



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

**DRAFT FOR CONSULTATION**

**2014**



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## DRAFT FOR CONSULTATION

2013

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

### 1. Introduction

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and 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 short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stanstead 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, recognised these facts and committed 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. The document also puts forward simple and practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or an assessment of their structural condition. Therefore 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 may apply to estimating dates of buildings.

1.8. This Conservation Appraisal will:

- Identify the special character of Tewin;
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundary;
- Put forward practical enhancement proposals;

1.9. The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Parish Council and to the members of the local community who provided useful information to officers when the survey was being undertaken.

1.10. Acknowledgement and thanks are also recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.

1.11. 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 area accords with the statutory definition and is 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<sup>1</sup>. Looking for and assessing such buildings is therefore a priority of this Appraisal.

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.

2.5. 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 (permitted development, or PD) 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.

2.6. However, even within Conservation Areas there are many other minor developments that do not require planning permission. So as to provide

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<sup>1</sup> 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.

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.

2.7. 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 within 6 weeks of the works. The Council may then decide 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 a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

2.8. 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.

2.9. 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.

2.10. In relation to the historic environment 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 by 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 a development proposal on 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.

2.11. 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 a 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.

2.12. 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.

2.13. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Tewin Parish there are a couple of buildings entered on the Register as being 'At Risk' including the Grimston Memorial and Railed Enclosure at St Peters Church. However no such buildings have been identified within the Conservation Area. Grant assistance not exceeding £10,000 may be available for works that lead to such structures long term security.

2.14. The East Herts Local Plan was adopted by the Council in 2007. Most of the 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).

2.15. 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. Once adopted, the District Plan will contain the relevant Council planning policies.

2.16. Tewin Conservation Area was designated in 1981.

## Part B – APPRAISAL

### 3. Origins and historic development.

3.1 The Domesday book refers to the ownership of land and taxable assets in Tewin as belonging to King Edward the Confessor in 1074, however by the mid 14<sup>th</sup> century much of Tewin was held by the Church<sup>2</sup>. Subsequently Tewin was in the hands of the Prior and covent of St Batholomew and after the dissolution of the Priory in 1540 the manor of Tewin was granted to Robert Fuller. The manor changed hands 16 times over the next 200 years until 1746 when George 3<sup>rd</sup> Earl of Cowper became the owner, hence the relationship between the Cowper Family and the Village.

3.2 Although not located within the conservation area The Church Of St Peter (Grade I) and The Old Rectory (Grade II) are both considered to be important listed buildings within the wider setting. Nikolaus Pevsner describes the site as ‘a small church on the edge of a scattered village but with the Rectory close by’. The Church is partly of the 11<sup>th</sup> century building with the chancel being rebuilt or remodeled in the 13<sup>th</sup> century and later additions added in the 15<sup>th</sup>. Pevsner describes the Rectory as a ‘five bay, two-storeyed Georgian house’<sup>3</sup>.

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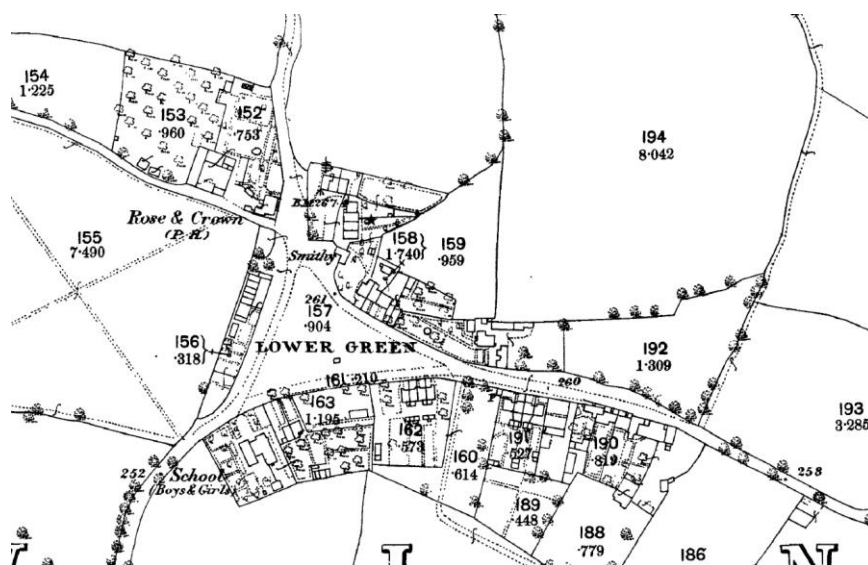
<sup>2</sup> History of Tewin by the people of Tewin p 9

<sup>3</sup> Pevsner, N. (1977) *The Buildings of England: Hertfordshire*. Penguin. 2<sup>nd</sup> Edition.



