



## **LITTLE HADHAM PARISH CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS**

**DRAFT FOR CONSULTATION**

**2014**



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**LITTLE HADHAM DRAFT CONSERVATION AREA APPRAISALS AND  
MANAGEMENT PLANS, INCORPORATING THE THREE EXISTING  
CONSERVATION AREAS OF HADHAM FORD, BURY GREEN AND LITTLE  
HADHAM.**

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## LITTLE HADHAM PARISH DRAFT CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS.

This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the Conservation Areas in Little Hadham parish, 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 document analyses the three Conservation Areas that have already been designated, namely those of Hadham Ford, Bury Green and Little Hadham\*. The document also considers the principle of identifying other settlements in the Parish to assess whether or not any may appropriately be designated as Conservation Areas in the future.

The Parish Council advise that Hadham Ford is known locally as The Ford and that Little Hadham is known locally as The Ashe. However this document continues to use the names Hadham Ford, Bury Green and Little Hadham throughout as these are the names that appear on the Ordnance Survey mapping.

### 1. INTRODUCTION.

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

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from

many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

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

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognize these facts and commit the Council to review its Conservation Areas and their boundaries. The production of this document is 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 it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple and practical management proposals that improve the character of the three Conservation Areas 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 future re-consideration through the planning application process should

these involve the submission of additional relevant detailed information.

**1.8. This Conservation Appraisal will:**

- Identify the special character of Hadham Ford, Bury Green and Little Hadham and also look at other settlements in the parish to consider the potential designation of further Conservation Areas;
- 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 whose Historic Environment Unit has been particularly helpful.**

**1.11. The Conservation Areas lie within the parish of Little Hadham and in close proximity to the major town of Bishop's Stortford where there are a wide range of facilities and organizations. Within Little Hadham there is an Infants School. The Village Hall is at Hadham Ford.**

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

## **PART A - LEGAL AND POLICY FRAMEWORK**

### **2. LEGAL AND POLICY FRAMEWORK.**

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

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

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

**2.4. From October 2013 planning permission is now required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size set out in legislation (115 cubic metres). Looking for and identifying such buildings is therefore a priority of this Appraisal.**

**2.5. Another exception relates to certain ecclesiastical buildings which are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.**

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

**2.7. However, even within Conservation Areas there are many other minor developments that do not require planning permission. So as to provide further protection the law allows Councils' to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as**

an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions can only be made in justified circumstances and a clear assessment of each Conservation Area considerably assists in this respect. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are necessary.

**2.8. Works to Trees.** Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide 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 a particularly 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.

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

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

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

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.

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

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

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

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Little Hadham parish a number of buildings have been identified as being 'at risk' and are as follows: farm buildings at Acremans, Bury Green; south barn at the Old Farmhouse, Green Street; north range of farm buildings at the Old Farmhouse, Green Street; terrace walls piers and steps at Hadham Hall; wall attached to the Brewhouse, Hadham Ford; remains of windmill tower, rear of Mill House Albury Road and small stable building at Hadham Park. Grant assistance not exceeding £10,000 may be available for works that lead to such structures' long term security. Local residents have expressed concern about the general risk of flooding in relation to certain properties including some that are listed and this is clearly a matter of local importance that may need further discussion with the relevant authority.

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

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

2.17. EHDC has produced several documents as Supplementary Planning Guidance. The Supplementary Planning Document 'Historic Parks and Gardens' produced in 2007 identifies one Locally Important Historic Garden being at Hadham Hall and described thus: *'Celtic origins. Norman with William Baud created Lord of the Manor in 1086. Manor passed to Richard II and in 1650's the Earl of Essex (Cappell family) built a new house. Great Barn and Gate House 1520-70, medieval formal gardens with nut walks, created by Lord Hadham (shown in painting by Cornelius Johnson). Gardener Moses Cook, assistant at Kew worked here. In 1668 the seat moved to Cassiobury and the house declined. The site was bought in 1947 by Hertfordshire County Council and housed a school...'*

2.18. The Conservation Areas were first designated in 1973 (Bury Green; 1978 (Hadham Ford) and 1990 (Little Hadham).

## **ORIGINS AND HISTORIC DEVELOPMENT.**

**3.1. Early settlement is principally restricted in the parish to the area around Church End and nearby Hadham Hall. In the 1960's building operations unearthed late Iron Age pottery and later excavations in the 1990's revealed extensive evidence of Iron Age settlement including circular gullies believed to represent the remains of late Iron Age buildings. North of Church End Farm early Iron Age artifacts were discovered as was a Bronze Age arrowhead between the parish church and Hall Farm.**

**3.2. The A120 road is the alignment of Roman Stane Street that has served as a highway from Roman times to the present day. In association with discoveries relating to the Iron Age referred to in paragraph above, two ditches forming the corner of a rectangular enclosure from the early Roman period has been discovered as were two Roman sherds north of Church End Farm. Finds from these two periods perhaps suggests the site of an early rural settlement.**

**3.3. The manor of Hadham Hall was in the possession of the Baud family from the 12<sup>th</sup> century and perhaps from the Conquest. In 1505 the manor was sold to Sir William Capell. It is generally believed that what remains of the current house was built by Henry Capell who entertained Queen Elizabeth at Little Hadham. Gardens were created by Lord Hadham. Today Hadham Hall consists of a range of Listed Buildings many dating from the 16<sup>th</sup> century which together with its fine setting and landscape makes it an environment of high quality.**

**3.4. The settlement pattern in the parish was well established by the 16<sup>th</sup> century. The three designated Conservation Areas all have different characteristics. Hadham Ford appears to have been the main centre in Victorian times, consisting of a loose linear development with a Public House, Brewery, Chapel and Post Office. During the same period, Bury Green also had one Public House but principally consisted of farm buildings scattered around an extensive green. Little Hadham on the main road was a very compact settlement grouped around the cross roads with a Public House, a Smithy and Corn Windmill situated on the high ground to the north west.**

**3.5. A brief examination of available mapping shows the following in respect of Hadham Ford, Bury Green and Little Hadham.**

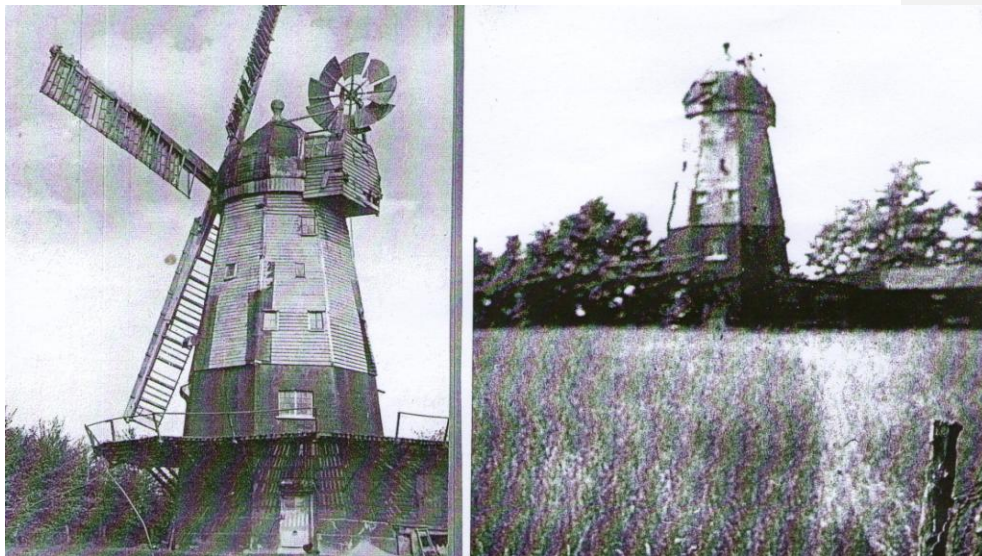
**3.6. Hadham Ford.** In 1874 Hadham Ford was principally a linear scatter with a Public House, the Fox (now demolished) a Brewery, an Independent Chapel and a Post Office. Principally to the south east of the settlement a number of pits are shown including a Gravel Pit, a Chalk Pit and nearby Lime Kiln and a brick kiln at Brick Kiln Farm. By 1897 a Smithy appears on the mapping east of the chapel. Few changes seem to have occurred by 1920 other than a small scatter of buildings, the War Memorial and the provision of Allotment Gardens in the site of a former gravel pit in the south. The Fox PH still existed in 1938 but had been demolished before 1963 where mapping from this date shows additional development had taken place including some within old pits and additionally to the north at Ridgeway.

