

ESSENTIAL REFERENCE PAPER 'C'



GREAT AMWELL CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION 2015



A simple gravestone marks the burial place of Harold Abrahams (1899-1978) the 1924 Olympic runner who inspired the film *Chariots of Fire*. On top of the gravestone stones placed by visitors reflect Jewish tradition.

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This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Great Amwell 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.

In preparing the document the fieldworker was unable to gain access to certain properties many of which were securely gated and owners not available at the time of survey. Thus it was not possible to view some areas that were thus inaccessible.

1. Introduction.

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

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

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

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its

Conservation Areas and their boundaries. The production of this document is very much part of this process.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

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

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

1.8. This Conservation Appraisal will:

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

1.9. The document will be prepared in partnership with the Parish Council and the local community through the consultation process. Several historic pictures have been included sourced from www.stanstead-abbotts.co.uk courtesy of Brian Johnson. This web site contains many local pictures of the area that are of considerable interest.

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

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

PART A - LEGAL AND POLICY FRAMEWORK

2. Legal and Policy framework.

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

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

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

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

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

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

2.6. The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various

types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area.

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

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

2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges. However such garden hedges which are considered to be visually important have been identified in anticipation that their qualities are recognised by the owner and that they will be retained on a voluntary basis.

2.10. National Planning Policy Framework. The principle emphasis of the framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

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

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

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other

unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on the Council's web site or on request.

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Great Amwell Conservation Area there are no such buildings identified as being 'At Risk' although some exist elsewhere in the parish. This document is available on the Councils web site. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the 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. As currently drafted this emerging District Plan advises that new development in a Conservation Area should, *inter alia*, conform with the content of the relevant Appraisal.

2.17. Great Amwell Conservation Area was designated in 1988.

Part B - APPRAISAL

3. Origins and Historical Development

3.1. There are over 25 records within the existing Conservation Area held by the County Archaeologist. A general description of the village from this source reads *'In writing of Great Amwell in the late 18th century the Quaker poet John Scott describes how 'the roofs of russet thatch rise mix'd with trees, above whose swelling tops ascends the tall church tow'r...'*The same source advises that in the early 17th century the New River was cut close to the village...and in the later 18th century the New River Company's Chief Engineer, Robert Mylne (died 1811)...and landscaped a water garden ...Test pits on 11 sites around the village in 2013 produced post medieval and 19th century pottery but two pits in the centre produced earlier material including a sherd of late Iron Age pottery.

3.2. Prehistoric. Palaeolithic implements are recorded as having been found in the centre of the village in the late 19th century. Beyond the Conservation Area a Bronze Age spearhead was found in 1934. A test pit dug in 2014 revealed late Iron Age sherds. These finds indicate there is likely to have been settlement from the Stone Age onwards.

3.3. Roman settlement. A number of urns said to be Roman and quantities of coin were reportedly found near Great Amwell Vicarage in 1847. The same test pit dug in 2014 referred to above also revealed Roman pottery. This is indicative of Roman settlement in the area which is not surprising.

3.4. The Domesday Book was a census commissioned by William I in 1086. In relation to Great and Little Amwell it states that Ralph (land of Ralph de Tosay) holds (Great and Little) Amwell. It is assessed at 14 1/2 hides. There is land for 16 ploughs. In demesne 7 hides, and there are 2 ploughs, and there can be another 2. There 24 villans with a priest and 4 Frenchmen and 7 bordars have 8 ploughs, and there can be 4 (more). There are 19 cottars and 2 slaves and 1 mill rendering 6s; meadow for 16 ploughs, pasture for the livestock of the village, woodland for 200 pigs, and from pasture and hay, 10s. In all it is worth £14 10s; when received £12. It would also appear that a Ralph de Limesy laid claim to land here. Source: Domesday Book a complete translation, Alecto Historical Associations Penguin Books 2002. (Note: Rev. W. J. Harvey's book 'Great Amwell Past and Present', published in 1896, attributes the above description to Ralph de Limesy).

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

3.6. In the 17th century the New River was constructed by Sir Hugh Myddelton to bring fresh water to London. It was built 1608-1613 and Edward Wright, a mathematician, was employed to survey and direct its course. The total fall over its original 40 mile length was less than 6 metres. The river together with its associated structures represents a considerable engineering enterprise and achievement. Reverend W.J. Harvey writing in 1896 says *the churchyard is situated on the slope of a rather steep hill; at the bottom flows, the New River, carrying its wealth of life and health (i.e. water) to the greatest metropolis in the world.*

3.7. A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: The church of St John the Baptist...is an ancient building...and was beautified and repaired in 1856-57, when the floor of the chancel was raised, and stained glass windows added...In 1866 it was restored, and seated with

open benches; the cost of these alterations was £1,200, (equating to about £130,000 today) defrayed partly by rate, partly by subscription. Reid the Shakespeare commentator is buried here... There are National Schools for the children of both sexes. A pleasure fair is held here on Whit Monday. Charities amounting to £30 yearly are distributed in bread and blankets... Here are chalk and gravel pits. The neighbourhood is very picturesque, and has been celebrated by the poet, John Scott of Amwell. Just below the church is a bridge over the New River, and near it are two small islands, planted with scrubs and evergreens; one the one near the bridge is a stone bearing the following sonnet (in part) *Amwell! Perpetual be thy stream, nor e'er thy springs be less, which thousands drink who never dream...* The soil is clay and gravel; subsoil clay and chalk. The chief crops are barley, wheat, peas and oats.