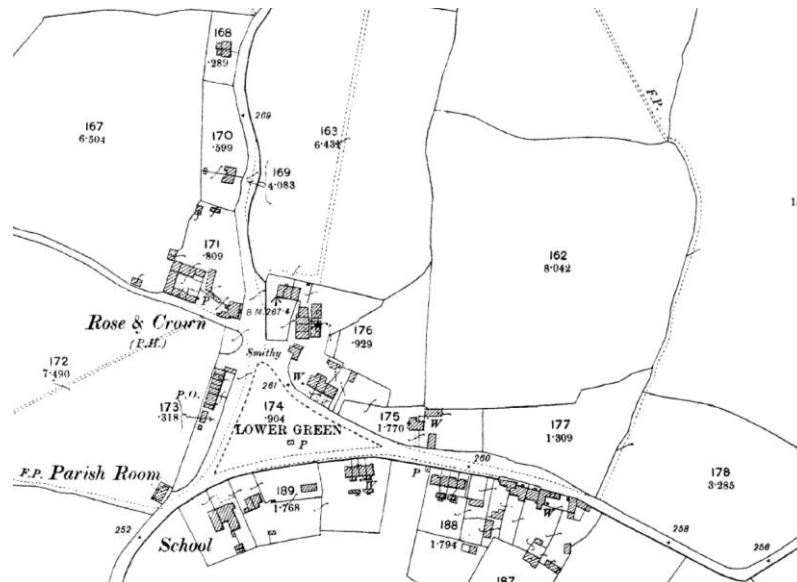
**Figure 1: English Heritage: Images of England. Church of St Peter, Churchfield Road. IoE Number 356242.**

3.3 The OS Map of 1874 displays the core of the conservation area as being the triangular Lower Green bordered by single pile development on all three sides. Development does extend eastwards down Hertford Road, with the last building being no. 18. The map identifies the Boys and Girls school in the South West corner of the green, the smithy to the North and the Rose and Crown Public House North West.



**Figure 2: Ordnance Survey Map 1874**

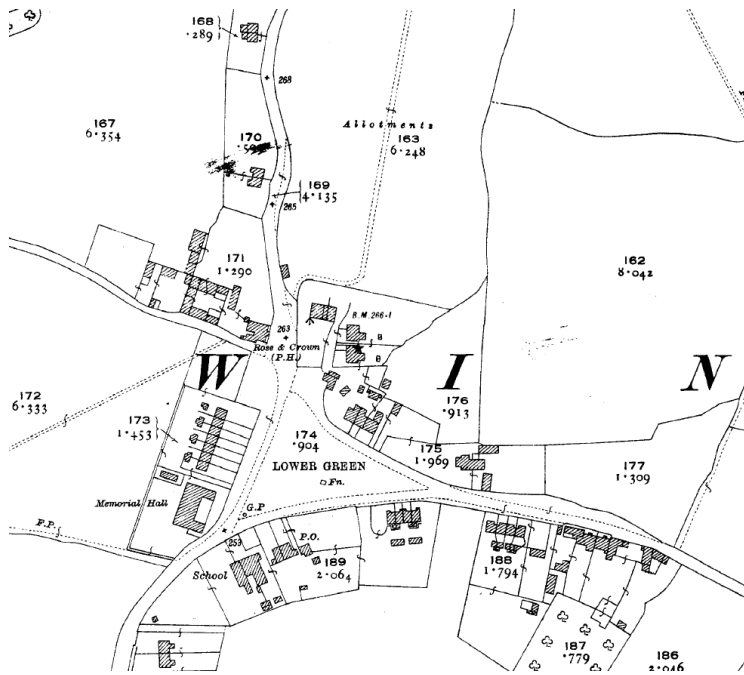
3.4 The OS Map of 1897 demonstrates that minimal development has occurred since 1874. It does however display the location of the Post Office in the row of cottages to the west of Lower Green and the new Parish Room in the south west corner of Lower Green.