**3.7 Bury Green.** The distribution and scatter of farm buildings with the Cock Public House around the extensive green is little altered in the period 1874 -1938 apart from a few buildings dating from the early 20<sup>th</sup> century. By 1963 however large development had taken place (the former GlaxoSmithKline site) and a small residential development, The Grove.

**3.8. Little Hadham.** In 1874 Little Hadham consisted of a tight cluster of properties around the cross roads. At this time there was no road bridge across the River Ash which had a ford and what appears to be a footbridge. The Windmill was established on high ground to the north - west with access from Albury Road. By 1879 the Windmill tower had a building attached and a Smithy had been built on the road to Hadham Ford. Mapping of 1920 shows little change, the principle one being that a bridge had been constructed over the river. Allotments are shown in a field to the south of the main road, east of the settlement. By 1938 only a few infill sites had been developed including Huguenot Cottages on Albury Road. By 1963 significant changes had taken place with ribbon development extending along Albury Road, the A120 and with construction of the housing estate known as The Smithy.



Picture 1, Outside The Angel PH. Little Hadham, date unknown. Reproduced courtesy of Hertfordshire Archives and Local Studies.



Picture 2, Windmill Little Hadham: left photo dates from 1927, the right one from 1939. Reproduced courtesy of Hertfordshire Archives and Local Studies.

**3.9. Kelly's Post Office Directory of 1874 describes the settlement thus: *'Little Hadham is a parish...3 miles south from Great Hadham Station. The church of St Edmund is in the Early English style... A***

*National school for both sexes was erected in 1861. The Capels, Earls of Essex take their title of Barons of Eadham from this place: many members of that noble family have been buried in the church, amongst others Arthur, the first baron. The Hall is a large and substantial building of the Tudor period; it has been restored by Samuel Betts esq. JP the present occupier... The soil is mixed; subsoil, London clay and chalk. The chief crops are wheat, barley, and roots. Here are chalk pits, and bricks are made here...and the population in 1871 was 869.*



Picture 3 – Flooding at Little Hadham in 1902 before the road bridge was built.  
Reproduced courtesy of Hertfordshire Archives and Local Studies.

3.10. The school that Kelly's refers to as having been erected in 1861 is on the site of the existing school and the original building with date plaque of 1861 still exists. Also note the church is no longer dedicated to St. Edmund but to St. Cecilia.

3.11. In addition to the several farmers listed in the above Directory, the following trades are represented in the parish; builders (2), bailiff, lime burner, thatchers (2), shoemakers (2), wheelwrights (2), hurdle maker, painter, saddler, grocers (4), blacksmiths (2), watchmaker, brewer, miller. Many of these trades are typical of the relative self sufficiency of villages at this time. The presence of two thatchers and of a lime burner reflects the large numbers of thatched properties in the parish (many of which still remain) and

other local industries associated with mineral extraction. Public Houses identified at this time were: the Cock, the Fox, the Nag's Head and the Hen and Chickens.



Picture 4 – Caption reads Southfields, Acremore Street. Thatched roofs were very important historically and remain so today. In Victorian times Kelly's Directory of 1874 lists two resident thatchers in the parish. Reproduced courtesy of Hertfordshire Archives and Local Studies, date unknown.

3.12. The Place names of Hertfordshire published by Cambridge University Press refers to the following ancient names: Haedham; Hedham (957); Hadham (1060); Hadam, Haddham (1316); Hadhamstret (1578) and others. The name possibly derives from Haeo-ham, meaning 'heath homestead'. Bury Green is Le Beregrene (1369); Church End is Cherchestret (1344); Green Street is Le Grenestrete (1412). Hadham Ford may have been the home of John atte Forde (1307).

3.13. The approximate boundaries of the existing Conservation Areas are shown on mapping dating from 1874: Plan 1 (Hadham Ford); Plan 1A (Bury Green) and Plan 1B (Little Hadham).

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

**4.1. There are no designated Scheduled Ancient Monuments in either of the three Conservation Areas although there is such a designation elsewhere in the parish being a moated (?) site to the north east of Church End Farm, Church End.**

**4.2. Areas of Archaeological Significance. These are shown on respective maps. Not all archeological sites are of equal importance and the Council will decide a course of action that may vary from recording any remains prior to development or protecting it from development, when determining planning applications.**

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

**4.4. Non-listed buildings of quality and worthy of protection from demolition. There are a number of non listed buildings that make an important architectural or historic contribution to the Conservation Areas and these have been separately identified. The basic questions asked in identifying such buildings/structures are:**

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

- (d) Is the building/ structure visually important in the street scene?**

**4.5. Trees and Hedgerows.** There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Areas. The basic criteria for identifying such important trees and hedgerows are:-

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

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

**4.7. Historic Parks and Gardens.** One such garden is identified within the Parish by the Council's Supplementary Planning Document 'Historic Parks and Gardens', being a garden of local importance at Hadham Hall.

**4.8. Wildlife sites.** Specifically within the three designated Conservation Areas there are Wildlife sites at Hadham Ford and Bury Green that are briefly described elsewhere in this Appraisal. There are others elsewhere within the parish including sites at Hadham Hall and adjacent to Green Street.

**4.9. Any other distinctive features that make an important visual or historic contribution are noted.**

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

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to walls or railings, those selected need to be below the prescribed heights (walls 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where permission for demolition is not required.

**4.11. Features that detract or are in poor repair have been identified.**

**4.12. Important views are identified.**

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

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

**5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning**

Document, describes the general area of Bury Green as falling within the Perry Green Uplands where the landscape character is defined by undulating settled uplands with meandering lanes linking hamlets and small villages of varying ages. Hadham Ford and Little Hadham fall within the adjacent area of the Hadhams Valley where the River Ash is described as being edged by steep undulating slopes and where linear settlements are derived from crossing points on the river.

5.2. Despite less than satisfactory modern 20<sup>th</sup> century developments in some locations, each of the three designated areas has retained a sufficiently high degree of architectural quality and historical identity to qualify retaining their status as being designated Conservation Areas.

5.3. Trees play an important role in enhancing the rural qualities of both Bury Green and Hadham Ford. However at Little Hadham whose built form is more compact, trees are not so important.

5.4. There are 131 Listed Buildings in the parish as a whole. Of this total, 1 dates from the 14<sup>th</sup> century, St Cecilia's church; 6 from the 15<sup>th</sup> century; 37 from the 16<sup>th</sup> century (28%); 56 from the 17<sup>th</sup> century (43%); 22 from the 18<sup>th</sup> (17%), 7 from the 19<sup>th</sup> century (5%) and 2 from the 20<sup>th</sup> century (telephone kiosks). From this it can be seen that the area was very well established from early times and from the number of farmsteads and associated buildings, principally based on agriculture.

5.5. In some respects the industrial revolution seems to have bypassed rural areas like Little Hadham when compared with selected settlements nearby. For example Stanstead Abbots, where 35% of the Listed Buildings date from the 19<sup>th</sup> century and even in nearby Much Hadham where 11% of Listed Buildings date from the same period. Such development at this time will have been likely influenced by the proximity of railway stations.

