Old Vicarage, viewed from road. Unusual brick construction - Rat Trap bonding.

5.19. Building interpreted as being within curtilage of 'Aisled Barn at Church Farm' (the latter now converted to residential). Weather boarded with tiled roof. Restored. Runs north to south along access to The Homestall.

5.20. 19th century Lych Gate to church. Judicial removal of some tree branches (notify EHDC) would improve visibility of structure. Some repair work necessary.



Picture 76. Lych Gate to church. Removal of branches would improve visibility; some repair works necessary.

5.21. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies several other buildings of high quality that are not listed but that should be retained. These date from the

late 19th early 20th centuries. Any important architectural features they possess and worthy of retention are identified.

5.22. Nos. 1-2 Church End. Plaster/pargetted with vertical tile hung detail. Steeply sloping tiled roof and 2 No. prominent chimneys with pots. Central date plaque reads 1883. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 78. Nos. 1-2 Church End. A pair of symmetrical late 19th century properties with distinctive roof and chimney details.

5.23. Nos. 1-6 The Glebe. Three pairs of mid 20th century two storey houses of brick construction with tiled half hipped roofs with dormers and chimneys with pots. Original/ early canopies above doors. Unlike some other developments in the village of similar general period these properties have a charm worthy of note and retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 89. One of three pairs of mid 20th century semi detached houses displaying good proportions and use of traditional features and materials.

5.24. The Homestall. Two storey painted brick to front with slate roof and prominent chimney. Some early windows. Access limited thus paucity of information. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.25. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.26. K6 Telephone Kiosk. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. Many of [this type](#) ~~thers~~ are listed but this one is not.



Picture 910. Well restored K6 Telephone kiosk, an iconic piece of British tradition. Its continued use as a Defibrillator is most welcome. This use is becoming increasingly common.

5.27. *Important Open Spaces.* The spaces identified below are most important and should be preserved. Together with a significant number of trees they are an integral part of the conservation area and its overall high quality.

5.28. The Green. This small enclosed open space is of considerable visual importance in setting off the early 20th century thatched properties and centrally located pump and well house. Maintaining its openness is most important. This area was previously the site of a large house demolished in the 19th century. It is understood the annual fair/fete is held here.



Picture 101. The Green west end of Ardeley. Maintaining its open character is most important.

5. 29. The Churchyard. The churchyard is a most important open space that can be accessed and viewed from several footpaths. It contains many fine trees and gravestones. Some of the latter are constructed of wood which are unusual. Some of these are beginning to deteriorate and little effort would be required to rectify those in need of repair (see picture below). It is important such simple repair works are carried out for their continued survival.





Pictures 142-134. The churchyard contains a range of interesting grave markers. The middle picture shows a tomb in serious need of repair; even a simple task such as removing the ivy would assist.

Those in the lower picture illustrate some that are constructed of wood which are distinctive and uncommon. They are relatively modern and for example, the one to the front of the lower picture marks the grave of Herbert Eck who died in 1934 whose life the fieldworker was advised is commemorated in a north west window of the church. A number of these markers are in need of repair, particularly the 'roof' element. This could be executed at modest cost. Is there a local tradition associated with this design?

5.30. Area of rough grassland east of School Lane and west of property The Homestall. Strategically situated in the centre of the village this site contains a pond and some mature trees. There are some low key buildings which appear to be in agricultural use and there is a storage pen for geese. It is important to retain its open nature in this most strategic location in the centre of the village. Local information advises the land is owned by Ardeley Charity Estates. Perhaps the future opportunity to secure it as communal open space is an option to be seriously considered by the local community.



Picture 145. Strategically located open site to west of The Homestall which is important to retain as such.

5.31. Wildlife site. Within Ardeley there is one [Local](#) Wildlife Site identified by the Wildlife Sites Inventory for East Herts 2013. This is Ardeley Churchyard (ref. 23/005) which is described as neutral grassland with a number of indicators of old grassland with planted trees and scrub and habitat diversity.

5.32. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans. In Ardeley the concentration in and around the churchyard is particularly important. Hedgerows too play an important role in a number of locations.



Picture 156. Magnificent tree in churchyard- 'Mammoth Tree' (*Sequoiadendron giganteum*).

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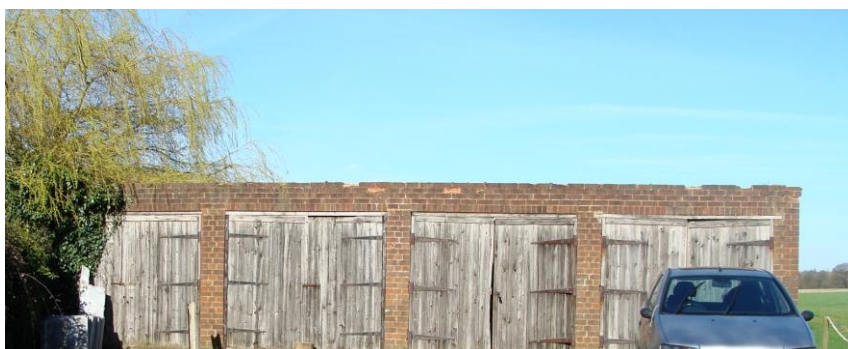
5.33. Water features. The pond to the front of the church has an abundance of wildlife and makes an important visual feature in the street scene. There is also a smaller pond on the central area of rough grass land east of School Lane.