**Figure 3: Ordnance Survey Map 1897**

3.5 Similarly the OS map of 1920 illustrates limited development in terms of an increase in the number of buildings surrounding the green. What is evident is the row of cottages on the west were demolished and replaced with new dwellings. This is supported in the *History of Tewin*<sup>4</sup>. Due to the replacement buildings the map shows the Post Office was relocated to no.9 Lower Green.

<sup>4</sup> The history of Tewin by the people of Tewin page 146.



**Figure 4: Ordnance Survey Map 1920**

3.6 The OS map of 1963 demonstrates that the settlement expanded within the period between 1920 and 1963. Open spaces bordering the green have been developed upon. Most notably is the Memorial Hall, which replaced the Parish Room, the increased development northwards along Upper Green Road and the Cannons Meadow housing estate to the south. The map also illustrates the pathways which have been formed across the green and the location of the flagstaff and water pumps.



**Figure 5: Ordnance Survey Map 1963**

3.7 Kelly's Post Office Directory of 1874 - As entries in this Directory were subject to charge, those included may only have been partly representative of the full range of available local services at that time. Nevertheless they demonstrate that Tewin was a small community within which a number of different trades were plied and where there was a degree of self sufficiency

3.8 *The Place names of Hertfordshire* published by Cambridge University Press refers to the following ancient names<sup>5</sup>: Tiwingum (944), Tywingam (1015), Tiwinga (1166), Tewing (1198) and Tuyn (1596). Reference is made to Tiwinga meaning 'worshippers of the God Tew', with Tew being a Saxon great war god. This is confirmed in Halls's *Names of Places in Hertfordshire*<sup>6</sup>.

#### 4. General Designations and criteria used to identify important features.

4.1 Scheduled Ancient Monuments. There are no designated Scheduled Ancient Monuments in the conservation Area as currently drawn.

4.2 Areas of Archaeological Significance. There are no designated Areas of Archaeological Significance in the conservation Area as currently drawn. However to the east and south of the conservation area, outside of the boundary, there is an Area of Archaeological Significance.

4.3 Listed buildings. Individually listed buildings have been identified, plotted and some briefly described. Full descriptions can be obtained online at English Heritage's website or via the Heritage Gateway. Such Listed Buildings are protected from unauthorized demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings if they pre-date 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 several non-listed building that makes an important architectural or historic contribution to the Conservation Area and this has been separately

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<sup>5</sup> Gover (). *The Place Names of Hertfordshire*. Cambridge University Press

<sup>6</sup> Hall, H. (1858) *Names of Places in Hertfordshire*. Printed by Odell and Ives.

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

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



4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to 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 in a Conservation Area, those selected need to be below the prescribed heights (those fronting a highway including a footpath or bridleway, water course or open space 1m 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 consent for demolition in Conservation Areas is not required.

4.9. Features that detract from the character of the area or which are in poor repair have been identified.

4.10. Important views are identified and are described below.

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

## 5. General Character and Setting of Tewin

5.1 Wider setting – Tewin is a scattered village of 16<sup>th</sup> to 20<sup>th</sup> century houses around a pleasant elongated green. In the Council's Landscape Character Analysis Tewin village is recognized as being 'ancient but strongly influenced by the Cowper family, who owned the Panshanger Estate and much of this farmland from 1720 to 1953. The bulk of the Cowper Estates in Tewin were sold in 1953 to pay death duties and were subsequently developed as settlements. Visual continuity is derived from the unified style and colour of the 19<sup>th</sup> century estate cottages within and beyond the settlement. Yellow brick estate dwellings and red brick farmhouses often bear the Cowper family crest and their date of construction.