5.6. Most Listed Buildings are grade II but the high status and particular importance of eleven are recognized by being listed Grade II\* and one, St Cecilia's Church is listed grade I.

5.7. As set out above a number have been declared as being 'at risk'. About 25 or nearly 20% of the total Listed Buildings have thatched roofs and in addition a further 15 are described by the Listed Building descriptions as having corrugated iron roofs, many of which would originally have been thatched. These thatched roofs are of great visual and historic importance whose retention is vital.

In relation to any planning permissions that may be granted to historic structures with corrugated iron roofs, the opportunity must not be missed to seek historically appropriate cladding when negotiating appropriate development with applicants.

5.8. Within the three designated Conservation Areas there are 71 Listed Buildings (over 50% of the total). Other concentrations of Listed Buildings are to be found at Green Street and Hadham Hall.

5.9. This Appraisal also identifies other buildings of high quality that are not listed. These date from the 19<sup>th</sup> century and are an important element, particularly to the environmental quality of the Hadham Ford Conservation Area.

5.10. In summary the Conservation Areas are generally well defined and although may be adversely affected locally by modern developments in some locations, each has adequate architectural quality and historic interest to retain the important status of being designated as Conservation Areas. Throughout the three Conservation Areas chimneys play an important architectural and historic role, worthy of protection.

## **6. DETAILED CHARACTER ANALYSIS.**

### **6.1. Area A - Hadham Ford.**

6.2. *General overview.* Hadham Ford is the main centre of the parish and contains the greatest number of Listed Buildings and also, by a significant margin, the greatest number of non listed buildings that have been identified as making an important architectural or historic contribution. The latter date from the late 19<sup>th</sup> century and likely associated with worker accommodation for the local mineral extraction industry at that time. The settlement is strung out along the main road with development extending to the west along Chapel Lane and to a lesser extent to the east at Ford Hill. Boundary walls of brick or brick and flint make an important contribution to the quality of the settlement in some locations. Modern development is limited and does not conflict unduly with the general high qualities of the Conservation Area.

6.3. *Archeological sites.* In relation to Hadham Ford two small parts of the Conservation Area are so designated, namely an area centred on the War Memorial and a small area on the western extremity of the Conservation Area north of Chapel Lane. Much of the detail in Hertfordshire archeological data has been based on

Listed Building descriptions and related to limited cartographic information in relation to extraction pits. No evidence of very early settlement has been discovered to date, which as noted is principally restricted to the area around Church End and nearby Hadham Hall.

**6.4. *Individually Listed Buildings.*** Within the Conservation Area of Hadham Ford there are 26 Listed Buildings. 8% date from the 15<sup>th</sup> century; 27% from the 16<sup>th</sup>; 23% from the 17<sup>th</sup>; 27% from the 18<sup>th</sup>; 12% from the 19<sup>th</sup> and 3% from the 20<sup>th</sup> century. Of these, 3 are listed grade II\* namely May Cottage and Gouldburn, Ashmeads and the Old Brick house.

**6.5.** A short selection are described below and chosen to illustrate their architectural variety. The information provided is based on English Heritage official descriptions but much abbreviated.

**6.6. Public Pump on river bank opposite Chapel Lane – Grade II.** Public pump, 1880. 2m high decorated cast iron painted white. Raised lettering cast on N side of chamber reads "ERECTED BY SUBSCRIPTION APRIL 1880". Wide cylindrical barrel and large spurred spout at upper ring. Moulded top flange carrying tall foliate cap with pineapple finial. Dog-leg wrought iron handle tapers to large pear-shaped counterweight knob. Paved surround of blue stable chequer-paviours and white posts with chains between. A fine subscription pump of considerable artistic, social and technological interest.



**Picture 5 - A fine 19<sup>th</sup> century pump of considerable artistic, social and technological interest. Several of the blue brick pavours need re-setting.**

**6.7. May Cottage and Gouldburn – Grade II\*. 15<sup>th</sup> century or earlier, May Cottage, 16<sup>th</sup> century. Timber framed, plastered, steep old red tile gabled roof. Large central chimney. Middle part of roof heavily smoke blackened. Narrow bay next to north gable possibly a former smoke bay to parlour. Gouldburn has a former open hall. Inserted floor on stopped and chamfered axial beam. Heavy sooting of timbers. A most interesting 15<sup>th</sup> century timber framed open hall house with sooted roof of archaic construction.**

**6.8. Ashmeads Grade II\*. 16<sup>th</sup> century hall range rebuilt in mid 17<sup>th</sup> century, large, 2 storeys, timberframed and plastered, with steep old red tile roof. Higher 2 storeys and attic cross wing at south with gablet at rear but gabled to road with exposed timber framing above ground floor, where it was formerly jettied.**

6.9. Brewhouse and attached Garden Wall at Ford House, wall extending south for about 85m - Grade II. Brewhouse and garden wall. 18<sup>th</sup> century or earlier red brick wall, top rebuilt in 19<sup>th</sup> century. 18th/early 19<sup>th</sup> century single storey brewhouse adjoining north end of wall. Red brick walls to brewhouse, timber framed plastered wall at south. Long red brick wall fronting street. Old irregularly bonded brickwork with chamfered plinth offset stepping up at piers for wide and narrow gateways beside house.

6.10. This wall referred to in the previous paragraph is identified as being 'At Risk' in the Councils Buildings at Risk Register. The owner will be contacted by EHDC during 2014.



Picture 6 - Quality listed wall considered to be 'At Risk' and in need of repair.

6.11. K6 Telephone Kiosk, North of P.O Stores – Grade II. Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Constructed of cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

6.12. The Old Brick House and No 2 Ford Hill - Grade II\*. From 16<sup>th</sup> and 17<sup>th</sup> centuries (almost certainly the buildings mentioned in deeds in HRO as '*Le Holles*' in 1507 and as '*Lee Holles and all that new created messuage or tenement adjoining*' in 1666). A T-plan group brick clad range with steep old red tile gabled roof, 3 small gabled dormers and a large central chimney. Lower range of 3 units

with former open hall in middle. Small 2- light 19<sup>th</sup> century casement windows and plank doors. Tall east part in 17<sup>th</sup> century red brickwork; irregular English bonding. Documented buildings, illustrating clearly three stages in the transition from open hall house to multi-storey house, and from timber frame construction to the early use of brick for houses.

6.13. **Converted Thatched Outbuildings at Ford Hill – Grade II.** 18<sup>th</sup> or early 19<sup>th</sup> century. Long line of thatched single storey buildings at lower level backing onto road. 3 varied structures in obsolete forms of construction. At west a wider stable building now a garage. Flint and brick plinth to clay lump walls, plastered externally. Steep thatched roof. Clay lumps 20" x 7". Continuous wall plate and split pole rafters. Middle part abutting on east is a narrower stable with clay lump walls on flint foundations. The courses follow the slope of the hill. The buildings probably survive from when the house served as an inn. Survivals of obsolete forms of building construction of great interest.



Picture 7 – Thatched building with clay lump walls at Ford Hill. It survives as an obsolete form of building construction of great interest.

**6.14. Brook House Grade II. Later 18th century (mentioned in will of 1806: inf owner), re roofed 1866, rear stair extension 1980. Symmetrical, 2 storeys, 2 windows, clay lump plastered, facing east.. Slated roof hipped to south said to have been thatched.**

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House of blacksmith and wheelwright with forge to west 18th /19th century cast iron pump next to rear wall. Fluted cap. Spurred spout out of bottom of chamber. Long wrought iron counterweighted handle. Early double pile plan and late use of clay lump construction, now obsolete, for a domestic building.