Picture 167. Pond to front of church is an important visual and ecological feature. The railings are well designed and in keeping.

5.34. Important views. A selection as shown on accompanying mapping.

5.35. Elements out of character with the Conservation Area. At the eastern end of the conservation area and east of Redbrick Cottages there is a group of four garages which currently detract.



Picture 178. Group of four garages now granted of planning permission for residential redevelopment.

5.36. Signage at entrance to Church Farm. Explore with owners the potential of making improvements.



Picture 189. Discuss potential of making improvements with owner/s.

5.37. Collection of miscellaneous signage corner of School Lane. The possibility of achieving some improvements is worthy of investigation.



Picture 4920. Are all of these signs necessary? If they are could they be re-sited more appropriately. At least those out of vertical alignment could be reset.

5.38. Utility poles. There are a number throughout the conservation area but the presence of two on School Lane are worthy of note. Includes transformer station to rear of The Jolly Waggoner. In the first instance it is suggested the appropriate utility company be approached with a view to seeking their long term co-operation in reducing the visual impact of some of this overhead infrastructure.

5.39. Opportunities to secure improvements. Remove selected vegetation from War Memorial. Initiate repairs to village pump and well house. Consider possibility of repairing distinctive wooden grave markers in churchyard. Consider minor improvements to church notice board. Consider improving signage corner of School Lane and removal of two utility poles on School Lane. Improve signage etc entrance to Church Farm.

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5.40. Suggested boundary changes - ARDELEY.

It is proposed to:

(a) Exclude Nos. 1-8 The Crescent from the conservation area. This group of three terraces date from the mid 20th century and have little or no architectural or historic interest. Being on the edge of the conservation area their removal can be easily effected.



Picture 201. Part of The Crescent. These terraces are excluded from the conservation area because they are considered to be of insufficient architectural and historic interest.

(b) Exclude school playing field to west of school from the conservation area. This area contains some buildings and sports equipment which add very little to the visual or historic quality of the conservation area. In the fieldworker's opinion the site is more closely related to the open countryside which it adjoins.



Picture 242. Sports Ground associated with nearby school which appears to be more part of the open countryside as opposed to the adjoining architectural and historic elements of the conservation area.

(c) Exclude Markhams from the conservation area as the building which is located on the edge of the conservation area and dates from the mid 20th century is of insufficient architectural or historic interest to warrant continued inclusion.



Picture 223. Markham's a bungalow from the 20th century on the edge of the conservation area is of insufficient architectural or historic interest to warrant continued inclusion in the conservation area.

(d) Exclude the Hollies, Beard's Oak, Pomeroy and adjoining elements at Church Farm. Located on the edge of the conservation area the three domestic

properties dating from the latter half of the 20th century have limited architectural and historic qualities. The miscellaneous enterprises to the frontage at Church Farm are part of a wider complex which is disruptive and unattractive. Here in the excluded area are miscellaneous poor quality buildings of no architectural or historic interest.



Pictures [234](#)-[245](#). Buildings to frontage of Church Farm whose architectural qualities are of poor quality and inappropriate to the conservation area and now excluded from it.

(e) Rationalise boundary to east and south of Redbrick Cottages. Minor modifications have been made in this location to exclude frontages at Churchfield and Mead Farm at the eastern extremity of the conservation area. At same time the boundary is extended to ensure trees of some quality to the village approach opposite Redbrick Cottages are within the conservation area and thus afforded some protection. (Previously these trees formed the boundary and thus ambiguity as to whether they were located within or beyond the conservation area might have arisen).

5.41. **Overall Summary - Ardeley.** Ardeley conservation area is of very high quality in selected areas, one such example being around the church and Church Green. However elsewhere in selected locations its rural and remote qualities have been compromised by some mid 20th century peripheral developments that have very limited architectural and historic qualities and which are now excluded. Ardeley is of sufficient merit to be worthy of its designated status, however it is considered appropriate to modify the boundary as explained previously.

MOOR GREEN

5.42. **General overview.** Positive attributes. The grouping of listed buildings around the principal green including the Scheduled Ancient Monument with its visually interesting pronounced undulations to the east of Moor hall Farm site represents a traditional landscape of open space, tree and hedgerows and some buildings. The whole remains little changed.

5.43. Negative attributes. The existing conservation area as being considered contains extensive areas of agricultural land which forms part of the open countryside and the wider landscape. It is true that one such area, Muncher's Green was once of historic interest apparently with a small number of scattered buildings. However these no longer exist and the area is now arable agricultural land forming part of the open countryside (see picture elsewhere in document). Elsewhere the grouping of three pairs of early 20th century council houses are of some historic interest but have been altered by alterations and addition of solar panels and have not been identified as non listed buildings of quality. There are some modern buildings, including those in agricultural use, that have no special architectural merit and/or are not of historic interest.