5.2 General immediate setting – The setting of the conservation area, except where modern development abuts it, is open farmland with a rolling character. The edge of the area is generally clearly defined by mature trees and hedges on rising ground, with the buildings not completely visible except for chimneys and roof forms. To the west the setting is more open with the village completely visible across the fields. To the north west the setting becomes almost Arcadian, with the village scarcely visible through the mature trees which dot pasture land in this direction.

5.3 There are 37 listed buildings in Tewin Parish as a whole, one of which is Grade I and two of which are Grade II\*. The remaining 34 are Grade II listed.

There is also a Grade II Historic Park and Garden within the Parish; Tewin Water which is situated 2km north-east of the centre of Welwyn Garden City.

5.4 Of these listed buildings 5 are situated within the conservation area, although some have been divided into multiple properties. Here buildings from the 17<sup>th</sup> to 19<sup>th</sup> centuries are represented.

5.5 As set out below this Appraisal identifies any other buildings and structures of quality that are not individually listed.

5.6 In summary the character of the conservation area derives from the relationship the built environment has with open land. Historically, the association with the Cowper family and the Panshanger estate generates a social as well as architectural connection within the village; with the built environment providing a physical record of this connection.

## 6. Detailed character analysis

6.1 General overview. The conservation area consists of the locale around the triangular Lower Green and the portions of the approach roads, mainly Upper Green Road and Hertford Road. The essential form of the conservation area is a band of frontage development around the three sides of the green and the approach roads. This form has been blurred by modern development to the south in Cannons Meadow and to the north.

6.2 Lower Green is a contained, triangular open space defined by a variety of buildings dating from the mid 17<sup>th</sup> century to the late 20<sup>th</sup> century. The green has a pleasant semi-rural appearance due to the large grassed area in the centre, the large number of mature trees and hedge around the green and the wide grassed verge on the western side.

6.3 The area around Lower Green produces a sense of containment, which appears to have been deliberately strengthened by the siting of several late 19<sup>th</sup> and early 20<sup>th</sup> century buildings. The deliberate effect of containment is

most noticeable on the western side where open fields lie directly behind the band of early 20<sup>th</sup> century buildings which define the green.

6.4 Scheduled Ancient Monuments - There are none in the Conservation Area.

6.5 Archaeological Sites - There are no designated Areas of Archaeological Significance in the Conservation Area although it is worth noting that there is a large area of archeological significance to the east and south of the conservation area.

6.6 Individually Listed Buildings. The listed buildings within the conservation area have been described briefly below, with the characteristic and distinguishing architectural features identified. The full listing description can be sourced from English Heritage.

6.7. Nos. 8 and 9 Lower Green, were originally one house and are now two dwellings. Dating from early to mid 17<sup>th</sup> century the buildings are of timber frame construction on a red brick base and plastered. To the rear there are 18<sup>th</sup> and 19<sup>th</sup> century additions including single storey attic wings to the center and right.



**Figure 6: Nos. 8 and 9 Lower Green**

6.8 The Old Bakery, 16 and 18 Hertford Road, dates from the early 18<sup>th</sup> century and has 19<sup>th</sup> and 20<sup>th</sup> century extensions. Two storeys with attics red brick buildings, whitewashed with a tiled roofs. Each house has paneled doors to the centre, a plat band to the first floor and cambered heads to all openings. On a historical note the Old Bakery, No. 16 and Cheyne Cottage were a single property called The Long House. When they were owned by Peter Howells in the 1970s they were separated and the Old Bakery and No. 16 were converted back into one house. By the late 1970s the shop housed the bakery.



**Figure 7: The Old Bakery, 16 and 18 Hertford Road**

6.9 10 Lower Green (Cowper Hall) is currently 2 dwellings, having been built in 1839 following a bequest from H. Cowper to form the Cowper Endowed School. The building is of yellow stock brick with white brick dressings and a pantile roof; materials which are uncommon in this area therefore supporting the fact that the building is a result of patronage. The building has a H plan form, with 2 broad gables to the front. The building is characterised by its casement windows and doors, which have either 2 or 3 lights or decorative glazing bars.