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**6.154. *Important buildings within the curtilages of Listed Buildings.***  
Small outbuilding in curtilage and west of Ford Hill House, Ford Hill. Weather boarded on three sides with open front and thatched roof. A building in this approximate location appears on mapping dating from 1874. Date unknown without further research.



Picture 8 – Small unusual thatched building used as wood store within curtilage of a Listed Building at Ford Hill. Age unknown without further examination. Is there any local knowledge available?

**6.165. Other non listed buildings that make an important architectural or historic contribution.** Nos. 1- 5 Ford Cottages, The Ford. Cottages dating from the 19<sup>th</sup> century, 2 storey of red brick construction with blue brick decorative detailing, hipped slate roof with 3 no. decorative chimneys with pots. Some replacement windows. Decorative brick detailing above doorways. Also single storey outbuilding with tiled roof at Chapel Lane of similar date. An

Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.176. Florence Cottage. Simple 2 storey rendered house with tiled roof and 2 no chimneys without pots. Original/early vertical sliding sash windows, central doorway. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.187. Ashford House, a tall distinctive 19<sup>th</sup> century property, corner of Chapel Lane and adjacent to the Nag's Head. Of red brick construction with decorative horizontal banding and quoins. Pyramidal tiled roof with 1 no. decorative prominent chimney with pots. Central recessed decorative doorway. Also decorative window surround detailing. Original/early windows. A fine unspoilt residence. Also two small outbuildings at Chapel Lane within curtilage of Ashford House. Of similar age these two simple single storey structures add to the diversity of the street scene. The outbuilding adjacent to the road has a number of loose tiles. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 9 – Ashford House, a very fine unlisted 19<sup>th</sup> century property.

6.198. Terrace of outbuildings to properties Nos. 1- 7 Chapel Lane, east of Ford Field. Interesting range of 19<sup>th</sup> century single storey outbuildings, principally weather boarded with pantiled roof. Wooden finial detail to south end in need of repair/ replacement.

**6.2019.** Congregational Church, Chapel Lane. Single storey 19<sup>th</sup> century place of worship of red brick construction with decorative horizontal banding, tiled roof; original windows and single chimney. Entrance porch to side constructed of wooden frame with brick herringbone infill accessed by flight of steps with metal hand rail support. The wooden frame is in need of repainting.

**6.210.** Former hall to Congregational Church, Chapel Lane. A simple building recently converted to residential.

**6.224.** Farm View. Simple 19<sup>th</sup> century 2 storey rendered cottage with slate roof and 2 no. chimneys without pots. Modern replacement windows.

**6.232.** The Manse. Late 19<sup>th</sup> century prominent 2 storey house on elevated position with pyramidal slate roof and 2 no. chimneys with pots. Of brick construction; front elevation rendered. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 10- The Manse, a late 19<sup>th</sup> century unlisted prominent house on elevated position with pyramidal slate roof.

**6.243.** Marshalls, corner of Ford Hill. Simply designed 2 storey cottage constructed of red brick with slate roof and 2 no. chimneys with pots. Original/ early windows. An Article 4 Direction to provide

protection for selected features may be appropriate subject to further consideration and notification.



Picture 11 – Marshalls, typically simply designed and attractive unlisted 19<sup>th</sup> century cottages.

**6.254.** Nos. 1 and 2 Ford Villas, The Ford. Tall late 19<sup>th</sup> century houses constructed of yellow stock brick with horizontal red brick detailing and red rubbed brick lintels and semi circular arches over 2 no. recessed doors. Tiled roof with 2 no. chimneys with pots; decorative bargeboards. Date plaque inscribed 1890. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

**6.265.** Ford Cottages, The Ford (now named Holly Cottage, Roscorn and no. 2). Group of three late 19<sup>th</sup> century cottages of yellow stock brick with horizontal banding and rubbed brick lintels with slate roof and 3 no chimneys with pots. Original/early windows. Plaque inscribed 1891. Porches have been added at later dates and although historically inappropriate, are of a sufficiently low key scale and designed in a manner that does not detract from the cottages' overall quality and mass. The latter is best appreciated when combined with neighbouring properties (Ford Villas and Red Brick Cottages) to either side. An Article 4 Direction to provide

protection for selected features may be appropriate subject to further consideration and notification.

**6.276.** Red Brick Cottages, The Ford. Nos. 1 – 6 is a simple terrace constructed of red brick with hipped slate roof and 6 no. small chimneys with each with small pot. Windows and door openings have rubbed red brick lintels. Windows are modern replacements but because they are all similar an important concept of historic unity has been achieved and maintained. This concept is a most important visual consideration and should generally be sought in favour over mixtures of window types, even if such individual designs may be more refined.



Picture 12 - Red Brick Cottages. Windows are modern replacements but because they are all similar they achieve an acceptable degree of architectural rhythm and unity.

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

**6.298.** Wall to front of nos. 1– 5 Ford Cottages, The Ford. Constructed of brick and flint with circular brick capping.

**6.3029. Wall and railings to front and side of Ashford House.**  
Decorative metal fence on dwarf wall to front elevation changing to wall with circular capping detail at Chapel Lane, thence continued by tall wall principally constructed of brick with elements of flint and supported by piers and with brick capping. A blue brick date detail of 1869 has been incorporated into this strong and important feature in the street scene.



**Picture 13 – attractive 19<sup>th</sup> century railings to front of Ashford House.**



Picture 14 – 19<sup>th</sup> century boundary wall to Ashford House at Chapel Lane, containing blue brick date detailing of 1869. Important wall in the street scene.

**6.3<sup>10</sup>.** Wall to frontage of Brook House. Constructed of flint and brick and protected virtue of being within the curtilage of a Listed Building.

**6.3<sup>24</sup>.** Walls at Home Farm Chapel, Hill. The frontage boundary wall is about 1.5m in height and constructed of brick and flint with rounded brick capping detailing. There is also a side wall of lesser height constructed of brick with rounded brick capping. The wall to the front is in need of repair.

**6.3<sup>32</sup>.** Wall to front of Ashmeads, The Ford. Wall approximately 1m in height, constructed of brick and flint with rounded brick capping detail.

**6.3<sup>43</sup>.** Wall to front of May Cottage and Gouldburn, The Ford. Wall approximately 1m in height, constructed of brick and flint with rounded brick capping detail. Wall in need of repair.

**6.354.** Wall to front and side of Stumbledon, The Ford. Wall approximately 1m in height, constructed of brick and flint with rounded brick capping detail. Wall in need of repair.



Picture 15 – one of several walls within the curtilages of Listed Buildings at Hadham Ford in need of modest restoration, which if carried out now, will prevent deterioration and additional cost.

**6.365.** War Memorial. Simple early 20<sup>th</sup> century stone cross elevated on 3 stepped six sided stone base.

**6.376.** Range of tombstones in Congregational Church burial ground.



Picture 16 = There is a range of interesting 19<sup>th</sup>/20<sup>th</sup> century tombstones in the Congregation Church burial ground.

**6.387.** *Important open land, open spaces and gaps.* There are several such areas varying considerably in size and character.

**6.398.** Most important is an area of open grazing land (Brick Kiln Meadows) to the east of the River Ash, traversed by public footpaths and hemmed in by steeply sloping banks, on which grow mature trees and hedgerows. This area represents a very strong landscape feature of historic interest that forms an important part of the Conservation Area's setting. The tree belt on the elevated steeply sloping embankments to the east has the effect of visually enclosing this part of the Conservation Areas and appears on historical mapping. It is also a designated Wildlife Site (see below).



Picture 17 – Brick Kiln Meadows, an important open space within the Conservation Area.

**6.4039.** To the south of Ashmeads is a linear field between the River Ash and main road and planted with copses of young trees and with a hedge to the road boundary. Together with its trees it represents an attractive landscape feature. Its structure, bounded by the River Ash is separate from the adjacent open countryside to the west.