Pictures 256-267. Upper picture shows former Goose PH as it currently is. Lower picture shows The Goose PH in its prime as a PH probably in the late 19th/early 20th century. The fieldworker was advised it closed in 1980. Regrettably its change to residential has involved the loss of a number of early features. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

5.44. Individually Listed Buildings. There are 6 listed buildings/groups within the conservation area at Moor Green. Of this total, 3 date from the 17th century, 2 from the 19th century and 1 from the 18th century.

5.45. The above buildings are grade II.

5.46. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.47. Kimpton Cottage - Grade II. 17th or early 18th century, divided in 19th century, now one house. Timber frame on stucco sill, roughcast with weather boarded ends and a steep thatched roof. Large external red brick gable chimney at east. Stone sheds at each end not of special interest.

5.48. Barn and Shelter Shed, Moor Hall Farm- Grade II. Barn and 2-storeys shelter shed with hay loft over. Early 19th century. Timber frame on tarred brick sill, weather boarded with slate roofs (hipped on barn). The two most interesting buildings in the contemporary layout of farm buildings.

5.49. Old Farmhouse at Fir Tree Farm - Grade II. Circa 1600 incorporating 16th century 2-bay crosswing at west, altered and fronted in brick circa 1800. Timber frame roughcast and part weather boarded. Red brick front. Steep old red tile roofs. Good pilastered 18th century fire surround in hall and early 18th century corner cupboard half glazed with hemicycle top. 17th century moulded plank doors. Stair trap still in use giving access to upper floor of crosswing.

5.50. Woodside Cottage- Grade II. Early 18th century, renovated early 19th century. Timber frame on stucco sill. Roughcast with end walls weather boarded. Ground floor at front faced in painted brick. Steep red pantile

roof. Large red brick external gable chimney. Flush 2-light cast iron casements with small panes and segmental arches to ground floor.



Picture 278. Two high quality listed buildings which together with the wood behind frame the extensive green when viewed from the south. Woodside Cottage on the left is described as having a pantiled roof at time of entry??

5.51. Scheduled Ancient Monuments. Moor Hall - general: Around 6,000 moated sites are known in England. The majority of moated sites served as prestigious aristocratic residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 AD and by far the greatest concentration lies in central and eastern parts of England.

5.52. Moor Hall - detail. The moat at Moor Hall is a well preserved and undisturbed example of a moated manorial site. It has a long documented history of occupation from the late 13th century until the 19th century. The associated earthworks in Great Wood indicate that the moated site was part of a larger, more complex medieval settlement. The monument contains important archaeological information pertaining to the layout and development of the medieval site while the ditch fills and ponds are likely to contain environmental evidence relating to the monument and the landscape in which it was constructed.

5.53. The monument includes a moated manorial site and associated earthworks. The moat is at the west end of the site. To the north and the north-east is an enclosure on the same alignment as the moat. To the east and to the south are associated earthworks, running into the woods to the east where there are also four fishponds. The rectangular-shaped moat encloses an island. Within the south-west corner of the moat is an irregularly-shaped fishpond. To the north of the moat are earthworks on

the same alignment which are interpreted as belonging to an associated enclosure. The monument is identified as the manorial site of Moor Hall which is recorded from the late 13th century when it was held as part of the main manor of Ardeley. *A much abbreviated description based on Historic England's entry. The site is undulating demonstrating the presence of former buildings. The accompanying map of Historic England's entry is slightly different to that on the Council's mapping and this needs resolving.*



Picture 289. The Scheduled Ancient Monument site of Moor Hall. Note considerable undulations in the grassland. The designated site extends into the woodland beyond (the latter is also part of the Site of Special Scientific Interest).

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5.54. Because of its significant historical importance that in part can be appreciated visually by undulations interpreted as representing ancient settlement, it is appropriate for the site to remain in the conservation area. The woodland forms part of the site and is visually important.

5.55. Areas of Archaeological Significance. The two principal areas so designated are in and adjacent to the Scheduled Ancient monument and secondly to the south of Fir Tree Farm.

5.56. Important buildings within the curtilages of Listed Building. Building at Fir Tree Farm. Of weather board and brick construction with tiled and asbestos roof. Visually detracts. Its improvement would make a significant contribution to its immediate environment of historic green and nearby listed building. Subject to further consideration it is a potential candidate to be included on the Council's Heritage at Risk register.



Picture 2930. Building to front of Listed Fir Tree Farmhouse. Securing its improvement would represent a significant gain.

5.57. Other non listed buildings that make an important architectural or historic contribution. No such buildings have been identified. Although a few representatives from the late 19th/early 20th century exist, these have been altered to a degree and no longer retain sufficient quality to be included within this category.

5.58. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted. No such features have been identified.