**Figure 8: 10 Lower Green (Cowper Hall)**

6.10. 11 Lower Green (Cowper Cottage) is one of two dwellings which occupies the former Cowper Endowed School. Built in 1839 following a bequest from H. Cowper the building is of yellow stock brick with white brick dressings and a pantiled roof. The building was converted into residences in the 20<sup>th</sup> century when it was also re-roofed. The building is single storey with attics with the front elevation facing west. The right gabled block was the masters house and it has tall mullion casement windows with hexagon and diamond patterned panes and chamfered white brick surrounds. Positioned centrally within the front elevation sits a cross axial stack with a central square and outer diagonally set shafts with 5 octagonal pots. There is a 20<sup>th</sup> century gabled entrance porch on the western elevation and a 2 light gabled dormer.

6.11. Rose and Crown Public House, Upper Green Road. The building has a 17<sup>th</sup> century cross range incorporated into a mid 18<sup>th</sup> century rebuilding which has since been extended and altered. The early core is timber framed and has been rebuilt in red brick with burnt headers. A five bay building of two storeys and attic main block with early 2 cell cross range to rear left. There is a plat band to the first floor and 5 two light casements with flush frames. The



extensions include a 20<sup>th</sup> century wing to the rear and a 20<sup>th</sup> century lean-to on the left end.



**Figure 9: Rose and Crown Public House**

6.12. 30 Lower Green. Early to mid 18<sup>th</sup> century red brick house with a steeply pitched tiled roof. The building is two storeys with three bays. The building has glazing bar casement windows with moulded flush frames, dentilled brick eaves and internal end chimney stacks.



**Figure 10: 30 Lower Green**

6.13 Buildings and structures not individually listed but within the curtilages of Listed Buildings. There are none identified in the conservation area.

6.14 Other non-listed buildings that make an important architectural or historic contribution. These are non-listed buildings of quality and worthy of protection as they make an important architectural or historic contribution to the Conservation Area.

6.15 Tewin Memorial Hall. The Memorial Hall is a bold building in English arts and crafts style, influenced by the architecture of Sir Edwin Lutyens, erected in 1922 as a war memorial. A local source notes that the Halls architect, Sir Herbert Baker, is one of only four architects buried in Westminster Abbey. The hall has an attractive symmetrical composition, with two gabled wings protruding forward to enclose a small courtyard. The symmetry of the design is accentuated by two yew bushes in the entrance courtyard and by four prominent 'Tudor' chimneys. The detail of the building is subordinated to a steeply pitched roof in brown / red clay tiles, which is in sympathy with the



warm red brickwork of the lower parts. The building does not directly front the green but is slightly withdrawn behind a mature hedge which continues the line of the field hedge in School Lane.



**Figure 11: Tewin Memorial Hall**

6.16. Five groups of 'model' cottages were erected around the green by the Cowper Estate between 1873 and 1903. These groups are similar in their materials but the later groups show an increasing boldness in scale and architectural inventiveness.

6.17.1 to 4 Lower Green. The earliest group is typical in its use of gault brickwork, steeply pitched red/brown plain-tiled roof with overhanging eaves and verges, large brick chimneys, punctuating gabled dormers and casement windows with small lights. The rear gardens of these houses have a pleasant domestic appearance with neat vegetable plots, small tile and gault brickwork outbuildings. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



**Figure 12: 1 – 4 Lower Green**

6.18. 4 to 10 Hertford Road. These buildings date from 1876 and display architectural characteristics of the Cowper cottages, namely the yellow brickwork, pitched roof which are more steeply accentuated, prominent two-storey gables jutting forward and grander chimneys. No. 10 displays the Cowper Crest which provides the date of the buildings. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



**Figure 13: 4 to 10 Hertford Road**

6.19. 7 to 9 Upper Green Road. Situated to the north end of the green dating from 1896, as shown by the Cowper Crest. The buildings are of yellow brick with pitched roofs, central chimneys and distinguishable porches. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.20. 13 to 19 Lower Green. Seven cottages on western side of the green dating from 1903 are of fundamental importance to the character of Lower Green itself as they define its western boundary. The elevation to the green is a bold regular pattern of gabled dormers and large decorative chimneys which contrast with a generous expanse of roof. Windows are side hung casements with glazing bars, with arched heads in contrasting red brickwork. The individual houses are subordinated to a strong architectural whole. Vehicular access to these houses is available from the rear as the intrusion of out-buildings into the front gardens and run-ins across the wide verge would detract from the appearance of these houses. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.