6.410. The triangular War Memorial at its junction with Ford Hill is a small triangle, strategically located and simply planted.

6.412. The burial ground to the Congregational Church at Chapel Hill is a small intimate and tranquil site with a number of simple gravestones dating from the late 19<sup>th</sup>/ early 20<sup>th</sup> centuries.

6.432. *Designated Wildlife Sites.* Brick Kiln Meadows referred to above is described as being semi improved neutral to somewhat acidic grassland with areas of broadleaf woodland and scrub. Part of the site supports dry steep banks formed by spoil from the disused brick pits. Several locally uncommon plants have been recorded including Wavy Hair grass, Meadow Saxifrage and Betony. Blackthorn dominated scrub occurs on the upper slopes of the banks with bluebell in the ground flora beneath. Other designated sites exist beyond the Conservation Area.

6.443. *Particularly important trees and hedgerows.* A number of trees and hedges are shown on the plans. Trees, principally Hornbeam, on the spoil banks of the former brick pits are as previously noted a prominent and important landscape feature.

6.454. *Important views.* As shown on the plans. Views of important Listed Buildings in both directions along The Ford, down Ford Hill and across Brick Kiln Meadows.

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

6.476. Seek owners co-operation to initiate repairs to important boundary walls within the curtilages of Listed Buildings at Ford House, May Cottage and Gouldburn and Stumbledon at The Ford and also at Home Farm, Chapel Lane. Also seek respective owners co-operation in repainting woodwork on entrance to Congregational Chapel; refixing loose tiles to outbuilding within curtilage of Ashford House, Chapel Hill and repair wooden finial to outbuildings r/o nos.1-7 Chapel Lane; reset pavements to surround at public pump on river bank opposite Chapel Lane.

6.487. *Suggested boundary changes.* The large open arable field in the south west quadrant of the existing Conservation Area including the modern property of Foxearth and small pasture to the south of Chapel Lane is considered to form part of and appear as the open countryside and is of limited historic importance. The

same considerations apply to an open pasture to the north of Grove Barn on Chapel Hill and to the south of a modern development known as Ridgeway. It is therefore proposed to remove both these areas from the designated Conservation Area.

#### 6.4~~98~~. Area B - Bury Green

6.~~50~~49. *General overview.* Bury Green consists of groupings of important rural Listed Buildings with steeply sloping tiled or thatched roofs, principally located around or close to a large green. The historic area is largely unchanged apart from a small 20th century housing development called The ~~Croft~~Grove and more recent 21<sup>st</sup> century housing development fronting extensions to the main Green, being nos. 1-10 Farm Place and other large buildings relating to the former Glaxo SmithKline site. The scale and massing of these modern developments conflict with the very rural and traditional nature of the historical elements that predominate elsewhere around the Green. Several of the historic farm buildings have their earlier roofs, probably originally thatched, replaced with corrugated iron sheeting.



Picture 18 – Thatched roofs are numerous in the parish and are very important architectural features of considerable historic interest that must be retained.



Picture 19 – within the parish there are numbers of roofs with replacement corrugated iron, some of which would originally have been thatched. This one, South Barn at Lower farm ~~is in has been converted to ancillary~~ residential use.

**6.501. Archeological sites.** In respect of Bury Green, much of the Conservation Area is so designated, including most of the green itself, Bury Green Farmhouse and extending south to Clintons. Bury Green is described by Hertfordshire archeological data as ‘a small dispersed hamlet typical of eastern Hertfordshire...It is centred on a large triangular green, close to which are several late and early post – medieval buildings. These include the manorial sites of Clintons and Bury Green’... The Manor of Clintons was held by the Bishop of Ely. Clintons was held by the Jeny and Drax families before declining to status of a yeoman farmstead. Land behind Bury Green Farm is labeled on 16<sup>th</sup> century maps as ‘The Manor of Joysses’. During evaluation of the old Glaxo farm buildings a pit containing early Roman potsherds was found.

**6.524. Individually Listed Buildings.** Within the Conservation Area at Bury Green there are 24 Listed Buildings. Of these 8% date from the 15<sup>th</sup> century, 38% from the 16<sup>th</sup>, 42% from the 17<sup>th</sup> and 4% from each of the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. Of these 2 are listed grade II\*, namely Clintons and Lower Farmhouse.

**6.532.** A short selection of these is described below that has been chosen to illustrate their architectural variety. The information

provided is based on English Heritage official descriptions but much abbreviated.

6.534. The Bury - Grade II. Later 16<sup>th</sup> century. Long low timber frame, facing east with 2 cross wings. Old red tile gabled roofs, half-hipped on granary. Central chimney in middle of house and inserted floor with chamfered and stopped beams of early 17<sup>th</sup> century. Late 17<sup>th</sup> century or early 18<sup>th</sup> century timber frame plastered granary now forms a high room with loft over. Modern dining room has elaborate carved wooden fire surround, dado and 17<sup>th</sup> century small panelled door said to have come from Albury Hall, now demolished.

6.554. Homecroft – Grade II. 16<sup>th</sup> century or earlier. An unusually complete, long single storey hall house; floor inserted and lower bay of hall rebuilt with chimneys and service end in early 17<sup>th</sup> century. Timber framed with steep old red tile roofs. Weatherboarding elsewhere. ~~Up to 1933 called The Vineyard.~~

6.565. Outbuildings at Lower Farm - Grade II. 18<sup>th</sup> century brewhouse, woodhouse and granary. Line of single storey weatherboarded outbuildings. Steep gabled red tiled roofs. A brewhouse with some walling renewed in red brick with 3-light wooden window and iron casement: a narrow woodhouse, timber framed with plank door: a timber framed single storey granary raised on brick piers. Interior of granary retains bins for corn. Part of group around Lower Farm.

6.567. Farmhouse at Bury Green Farm - Grade II. Late 15<sup>th</sup> or early 16<sup>th</sup> century. Probably circa 1513 when manor of Joyces sold to Henry Patmore. Largely rebuilt mid-late 17<sup>th</sup> century. South west wing probably after 1910. Small 2 storeys, timber framed, manor house, plastered with weatherboard apron and hipped old red tile roof. Tiled single storey lean-to at rear. Smoke blackening on south side of roof remain from the earlier stage when the house was a simple rectangle open to the roof. Converted in 17<sup>th</sup> century by insertion of floor. Fine central chimney built to give effect of 3 engaged square shafts set diagonally. A small house of manorial status showing clearly the 17<sup>th</sup> century revolution in domestic interiors.



Picture 20 - Farmhouse at Bury Green Farm - Grade II. Late 15<sup>th</sup> or early 16<sup>th</sup> century, described by the Listed Building description as being a small house of manorial status.

**6.578. Clintons - Grade II\*.** Fine early 15<sup>th</sup> century timber frame and plastered hall-house with 2 storeys cross wing incorporating a 2 storey square brick tower possibly the private apartments to an earlier timber hall. Steep old red tile gabled roofs. Floor and east gable chimney inserted in hall in 16<sup>th</sup> century. The 16<sup>th</sup> century inserted floor in hall has intersecting moulded beams and is said to have moulded joists above plaster ceiling. Plaster decoration matching that in wing dated 1665 at Lower Farm, Bury Green. Clintons is the manor house of the manor of 'Clintons held of the Bishop of Ely and held by Henry Clynton in 1396'. It was in the king's hand by 1407/8 when he granted it to John Rassh for life. The fine hall and cross wing were presumably built while the manor was in the gift of Henry VI: the brick wing probably by Henry Clynton or his ecclesiastical superior. Centre of a group of historical buildings at this manorial site.



Picture 21 – Clintons, Grade II\*. A fine early 15<sup>th</sup> century timber frame and plastered hall-house at the centre of a group of historical buildings at this manorial site.