5.59. Important Open Spaces. The spaces identified below are most important and should be preserved as an integral part of the conservation area and its overall high quality.

5.60. The main green. This is centrally located and together with the small groupings of listed buildings represents a most important landscape feature with historical association with the conservation area. Its visual delight is enhanced by seasonal displays of wild flowers (see Wildlife [s](#)Sites below).

5.61. Undulating field part of Scheduled Ancient Monument to east of Moor Hall Farm. Not only of significant archaeological importance but also of visual interest with its 'humps and bumps'.

5.62. Site of Special Scientific Interest. Moor Green Meadows, a site of about 24 hectares (60 acres) is a Site of Special Scientific Interest formerly known as Wateringplace [G](#)reen. It comprises grazing meadows and marshy grassland caused by springs. Species rich grasses, orchids and rushes are present as is a small ancient woodland (Great Wood) and mature hedgerows which provide

habitats for nesting birds. The site is essentially open countryside and is protected by Natural England. Whilst it is of ~~significant natural~~ [significant natural](#) importance ~~the relevance~~ [the relevance](#) with architectural and historical associations is limited. As such most of the area is now excluded from the conservation area (Great Wood which also forms part of the Scheduled Ancient Monument remains in the conservation area principally because of its historic associations and also because of its visual importance). Permission to undertake certain works, including works to trees, would be required from Natural England.



Picture 381. The very extensive area of Moor Green Meadows, an area of Special Scientific Interest (SSSI). The site is afforded protection by Natural England and removal from the conservation area does not reduce protection; for example works to trees would need to be referred to Natural England.

5.63. Wildlife sites. There are [811 Local Wildlife Sites](#) identified by the Wildlife Sites Inventory for East Herts 2013. These are Moor Green Grassland (village greens supporting old unimproved neutral grassland, important for a wide variety of plants, numerous species of butterflies, grasshoppers and birds, [23/027](#)); Keimpton's Wood (ancient semi natural woodland [23/078](#)); French cCroft Wood (ancient semi natural woodland [23/024](#)); [Back Lane, \(ancient Green Lane 23/020\)](#); Keimpton's Wood Field (meadow supporting indicators of old neutral grassland [23/079](#)); Moor Hall Farm (ponds and environs important for protected species [23/028](#)); Moor Green Pastures (south east of the former Goose PH, pasture supporting moderately diverse neutral grassland, [23/061](#)); Fir Tree Farm Meadow (neutral grassland supporting a moderate variety of plant species and wet area [23/031](#)); ~~Munchers~~ [Muncher's Green](#) (wide green lane supporting semi-natural habitats, good for invertebrates and amphibians, site of abandoned village? [23/032](#)) [and nearby Wood End Lane \(ancient Green Lane 23/033\)](#). Some of these form part of the wider countryside and are no longer proposed to remain within the conservation area. [The Herts and Middlesex Wildlife Trust will provide advice on the management of Local Wildlife sites.](#)



Picture 342. ~~Colourful and seasonal~~ Neutral wildflower meadow and grass mix on Moor Green Grassland, the central green, focal element of the conservation area.

5.64. ***Particularly important trees and hedgerows.*** Those trees that are most important are shown very diagrammatically on the accompanying plans. It has not been possible to access some agricultural boundaries and in these cases the location of trees as shown has been interpreted from satellite information.

5.65. Hedgerows too play an important role in a number of locations.

5.66. ***Water features.*** A pond to the north of the former Goose PH adds a visually important feature in this part of the conservation area. It appears on mapping dating from the earlier part of the 20th century and thus has some historical value. There are other ponds off the access to Muncher's Green in the area of countryside now excluded from the conservation area.

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

5.68. ***Elements out of character with the Conservation Area.*** Two utility poles at the western part of the green. These are prominent and detract from the historic open space and nearby listed buildings. In the first instance it is suggested the appropriate utility company be approached with a view to seeking their long term co-operation in reducing their visual impact.

5.69. ***Opportunities to secure improvements.*** Tree planting adjacent to or within the hedgerow south of Fir Tree Farm would be beneficial in hiding modern agricultural barns from public view (In consultation response the owner is opposed to this so it is unlikely to happen). Consider reducing impact of two utility poles in western part of main green. Consider improvements to overgrown and neglected pond area and any areas of thorn encroachment at

Moor Green believed to be Common Land owned by the PC (the PC have subsequently advised they have sought volunteers to attend to this matter).

Re-erect highway sign on green to correct vertical alignment. Alternatively would it be possible to combine the information on the two poles to be on one pole only? The reader might consider these suggestions are very minor but the fieldworker is of the opinion that even the smallest improvements are worthwhile.



Picture 323. Pole out of correct vertical alignment detracts. Would it be possible to combine all necessary information on one pole?

5.70. Suggested boundary changes MOOR GREEN. It is proposed to:

(a) Include a small area used for horse riding (a minor adjustment to north of Moor Hall Cottage to better reflect existing geography and follow an existing hedge/ fence boundary).