**Figure 14: 13 to 19 Lower Green**

6.21. 22 to 25 Lower Green. These two groups of semi-detached cottages are typical of the Cowper Cottages. Single storey with attics, of yellow brick with steep pitched roofs the buildings have prominent chimney stacks and dormers. They benefit from rear gabled extensions which appear to have been included in the original design. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



**Figure 15 - 22 to 25 Lower Green**

6.21. Lime Cottage, 2 Hertford Road. The building is a two storey brick built building with a red tile roof and gabled porch. On a historical note the Compton family is the only family to occupy the building. Built in 1925 for Mr Boston Compton by (architect) Andrew Grey. Mr Compton was police constable in Tewin from 1919-24.



**Figure 16: 2 Hertford Road**

6.22. Cheyne Cottage, 14 Hertford Road was built in the 18<sup>th</sup> century and was built or refurbished for Panshanger Estate. The building is brick built with a tiled roof and has chimneys with pots. On a historical note the building is named after Cheyne Walk in Chelsea where the former residents previously lived. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.23. The Old School House. The building is of red brick construction with a steeply pitched roof and chimneys. It has historical and architectural importance as it was built at the same time and by the same hand as the Rose and Crown.

6.24. The Old Red Barn. The building is of red brick with a red tile roof. Now functioning as a residential dwelling, the building has modern additions and fenestrations associated with its use, however the conversion has been sympathetic to the former design and form. The Cowper Plaque is present on the eastern gable end, dating 1878.



**Figure 17: The Old Red Barn**

6.25. The Old Hay Barn. Currently in a L-plan form, the building sits to the west of The Old Red Barn. The building is red brick with and old tile roof and weatherboarded sections. The building is currently being extended to form an additional wing to the north.

6.26. 28 and 29 Lower Green Road. A pair of cottages, rendered with and red tile roof. Central chimney, two gabled porches and two gabled dormers on the front elevation. The cottages display feature which are common to the immediate setting.





**Figure 18: 28 and 29 Lower Green Road**

6.27 Other distinctive features that make an important architectural or historic contribution. On the North corner of Lower Green is a shelter, which can be traced back through historic maps to 1963.



**Figure 19: View of the north corner of Lower Green, including the shelter.**

6.28. To the north of Lower Green on the eastern side of Upper Green Road is a K6 Telephone box. It appears to be in good condition and is considered to contribute to the character and appearance of the village.

6.29 Important open land and open spaces Green verges and banks augment the grassed expanse of the green itself, creating a spacious green heart inside the enclosure of buildings. Verges and banks which make a particular contribution to the character of the area include the verge outside the model cottages and Memorial Hall on the western side of Lower Green and the grassed banks outside No. 32 to 46 Lower Green, where the row of trees contributes to the village character.



**Figure 20: View west down Hertford Road**

6.30. A small area of mixed woodland within the conservation area have an important role in that it contributes to the sense of enclosure whilst providing a contrast to the built forms; this woodland areas is located adjacent to no 30 lower green.



6.31. On a historical note, in 1953 the Parish Council, as a way of marking the coronation of Queen Elizabeth II, moved the Well House to its present site. The green was ploughed and re-seeded with grass, the footpaths were put in and the flag pole erected.



**Figure 21: View of Lower Green**

#### 6.32 Particularly important trees and hedgerows

6.33. Hedges: On both sides of Upper Green Road, those at the end of the green and the hedges in front of the model cottages on the west of the green, bordering The Old School House and Hedges and bushes on the north side of Hertford Road (opposite village shop).

6.34. Trees: existing trees are of particular importance as they often frame and balance views and, in this respect, the yews in the front garden of 10 Lower Green, the mature oak tree in the garden of 30 Lower Green and the mature elms at the north western corner of the green adjacent to the Rose and Crown public house are particularly important and are all protected by TPOs.



**Figure 22: The Yews in the front garden of 10 Lower Green**

6.35. Other notable trees include the evergreens on the road frontage of Nos. 30-46 Lower Green and the Scots pine in the garden opposite the village shop.