**6.59. The Old Cottage - Grade II. 16th century or earlier with later additions. Long low timber framed and plastered, facing west. High thatched roof hipped at each end. One and a half storeys with 4 casement dormers along front wall plate. Marked on Clintons Estate map of 1588. Important example of timber framing at the threshold of permanent house construction.**

**6.6058. Other buildings that make an important architectural or historic contribution. Clinton Hall Cottages. Early 20<sup>th</sup> century 2 storey cottages with pebble dash finish, slate roof and 3. no. chimneys. Plaque reads Clinton Cottages 190? Sympathetic modern extension to east that does not detract. Also extension to rear. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

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Picture 22 – Clinton Hall Cottages of simple design dating from the early 20<sup>th</sup> century.

**6.6159. *Important open land, open spaces and gaps.*** The large Green is extensive and open in character and remains essentially unspoilt, notwithstanding access roads crossing it. Its expansive and open nature is its most important feature which has not been compromised by inappropriate planting, signs or street furniture. However the boundaries separating it from surrounding individual properties vary considerably in materials character and heights. Such treatments include natural hedging, shaped hedging, picket fencing, a wall, close boarded fencing and other means of enclosure.

**6.629.** The visual quality and rural nature of the Green would be enhanced if these various boundary treatments could be co-ordinated, ideally with a common natural solution, already existing in some locations. It is recognized the co-operation of the individual owners and the Parish Council would be essential to implement such a proposal that could only be achieved over time.

In the first instance the views of the Parish Council will be sought to ascertain the possible level of support for such an idea.



Picture 23 – The extensive nature of Bury Green. Its open and uncluttered nature is its greatest quality. Note close boarded fencing to left which detracts from its rural characteristics.

**6.6<sup>34</sup>. Designated Wildlife Sites.** There are four such sites within the Conservation Area, described by HCC as follows: Millfield Common, ponds and environs important for Protected Species; Bury Green Field and pond, pond and environs important for Protected Species; Bury Green Pond, building and environs important for Protected Species; Lower Farm area, building and environs important for Protected Species.

**6.6<sup>42</sup>. Particularly important trees and hedgerows.** A number of trees and hedgerows have been identified on the plans. Hedges on the approach roads of Acremore Street and Millfield Lane are particularly important and define the rural characteristics of the Conservation Area in these locations.

**6.6<sup>53</sup>. Important views.** Many such views exist principally across the Green and looking towards the important groupings of historic buildings. A selection are shown on the plans.

**6.664. *Detracting Elements.*** The issue of boundary fencing around the Green is discussed above. There are several lengths of taller vertical boarded fencing that particularly stand out. Planting of a native species hedgerow to the front would be beneficial.

**6.675. *Summary of opportunities to secure improvements.*** Opportunities to secure improvements will normally be achieved with the co-operation of owners with whom discussions should take place. In this respect discuss the potential of a co-ordinated treatment to property boundaries surrounding the Green, in the first instance with the Parish Council and in particular the planting of native hedgerow to two lengths of vertical close boarded fencing on western side of the Green.

**6.686. *Suggested boundary changes.*** It is proposed to modify the boundary in two locations. Firstly it is proposed to exclude several modern farm buildings at Clintons that do not add to the quality of the Conservation Area or the fine grouping of Listed Buildings in this location. Secondly it is proposed to exclude nos. 1-10 Farm Place and the large scale buildings of the former Glaxo site to their rear. The new residential modern residential properties in combination with the larger scale development at their rear is of limited architectural and historic interest whose mass and scale conflicts with the rural characteristics and small scale of the remainder of historic Bury Green.

**6.697. Area C - Little Hadham**

**6.7068. *General overview.*** Little Hadham consists of a group of historic listed buildings situated around the cross roads of the very busy A120 running in a north/south direction and Albury Road to the north and the road leading to Hadham Ford in a southerly direction. It is surrounded by modern developments such as the housing estate called The Smithy and mid 20<sup>th</sup> century ribbon development on both the A120 and at Albury Road. Despite this, its architectural qualities appear as a tightly knit grouping of historic properties whose brick construction and steeply sloping red tiled roofs interspersed with thatch, provide a compact environment of high quality.

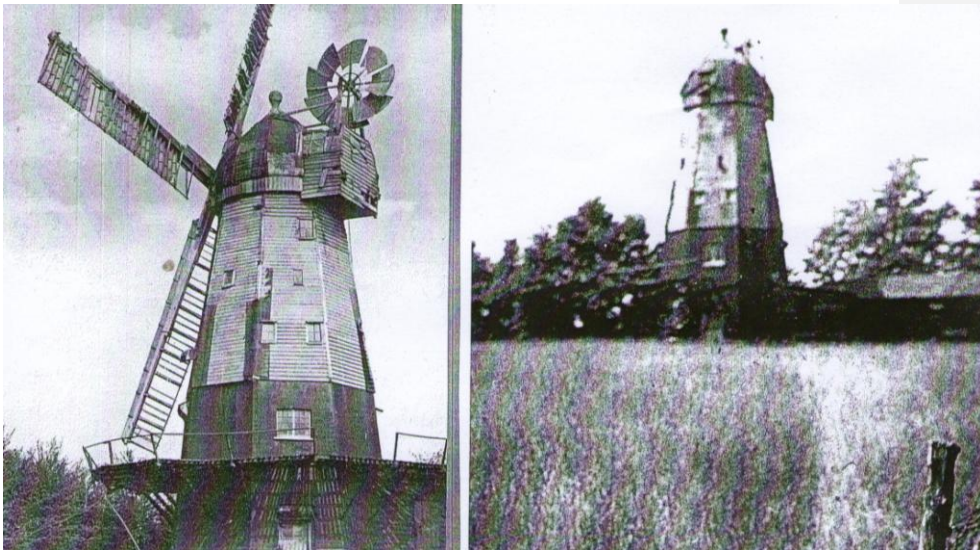
**6.7169. *Archeological sites.*** Regarding Little Hadham, none of the Conservation Area is so designated. The limited detail in Hertfordshire archeological data is largely based on Listed Building descriptions. No evidence of early settlement has been discovered

to date, which as previously mentioned, is principally restricted to the area around Church End and nearby Hadham Hall.

**6.7<sup>20</sup>. Individually Listed Buildings.** Within the Conservation Area at Little Hadham there are 21 Listed Buildings. Of these 5% date from the 15<sup>th</sup> century, 14% from the 16<sup>th</sup>, 57% from the 17<sup>th</sup> and 24% from the 18<sup>th</sup> century. One, The Whare on Albury Road is listed grade II\*.

**6.7<sup>34</sup>.** A short selection of these is described below and chosen to illustrate their architectural variety. The information provided is based on English Heritage official descriptions but much abbreviated.

**6.7<sup>42</sup>.** Windmill Tower – Grade II. Mid 18<sup>th</sup> century. Tall red brick (English bond), and octagonal tower. 2 plinth offsets to base. Very thick walls, vertical inside but battered outside. Doorway on west. Line of socket holes for props for higher timber staging. Base for former 5 storeys smock mill in use up to 1930s. A striking industrial monument of considerable historic and technological interest.



Picture 24- historical photographs of the Windmill, previously dated at picture 2.  
Reproduced courtesy of Hertfordshire Archives and Records.  
Compare with picture 25 below.

**6.7<sup>53</sup>.** Unfortunately the windmill burnt down in 1981 and now is little more than a stump about 2m in height and overgrown.



Picture 25 – The remaining stump of the windmill, a sad remnant of its former glory.

6.764. Barn and stable at Manor Farm – Grade II. 17<sup>th</sup> century or earlier; 3-bay, timber framed weather boarded barn with steep thatched roof. Jowled posts with long curved braces to tie beams. Low walls and steep lofty roof. Thatched gabled roof. An interesting timber framed group with an archaic form of roof construction in the thatched barn.