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(ab) Exclude an extensive area of open countryside with several modern properties principally to the east of the road leading south out of Moor Green. Properties include Moor-wood House, Long-croft and Readings. The area includes the majority of an extensive site of Special Scientific Interest (except Great Wood which remains in the conservation area) and other open countryside extending north to the alignment of a former Roman road and to the east of the Scheduled Ancient Monument.



Picture 334. Modern agricultural barns of no architectural merit or historical importance highly visible to the south east of Reedings.

(bc) Exclude Muncher's Green and open countryside to the west of Fir Tree Farm. Forms part of the open countryside.



Picture 345. Muncher's Green used to be of some historic interest but now is in arable agricultural use and clearly forming part of the open countryside and wider landscape.

(ed) Exclude countryside to the north of Moor Hall Farm which forms part of the wider open countryside.



Picture 356. Land to the north of Moor Hall Farm, clearly forming part of the wider open countryside.

5.71. Overall Summary - Moor Green. Moor Green is considered to justify its status as a conservation area but the area should be restricted to the main green and surrounding listed buildings and Scheduled Ancient Monument Site. The inclusion of other very extensive areas of open countryside forming part of the wider landscape is considered to be inappropriate.

WOOD END

5.72. General overview. Positive attributes. An extensive range of good quality listed buildings at intervals to both the north and south of the main road and a central green define the principal high quality attributes of Wood End. The fact relatively little change has taken place and that the settlement is remote and closely associated with agricultural activity adds to its general positive atmosphere.

5.73. Negative attributes. Similar to Moor Green the existing conservation area at Wood End contains extensive areas of agricultural land which form part of the open countryside and wider landscape. There are some modern buildings, including those in agricultural use, that have no special architectural merit and/or are not of historic interest. There are several historic buildings at risk described elsewhere below.

5.74. Individually Listed Buildings. There are 15 listed buildings/groups within the existing conservation area at Wood End. Of this total, 7 date from the 16th century, 5 from the 17th century and 3 from the 18th century.

5.75. The above buildings are grade II except The Farmhouse at Chapel Farm which is grade II*.

5.76. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.77. Farmhouse at Chapel Farm including former Congregational Chapel - Grade II*. House and former Chapel, now one property. House late 16th century. Timber frame with close-studding exposed on front and rear. Steep old red tile roof. Very heavy exposed floor joists. A little altered 16th century jettied house of great interest. Former Congregational Chapel at east end of house, erected 1820 as a preaching station for Wymondley Academy and rebuilt 1862 (date stone on east front). Red brick with slate roofs. Grey brick used for pilasters and polychrome arch and raking cornices on east front, side lean-to porches. Triple round-headed stone window. Pointed moulded stone doorways. Became part of house in 1970's.



Picture367. Grade II* Farmhouse dating from the late 16th century with 19th century Chapel. Unusual and a visual focal point at Wood End.

5.78. Spring Cottage - Grade II. *Now known locally as Spring Grange.* West part late medieval, 16th century lower north west wing, 17th century main range replacing medieval hall, but east half demolished (probably after fire in 1947). Timber frame weather boarded over a brick plinth. Steep old red tile roofs. Very large red brick chimney with 4 diagonal shafts joined in-line axially over a moulded base. *This building is included on the Council's Heritage at Risk Register. The Council will look to work with the owners towards a sustainable solution that leads to the restoration of the building. Local advice is that it has recently been purchased. The Council is ~~anxious to secure a proper reinstatement of this important building.~~ It may be eligible for grant assistance.*

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Picture378. Spring Grange - a building on the Council's Heritage at Risk Register in poor condition where the Council is anxious to secure proper reinstatement - need of restoration.

5.79. Farmhouse at Cherry Farm - Grade II. Early 17th century incorporating 16th century south wing. Timber frame on stepped red brick plinth, roughcast with steep old red tile roofs. A 2-storeys, T-plan, central-chimney, lobby-entry plan house facing east. 3 windows to each floor on east front with door in line with tall red brick central chimney with moulded base and 5 conjoined diagonal shafts in-line axially.



Picture389. Farmhouse at Cherry Farm with fine diagonal multi shafted chimney.

5.80. Barn at Cherry Farm - Grade II. Later 17th century, incorporating timbers from an older building. Timber frame weather boarded with a steep pitched roof now of corrugated iron. A 3-bay, single-aisled barn. Double doors in central bay and aisle at rear. Jowled posts with long slender curved braces to tie-beams and rear arcade plate. Straight tension-braces to corner posts. Queen-strut and collar, clasped-purlin roof. *Now converted to residential 'Tyrone'.*

5.81. Peartrees - Grade II. Early 16th century open hall house, floor and central chimney inserted in hall in late 17th century (wood block with 'WN. RS 1673' now loose in house may date these). Timber frame roughcast with steep roof.



Picture [3940](#). Peartrees Listed Grade II - dates from early 16th century.

5.82. Orchard Cottage - Grade II. 18th century or earlier, east part probably 19th century. Timber frame roughcast on stucco plinth and weather boarded apron. Steep pitched thatch roof with eyebrow dormers.