6.36. Important views. The long view out, south down School Lane towards Tewin Church, is of particular importance.

6.37. The approach to Lower Green via Upper Green Road has a semi-rural serpentine character with the road falling quite strongly towards the green, between hedges neat grassed banks and verges.



**Figure 23: View from Lower Green down Upper Green Road**

6.38. Similarly, the approach to Lower Green from Hertford Road has a winding rural character before the open space is reached.

6.39. Detracting Elements. On the two southern corners of Lower Green collections of road signs are considered to visually detract from the open character of the green as there are multiple poles and the signs are worn.



**Figure 24: Collection of road signage**



6.40. The eastern edge of Cannons Meadow has a chain-link fence which defines the property boundary. It is considered that this boundary approach is uncharacteristic of the area and therefore detracts from the character and appearance of the conservation area.



**Figure 25: Chain-link fence on Cannons Meadow**

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

6.42 Suggested boundary changes. It is proposed to adjust the conservation area boundary at the eastern end of Hertford Road to exclude the land south of the road; instead the conservation area boundary will follow the curve of the road. It is also suggested that the conservation area boundary be extended behind the Old Hay Barn so that the curtilage of the building is included.

6.43 It is recognised that the conservation area boundary appears to cut through the rear gardens of 42 Lower Green to 11 Hertford Road and therefore it appears that the entire curtilage of the buildings is not included in the conservation area. However, as the use of the land beyond the boundary is classed as grazing land it is considered that it forms part of the open countryside and is does not warrant being included in conservation area.



**Figure 26: Land to the rear of 42 Lower Green to 11 Hertford Road**

## PART C – MANAGEMENT PROPOSALS

### 7. Management Proposals.

7.1. Conservation Area Boundary. The revised boundaries include the following amendments:

- (a) Extending the boundary to include the curtilage of The Old Hay Barn. The current boundary does not reflect boundaries on the ground and subsequent development.
- (b) Exclude land to the east of 24a Hertford Road. The existing boundary does not reflect physical boundaries on the ground as it currently cuts through a large field.

7.2. General Planning Control and Good Practice within the Conservation Area. All 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. English Heritage's Guide for Owners and Occupiers states that if a person wishes to carry out any works that will affect a scheduled monument 'whether above or below ground, you must apply to the Secretary of State for prior written permission.' Applicants are strongly recommended to contact the regional English Heritage office for early discussions. The local contact details are English Heritage 24 Brooklands Avenue Cambridge CB2 2BU. Telephone 01223 582700. E-mail: [eastofengland@english-heritage.org.uk](mailto:eastofengland@english-heritage.org.uk)

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 the most significant factor in contributing to the quality of Tewin's built environment. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.9. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the Conservation Area several unlisted buildings have been identified. These are: Tewin Memorial Hall, 1 to 4 Lower Green, 13-19 Lower Green and 4-10 Hertford Road. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.10. Proposed Article 4 Directions. There are some distinctive features that are integral to some of the unlisted buildings identified above that make an important architectural or historic contribution. In some situation protection may exist through existing planning controls but in other cases additional protection could only be provided by removing Permitted Development Rights via and Article 4 Direction. The latter 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 Unlisted distinctive features that make an Important Architectural or Historic Contribution. The Appraisal identifies the shelter on Lower Green as a distinctive feature which makes a positive contribution to Tewin's character and appearance.

7.14. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following important spaces: triangle of open land comprising of Lower Green, the green verges outside Tewin Memorial Hall and the model cottages and outside 32 to 46 Lower Green. These represent open spaces and other landscape features within the Conservation Area that materially contribute to its character or appearance and will be protected.

7.15. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown diagrammatically. 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. As previously advised some hedges may be protected by the Hedgerow Regulations 1997.

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

7.17. Enhancement Proposals. The Appraisal has identified a couple of elements that detract that are summarised in the Table below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be



recognized that such improvements will frequently only be achieved with the owners co-operation.

Detracting Element	Location	Proposed Action
Discordant signage	Southern corners of Lower Green	Discuss potential for improvement with Highways
Fencing	Cannons Meadow	Discuss potential for improvement with owner

7.18. The features identified in paragraphs 7.1 – 7. 17 are shown on Plan 3.

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.