Picture 26 - 17<sup>th</sup> century grade II listed barn at Manor Farm, Little Hadham.

**6.775.** Providence House – Grade II. Late 17<sup>th</sup> century, altered in early 19<sup>th</sup> century and later. Long, 2 storey plastered house. Timber frame plastered under long red tiled gabled roof. Said to have been used as a village school and to have been thatched up to present century.

**6.786.** The Whare – Grade II\*. Late 15<sup>th</sup> / early 16<sup>th</sup> century. Large hall house with cross wing. Floor and large chimney inserted in hall range in 17<sup>th</sup> century and roof reconstructed. Two storeys, timber framed and plastered, with steep old red tile gabled roofs. Formerly in the same ownership as 16<sup>th</sup> century Bridge End (formerly Yewhurst Farm). The Royal Commission on Historic Monuments considers this may be an example of the unit- system, for housing separate households, jointly farming with Bridge End, the same land.



Picture 27 - The Whare, listed Grade II\*, dating from the late 15<sup>th</sup> or early 16<sup>th</sup> century.

**6.7<sup>97</sup>.** The Angel Stortford Road – Grade II. Former inn. Probably 17<sup>th</sup> century, possibly older. (2 smoke- blackened rafters in roof). 18<sup>th</sup> century brick front. 2 storeys and cellar, timber framed and plastered large rectangular former inn, with hipped steep old red tile roof, red brick front and fine large wrought iron bracket for missing sign.



Picture 28 - The Angel, Stortford Road, a former inn. Probably 17<sup>th</sup> in origin, listed grade II.



Picture 29 - Date unknown. Picture reproduced courtesy of Dr Mike Smith, Little Hadham Parish Archive.

6.7880. Ashe Cottages Grade II. Later 17<sup>th</sup> century extended to north

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in 18<sup>th</sup> century. Long 2 storeys and attics, timber framed and plastered building now 3 houses, but formerly Ashe Farm. Steep old red tile gabled roof with large 18<sup>th</sup> century hipped front dormer on middle house, in front of large central chimney.

**6.7981.** *Other buildings that make an important architectural or historic contribution.* Smithy Cottage, early/mid 20th century single storey bungalow, pebble dash finish with hipped tiled roof and 2 no. chimneys. Recessed entrance with brick surround: plaque inscribed SM 1936. Windows with concrete surround appear contemporary with age of property. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 30 – Window detail of Smithy Cottage, built in 1936.

**6.820.** *Other distinctive features that make an important architectural or historic contribution.* Within the historic core there are several such boundary walls that are protected from demolition without prior consent virtue of being within the curtilages of Listed Buildings.

6.8<sup>34</sup>. These are as follows: brick and flint wall supported by piers with simple brick on edge capping detail to the front of Ash Farm on the A120; wall of varying height also of brick and flint construction with rounded capping stone detailing linking Woodcote and Ashe Cottages, brick and flint wall with circular capping detail to front of Apple Tree Cottage; brick and flint wall to front of Mill House on Albury Road. These walls, although modest in height, are important visual and historic features that make a valuable contribution to the street scene, adding to its pleasing visual appearance and also being of historic importance.



Picture 31 – The importance of historic walls at Little Hadham.



Picture 32 – The importance of historic walls at Little Hadham.

**6.8<sup>42</sup>.** Additionally there is a very important wall on Albury Road to the north of Brook House. This is of brick construction and about 2.5 m in height with 3 no. recessed bays bricked up with natural stone cills and brick lintels. The wall has been capped at later date with concrete slabs. From examination of historic mapping this wall appears to be the remains of a substantial building that is identified on mapping dating from 1897 but which had been demolished by 1920. The brickwork is in need of repair and spalled bricks need replacing. This structure is visually attractive and historically important.



Picture 33 – An important historic wall formerly part of a building probably demolished in the early 20<sup>th</sup> century.

**6.853.** Brick and flint wall approximately 1.5 m in height and thus protected from demolition without prior consent to front of Beech House on eastern side of road to Hadham Ford.

**6.864.** *Important open land, open spaces and gaps.* Within the compact Conservation Area there are no such open spaces of note.

**6.875.** *Designated Wildlife Sites.* None exist within the Conservation Area although one such designation exists to the west of Albury Road. For information the latter is a disused chalk pit supporting some uncommon species.

**6.886.** *Particularly important trees and hedgerows.* Only a few mature trees of importance exist that are diagrammatically plotted on the accompanying maps.

**6.897.** *Important views.* Views of the compact cluster of historic buildings from each of the four approach roads are important.

**6.8890. *Detracting Elements.*** The principle detracting element is the remains of the Windmill, a Listed Building in ruinous condition situated in an overgrown site. Without a detailed site inspection no further advice can be offered but it is suggested contact is made with the owner to explore the likely limited options available.

**6.9189. *Summary of opportunities to secure improvements.*** Opportunities to secure improvements will normally be achieved with the co-operation of owners with whom discussions should take place.

**6.920. Contact owner of spalled brickwork on modified wall** (formerly part of previous structure) to north of Brook House, Albury Road and seek cooperation in undertaking repair works. Contact owner of Windmill to explore potential options.

**6.934. *Suggested boundary changes.*** Two changes are proposed. Firstly the site of Little Ash House and adjoining paddock to the south, opposite The Smithy, is proposed to be excluded from the Conservation Area. Secondly it is also proposed to exclude Ash Farm Bungalow and the extensive area of paddocks, including the ruin of the Windmill and redraw the boundary further east as shown on Plan 3. The historic Conservation Area is compact and tightly knit and it is considered that both these areas are of insufficient architectural or landscape quality or historic interest to warrant inclusion, particularly bearing in mind the now ruinous condition of the remains of the Windmill. With regard to the latter, its status remains that of a Listed Building and removal from the Conservation Area does not put it further at risk.



Picture 34 - Little Ash House and adjoining paddock to the south is proposed to be excluded from the Conservation Area.

**6.942.** Other areas within the parish of architectural and historic importance interest. Elsewhere within the parish there are several concentrations of Listed Buildings, principally being at Green Street and at Hadham Hall.

**6.953.** Green Street. Within the main area of Green Street there are 12 Listed Buildings, all Grade II. Many date from the 17<sup>th</sup> century and have thatched roofs with some around Green Street Farm being in very poor condition. The few unlisted properties are relatively modern and none warrant being described as making an important architectural or historic contribution. There are several trees and hedgerows and a small green and pond area. There are no sites identified as being areas of Archeological Significance, neither are there any significant open spaces. There are no designated Wildlife Sites within the hamlet itself although the narrow lane linking through to the access road to Bury Green is one such designation. Overall conclusion: a grouping of important historic buildings, representing a typical unspoilt rural hamlet whose original characteristics have largely remained intact. The historic buildings are protected virtue of their status of being Listed Buildings.



Picture 35 – Listed Buildings at Green Street in extremely poor state of repair. Discussions with owners of such properties are proposed to seek appropriate restoration.

**6.964. Hadham Hall.** Within the main area of Hadham Hall there are 10 Listed Buildings, two of them being listed Grade II\*. One of these, Hadham Hall, now subdivided into residential use, dates from the 16<sup>th</sup> century and built by Henry Capel, replaces a 15<sup>th</sup> century house to the south east. Extensions to east with terraced gardens, built by Arthur Capel in the 17<sup>th</sup> century. It is the centrepiece of an important group of historic buildings. The Gatehouse Range to the west of the Hall is also listed grade II\* and dates from the early 16<sup>th</sup> century and incorporating a 15<sup>th</sup> century brick building presumably built for the Baud family. The non-agricultural origin of this early range was probably in residential use up to the mid 17th century when the Earls of Essex moved their seat to Cassiobury and Hadham Hall became a farm. Boundary walls are very important elements. A locally important garden is identified in the Council's Supplementary Planning Document, Historic Parks and Gardens, that was the background for the Capel family portrait by Cornelius Johnson in the National Portrait Gallery dating from 1639. There are fine parkland trees protected by Tree Preservation Orders and several ponds of considerable visual importance. The entire site is designated as being an Area of Archeological Significance and there are two designated Wildlife Sites. Some modern residential development and a car park detract to varying degrees. Stable Cottages is a large unlisted building of quality probably dating from the early 20<sup>th</sup> century with large central decorative overhang supported by posts which makes an important architectural and historic contribution and is worthy of retention. Overall conclusion: the site is of considerable local historic importance whose high quality historic buildings are diverse with some being of particular architectural importance.