Picture [401](#). Orchard Cottage a fine grade II 18th century or earlier property with steeply sloping thatched roof.

5.83. The Darlings Grade II. Late 17th or early 18th century. Timber frame roughcast with ground floor cased in 18th century red brick. Steep old red tile

roof. Central red brick chimney and internal gable chimney at north end (19th century). Overhanging front eaves with plastered soffit. 3 windows on each floor. 19th century rear extension.

5.84. **Areas of Archaeological Significance.** This area principally extends to include the main built up areas including the listed buildings to the north and south of the principal road through Wood End.

5.85. **Important buildings within the curtilage of Listed Building.** Outbuilding interpreted as being in the curtilage of Chapel Farm. Tall single storey of flint and brick construction with slate roof. Large entrance doors.

5.86. Ancillary building within curtilage of Spring Grange. In very poor condition. The fieldworker has been advised this site has recently been acquired ([Application for 3 dwellings now submitted-](#)). It is hoped appropriately sensitive restoration works can be carried out.



Picture 442. Ancillary curtilage listed building within curtilage of Spring Grange that is in very poor condition. It has been on the Council's Heritage at Risk register for a number of years and this structure together with the main building (see above) continues to deteriorate.

5.87. Weather boarded with hipped slate roof building interpreted as being ancillary listed to Sandfords. Probably of 19th century date.

5.88. Outbuildings to Coates Manor Farm. One weather boarded and tiled roof of particular concern and considered 'at risk'; illustrated below.

5.89. **Buildings at Risk.** As previously advised Spring Grange and an associated outbuilding are so identified. Also curtilage buildings to Coates Manor Farm. Without prejudice grant assistance may be available.



Picture 423. Buildings interpreted as curtilage listed at Coates Manor Farm on the Council's Heritage at Risk Register in urgent need of repair on this important approach to the village.

5.90. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies two other buildings of high quality that are not listed but that should be retained. These date from the late 19th century. Any important architectural features they possess and worthy of retention are identified.

5.91. Sandford Cottage - Building probably of late 19th century origin. Two storey render with decorative wooden detailing to front. Slate roof, 2 No. chimneys with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 434. Sandford Cottage an interesting non listed building that adds to the quality of the conservation area and its evolution and which should be retained.

5.92. Highbury House. Of late 19th century date. Yellow brick construction, two storey in height with tiled roof and decorative ridge detailing; 2 No. chimneys. Simple barge board detailing, vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 445. Highbury House dating from late 19th century and worthy of retention.

5.93. **Other distinctive features that make an important architectural or historic contribution.** Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a listed building unless otherwise noted.

5.94. Flint and brick wall to frontage of farmhouse at Chapel Farm/former Congregational Chapel. About 1.5m in height, reinstated.

5.95. Fine early Victorian wall letter box. Interpreted as being part of the curtilage listed wall. Lettering reads VR with crown and POST OFFICE.



Picture 456. Victorian wall letter box in curtilage listed wall. Not many of these remain.

5.96. Important Open Spaces. The spaces identified below are most important and should be preserved.

5.97. Strategically located in the centre of Wood End, this green although separated by access points, forms an open space of considerable visual importance to the form and identity of the conservation area which provides the historic and visual setting for several buildings including some that are listed.



Picture 467. The centrally located green at Wood End is a key feature that makes an important visual contribution to the conservation area.

5.98. Small green at extremity of the conservation area to east of Coates Manor Farm. Small area that provides a visual entrance point to the conservation area that could perhaps be improved with additional native planting to gap up and better define its southern edge.

5.99. **Wildlife sites.** There are 2 [local wildlife](#) sites at Wood End identified by the Wildlife Sites Inventory for East Herts 2013. These are Wood End Lane [\(23/033\)](#) and Parkers Green. The former is described as a narrow ancient Green Lane of calcareous grassland, wet ditches and old hedges. Species rich and important for invertebrates, birds and small mammals.

5.100. Parkers Green [\(23/035\)](#) is described as an old wooded trackway and area of damp unimproved neutral grassland supporting a number of species. It is surrounded by old mixed scrub of various species. Also Badgers Green being a belt of old secondary broadleaf woodland and scrub. As these sites are peripheral and form part of the wider open countryside they are no longer included in the conservation area.

5.101. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Hedgerows too play an important role in several locations.

5.102. **Water features.** The pond adjacent to Highbury Farm is an important feature in the street scene and most worthy of retention. A pond of similar shape is interpreted as existing on late 19th century mapping.



Picture [478](#). The pond at Highbury Farm adds diversity and interest to this rural location.

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

5.104. **Elements out of character with the Conservation Area.** Pile of rubble in field opposite Highbury House. Although now beyond the conservation area the removal of this pile of rubble would be beneficial.

5.105. **Utility poles.** Within Wood End there are a number of utility poles which detract, some more than others. The locations of a selection of some of the more intrusive are identified on the mapping. The Parish Council may wish to approach the respective utility company to assess the potential of reducing impact on ones they consider to be most intrusive.