Picture 36 - Stable Cottages at Hadham Hall, probably dating from the early 20<sup>th</sup> century, represent the only important non listed heritage asset of importance that remains unprotected and which makes an important architectural and historic contribution worthy of retention.

6.975. Although both Green Street and parts of Hadham Hall are considered as being ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*’, most heritage assets of importance within them are already protected. As such and on balance it is considered unnecessary to consider these two communities for formal designation as Conservation Areas.

6.986. Summary Overview. The designation of Conservation Areas at Hadham Ford, Bury Green and Little Hadham are well justified although it is considered the three boundaries need adjusting to exclude land and buildings that do not fulfill the criteria of being of ‘*special architectural or historic interest*’. Although Green Street and Hadham Hall are also areas of ‘*special or architectural interest*’, most heritage assets in these locations are already protected by other legislation and as a consequence Conservation Area designation is not justified. A number of unlisted 19<sup>th</sup> century buildings have been identified as being worthy of retention, these principally being located at Hadham Ford. Subject to detailed consideration a number of features including windows and chimneys have been identified as potential candidates for Article 4 Directions. Subject to local support a long term objective of improving the visual qualities of Bury Green is proposed by co-

ordinating boundary treatment around the green. Within the parish thatched roofs are an important historic and architectural feature that must be retained. In this respect there are several such buildings with thatched roofs that are particularly at risk and unless remedial works are carried out in the near future, there is a real likelihood that their decline and possible loss will not be halted.

## **PART C - MANAGEMENT PROPOSALS.**

### **7. MANAGEMENT PROPOSALS.**

**7.1. *Revised Conservation Area Boundaries.*** The revised boundaries are shown on Plans 2 and 3, 2A and 3A and 2B and 3B and include the following amendments.

- (a) At Hadham Ford (Plans 2 and 3). Redraw the Conservation Area to exclude a large open arable field in the south west quadrant together with Foxearth and adjacent pasture on Chapel Lane. Also exclude open pasture between Grove Barn and Ridgeway.
- (b) At Bury Green (Plans 2A and 3A). Redraw the Conservation Area to exclude selected modern farm buildings at Clintons. Also exclude nos. 1 – 10 Farm Place and large scale buildings to their rear.
- (c) At Little Hadham (Plans 2B and 3B). Redraw the Conservation Area to exclude Little Ash house and adjacent paddock. Also exclude Ash Farm Bungalow and extensive areas of paddocks nearby, including site of Windmill ruin.

**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 against this document and the National Planning Policy Framework that the District Council will process applications.

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

Telephone no. 01279 655261

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

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

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

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

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

**7.7. Listed Buildings are a most significant factor in contributing to the quality of each of the three Conservation Areas. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised. Of particular importance is the varied roofscape and large numbers of rural buildings with thatched roofs.**

**7.8. Attention is drawn to the objective of seeking long term co-ordinated boundary treatments at Bury Green.**

**7.9. The Appraisal has previously identified several Listed Buildings structures as being 'At Risk'. Several are of particular concern and in partnership with the owners and within the limitations of existing staff and financial resources, the Council will explore satisfactory solutions that secure these structures long term future.**

**7.10. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.*** Within the three Conservation Areas there are 12 unlisted buildings/ groups of buildings that have been so identified. These are: at Hadham Ford: Nos. 1- 5 Ford Cottages and outbuilding; Ashford House and two outbuildings; terrace of outbuildings to nos. 1 – 7 Chapel Lane; Congregational Church and former hall; Farm View; The Manse; Marshalls; nos. 1- 2 Ford Villas; Ford Cottages and Red Brick Cottages. At Bury Green: Clinton Hall Cottages and at Little

Hadham: Smithy Cottage. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.11. 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. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

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

**7.13 Planning control - Wildlife Site within the Conservation Area.** Any development that adversely affects wildlife species occupying such sites will not be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

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

**7.15. Planning Control – Important open land, open spaces and gaps.** This Appraisal has identified the following particularly important spaces. At Hadham Ford: Brick Kiln Meadows; a linear field planted with groups of trees south of Ashmeads; the triangular War Memorial site and the burial ground at the Congregational Church. At Bury Green; the large open green. These represent open spaces and other landscape features within the Conservation Areas that materially contribute to their character or appearance and will be protected. In the case of Bury Green a

proposal to enhance its boundary with adjacent properties is proposed.

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

**7.17. Planning Control –Important views.** The most important views within and out of the Conservation area are diagrammatically shown. Policy BH6 is particularly relevant.

**7.18. Enhancement Proposals.** The Appraisal has identified a number of elements that detract which are summarised in the Table below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be proactive and provide assistance. It must be recognized that such improvements will frequently only be achieved with the owners co-operation.

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
<b>Boundary fencing and existing mixed boundary treatment to Green.</b>	<b>Bury Green.</b>	<b>Discuss potential of providing co-ordinated long term boundary treatment, subject to local support.</b>
<b>As above.</b>	<b>Bury Green.</b>	<b>As part of above in shorter term, consider planting native hedge to front of runs of existing vertical close boarded fencing.</b>
<b>Spalled Brickwork, brick wall, remains of former building.</b>	<b>North of Brook House, Albury Road, Little Hadham.</b>	<b>Contact owner and seek co-operation in undertaking necessary repairs.</b>
<b>Remains of Windmill and overgrown site.</b>	<b>On land to rear of Albury Road.</b>	<b>Contact owner to explore possible limited options.</b>
<b>Paviments forming base to important listed pump.</b>	<b>Hadham Ford, opposite the Nag's Head PH.</b>	<b>Contact owner with view of undertaking remedial work to those several paviments in need of re- setting.</b>

Individually listed wall 'at Risk' in deteriorating condition and in need of repair.	Wall attached to Brewhouse, Hadham Ford.	Contact owner and seek co operation in initiating repairs.
Wall in curtilage of a Listed Building in need of repair.	Boundary wall at May Cottage and Gouldburn, Hadham Ford.	Contact owner and seek co operation in initiating repairs.
Wall in curtilage of a Listed Building in need of repair.	Boundary wall at Stumbledon, Hadham Ford.	Contact owner and seek co operation in initiating repairs.
Wall in curtilage of a Listed Building in need of repair.	Boundary wall to front of Home farm Chapel Hill, Hadham Ford.	Contact owner and seek co operation in initiating repairs.
Congregational Chapel.	Chapel Lane, Little Hadham.	Suggest repainting to entrance of Chapel.
<b>Other Actions.</b>		
Loose tiles.	Outbuildings to Ashford House Chapel Lane, Hadham Ford.	Contact owner and seek co-operation in undertaking necessary repairs.
Wooden Finial	On southern end of outbuildings to nos. 1-7 Chapel Lane, Hadham Ford.	Contact owner and seek co-operation in undertaking necessary repairs/ replacement.

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

- 1. Brick Repointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**
- 5. Flint and Flint Wall Repair.**

**6. Hard Landscaping in Historic Areas.**

**7. Listed Buildings.**

**8. Rainwater Goods and Lead.**

**9. Shopfronts.**