5.106. **Opportunities to secure improvements.** Repair and restore listed building Spring Grange and associated ancillary building. Repair and restore ancillary listed buildings to Coates Manor Farmhouse. Without prejudice grant

assistance may be available. Consider possible additional planting to southern edge of small green to east of Coates Manor Farmhouse. Remove pile of rubble in field opposite Highbury House. In association with utility company consider selective reduction of impact of utility poles. [Consider relocation of salt bin and other minor improvements to small triangular green outside Chapel Farm.](#)

5.107. Suggested boundary changes - WOOD END. The conservation area boundaries at Wood End have been significantly modified to exclude extensive tracts of open countryside of arable and pasture land which form part of the wider landscape. The genesis and reasons for their original inclusion is unknown. In conducting the present round of conservation area appraisals the approach has generally been to remove expansive areas of open countryside where its relationship has little in common with the main architectural and historical elements. It is proposed to make the following boundary changes:

(ab) exclude a large area of open countryside and scatter of houses and agricultural barns extending from Parker's Green to land north of Lites Manor and land extending to include agricultural barns south of Cherry Farm. Buildings within this area include Greenlands, The Spinney, Parker's Green Cottage, The Bungalow, Lites Manor, agricultural buildings to the east of Lites Manor and agricultural barns to the south of Cherry Farm. [\(this exclusion previously embraced a small part of the rear garden of Orchard Cottage which has now been reinstated within the CA as it originally was\).](#)





Pictures 489-501. Various areas of extensive agricultural land that relate to the open countryside and now removed from the conservation area.



Picture 512. Modern agricultural complex south of Cherry Farm, one of several similar modern agricultural complexes removed from the conservation area. Clearly such a building has no architectural merit or historic interest.

(bc) exclude a tract of countryside to the west of Coates Manor Farm and north of Spring Grange.



Picture 523. Pasture land to west of Coates Manor Farm. This land is now excluded from the conservation area because its relationship is much more closely associated with the open countryside.

(cd) exclude modern agricultural buildings to rear of Highbury Farm.



Picture 534. Modern agricultural buildings of no architectural merit or historic interest to rear of Highbury Farm and now excluded from the conservation area.

5.108. Other Actions. Consider additional native planting to gap up and better define southern edge of small green at extremity of the conservation area to east of Coates Manor Farm.

5.109. Overall summary - Wood End. The main elements of architectural importance and historic interest at Wood End are located around central greens between Cherry Farm and Highbury Farm. For a small outlying agricultural community there are a number of important listed buildings some of which are thatched whilst others are in need of repair. Trees and hedgerows play an important role. The community is isolated and rural. The conservation area as it currently exists is very extensive and includes large tracts of open arable and pasture countryside part of the wider landscape within which are a number of modern residential and agricultural buildings with little or no

architectural or historic qualities. Wood End is considered worthy of its status as a conservation area subject to boundary revisions previously identified and described.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundaries* The revised boundaries are shown on respective accompanying Management Plans to which the reader is referred and includes the following amendment/s.

At ARDELEY it is proposed to:

- (a) Exclude Nos. 1-8 The Crescent.
- (b) Exclude school playing field to west of school.
- (c) Exclude Markhams to the west of The Green.
- (d) Exclude The Hollies, Beard's Oak, Pomeroy and adjoining elements at Church Farm.
- (e) Rationalise boundary to east and south of Redbrick Cottages. Minor modifications to exclude frontages at Churchfield and Mead Farm at the eastern extremity of the conservation area. Extend the boundary to ensure trees on the village approach opposite Redbrick Cottages are unambiguously within the conservation area.

At MOOR GREEN it is proposed to:

(a) Include a small area used for horse riding (a minor adjustment to north of Moor Hall Cottage to better reflect existing geography and follow an existing hedge/fence boundary.

(ab) Exclude an extensive area of open countryside with several modern properties principally to the east of the road leading south out of Moor Green. Properties include Moorwood House, Longcroft and Reedings. The area includes the majority of an extensive site of Special Scientific Interest (protected by other legislation) and other open countryside extending north to the alignment of a former Roman road and to the east of the Scheduled Ancient Monument.

(bc) Exclude Muncher's Green and open countryside to the west of Fir Tree Farm.

(ed) Exclude open countryside to the north of Moor Hall Farm.

At WOOD END it is proposed to:

(a) Exclude a large area of open countryside and scatter of houses and agricultural barns extending from Parker's Green to land north of Lites Manor and land extending to include agricultural barns south of Cherry Farm. Buildings within this area include Greenlands, The Spinney, Parker's Green Cottage, The Bungalow, Lites Manor, agricultural buildings to the east of Lites Manor and agricultural barns to the south of Cherry Farm.

(b) Exclude a tract of countryside to the west of Coates Manor Farm and north of Spring Grange.

(c) Exclude modern agricultural buildings to rear of Highbury Farm.

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 (NPP) that the District Council will process applications. The NPP is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then be relevant.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Officers to seek pre-application advice.

Telephone 01279 655261 (For development proposals ask for Development Management. For general conservation advice asks for a Conservation Officer).

E-mail: planning@eastherts.gov.uk

Website: www.eastherts.gov.uk

Or write to Development Management, East Herts. District Council, Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to which will be updated as resources permit.

7.5. Planning Control - Potential need to undertake an Archaeological Evaluation. Within the Scheduled Ancient Monument (Moor Green) and Areas of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

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

7.7. Listed Buildings are a significant asset in contributing to the quality of all three of the conservation areas. 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 three conservation areas this Appraisal has identified 5 unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus.

7.9. These buildings are:

At Ardeley - Nos.1-2 Church End, Nos. 1-6 The Glebe, The Homestall.

At Moor Green - none identified.

At Wood End - Sandford Cottage, Highbury House.

7.10. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where protection could 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.

7.11.Planning Control – Other distinctive features that make an Important Architectural or Historic Contribution. This Appraisal has identified a wall and other features that make a particular contribution to the character of the conservation areas at Ardeley and Wood End. These will be protected from demolition within the parameters of legislation.

7.142. Planning Control - Site of Special Scientific Interest. There is one such site at Moor Green namely *Moor Hill Meadows*. Proposals will be considered against Policy ENV13.

7.123. Planning control - Wildlife Sites. These are shown on accompanying mapping. Proposals will be considered against Policies ENV 14 and ENV 16. Some are now excluded from the conservation area.

7.134. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following particularly important open spaces:

At Ardeley - The Green, the Churchyard, an area of rough grassland east of School Lane.

At Moor Green - The central green, an undulating field part of Scheduled Ancient Monument.

At Wood End - The central green, small green to east of Coates Manor.

These spaces will be protected.

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

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

7.167. Enhancement Proposals. The Appraisal has identified a number which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation. Attention is drawn to the potential availability of financial assistance for repair to historic buildings and structures.

Detracting element.	Location.	Proposed Action.
ARDELEY		
Invasive vegetation.	War Memorial.	Judicial pruning and removal of ivy to expose to view for greater public appreciation would be beneficial.
Signage etc.	Entrance to	Discuss with owners the

	Church Farm.	potential for improvements.
Render in need of replacement on listed structure.	Village pump and well house on village green.	Undertake selected necessary repairs.
Wooden grave markers and other gravestones in need of repair.	Church of St Lawrence graveyard.	Consider potential for executing simple and inexpensive necessary repairs. Most important for their continued survival.
Road and other signs.	Corner of School Lane.	Consider rationalisation/improvements.
Particularly intrusive utility poles.	Two on School Lane.	In first instance contact utility company to seek their cooperation in removing/ reducing impact.
<p>Other actions.</p> <p>Lych gate to church. Suggest limited works to nearby trees to improve visibility (notify EHDC). Suggest initiate selected repair works.</p> <p>Consider minor improvements to church notice board.</p>		
MOOR GREEN		
Particularly intrusive utility poles.	Western end of <u>Moor Green. main green.</u>	In first instance suggest PC contact utility company to seek their cooperation in removing/ reducing impact.
<u>Thorn colonisation of Moor Green</u>	<u>Moor Green and pond area</u>	<u>It is understood the PC is aware and has discussed with the Herts and Middlesex Wildlife Trust. They have many priorities and limited funds but advise they have sought volunteers and remain focussed on the need to maintain and enhance the Moor Green Conservation Area.</u>
Additional tree	North of Fir Tree	Contact owner to seek views <u>(Owner response through the</u>

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planting.	Farm.	consultation process is opposed so this is unlikely to happen).
Highway and footpath signage.	On Green, north side of road.	Discuss issue with HCC. Consider potential of combining highway and footpath information onto a single sign.
<p>Other actions.</p> <p>Subject to further consideration consider including historic barn to front of Fir Tree Farm on the Council's Heritage at Risk register.</p> <p>Need to establish if Listed Building description of Woodside Cottage (thatched but described as having a pantiled roof) was correct at time of listing?</p> <p>Resolve issue of boundary of Scheduled Ancient Monument (Council's interpretation differs slightly to those on Historic England's records).</p>		
WOOD END		
Pile of rubble.	In field opposite Highbury House.	Seek owner's cooperation in its removal.
Dilapidated listed buildings on Councils Heritage at Risk Register.	Spring Grange and ancillary building. Ancillary buildings to Coates Manor Farm.	Discuss options with owners. Without prejudice Council may be able to financially assist.
Utility poles.	Various locations. Includes transformer to r/o The Jolly Waggoner PH.	In first instance suggest PC contact utility company to seek their cooperation in removing/ reducing impact of those locally considered to be most intrusive.
Salt bin, road sign etc.	Small triangular green outside Chapel Farm.	If PC consider appropriate consider minor improvements including relocation of salt bin.

Other actions
Consider the potential of additional native planting on southern boundary of small green on approach road to the east of Coates Manor Farm.