3.8. Kelly's Directory of 1874 lists in addition to farmers, the following commercial entries, namely: Beer retailers (2), shopkeeper, laundress, lime merchant, Great Amwell lime kilns, shopkeeper and post mistress. The same reference identifies the population of the parish in 1871 as being 2,245 (the parish included parts of Hoddeston, Ware, Hertford Heath and Haileybury College).

3.9. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, including Emmewelle (1086), Ammewell(e) (1225). According to tradition Emma, wife of Canute, is supposed to have given her name to the well below the church but the place name may be older than that.

3.10. A plan dating from 1874 shows the village as being heavily treed much as today. Interestingly it shows extensive watercress beds within the Conservation Area to the north of Amwell Lane on land now used as horse paddocks. Also school for Boys and Girls (now a Listed Building, the Old School House). Elsewhere beyond the Conservation Area there are several gravel pits; two lime kilns and a chalk pit. Also a pumping station off Amwell Hill to the north of the Conservation Area. Also allotment gardens to the west of Pepper Hill off Gypsy Lane and a branch railway line which opened in 1863 and closed to passengers and freight respectively in 1964 and 1965.

3.11. By 1897 additional water cress beds had been established and another pumping station, located in the south east extremity of the Conservation Area had been n built.

3.12. Water cress cultivation had ceased by 1937. By this time a concrete works with access to the railway (now Furlong Way) had established. Elsewhere a nursery complex had established to the west of Pepper Hill where such facilities had much expanded by 1963.



Picture 1. Postcard early 20th century



Picture 2. Swimming Pool, Great Amwell. Formerly part of Concrete Utilities in Lower Road. Apparently well used until the company closed. Date unknown but looks mid 20th century. Identified as swimming pool on mapping of 1938 in the general area of modern day Bridle Way.



Picture 3. Early 20th century postcard - a very muddy Lower Road. These historic pictures appear courtesy of Brian Johnson www.stanstead-abbotts.co.uk. This latter web site contains other local pictures of interest.

3.13. Plan 1 shows the existing Conservation Area boundary approximately imposed on mapping dating from 1874.

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

4.1. Scheduled Ancient Monuments.

4.2. Areas of Archaeological Significance.

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

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

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

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

- (a) They are in good condition.**
- (b) They are visible at least in part from public view points.**

- (c) They make a significant contribution to the street scene or other publicly accessible areas.

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

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

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

- **In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.**
- **In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- **In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.**
- **In relation to providing protection against demolition of walls or railings, those selected need to be below the prescribed heights (those abutting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere in a Conservation Area require permission for their demolition), be prominent in the street scene and**

make a positive architectural or historic contribution to its visual appearance.

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

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

4.10. Important views are identified.

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

5. GENERAL CHARACTER AND SETTING OF Great Amwell.

5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Great Amwell Ridge and Slopes in part thus *This is certainly an unusual area, due to the complexity of land uses, but its rarity lies in the historical associations with the creation of the New River and the limpid tranquillity of the area around the monument. The New River is unusual and its monument unique and is remarkably peaceful.*

5.2. There are 34 Listed Buildings within the existing Conservation Area. Of this total, 1 dates from the 11th century; 2 date from the 17th century; 13 from the 18th century (38%) and 18 from the 19th century (53%).

5.3. The Listed Buildings are Grade II excepting the church which is grade II*.

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

5.5. There is a Grade II Historic Park and Garden and other open spaces of quality that should be protected.

5.6. There is a Wildlife Site diagrammatically shown in the centre of the village.

5.7. Trees are a very important environmental feature and enhance many areas adding character and diversity to many local street and footpath scenes.

5.8. This Appraisal proposes ~~an extension and~~ some minor adjustments to the Conservation Area which are described later in the document.

6. DETAILED CHARACTER ANALYSIS.

6.1 ***General overview.*** Great Amwell Conservation Area is an extensive area of historic buildings, some in large grounds and dominated by significant areas of tree cover, some of whose qualities have already been recognised and protected by Tree Preservation Orders. A considerable number of footpaths provide access and walkways, including those along side the New River, a linear landscape feature of great visual and historic importance. Part of the latter is a designated garden, listed Grade II on Historic England's Register of Historic Parks and Gardens and is described elsewhere in this Appraisal. There are ~~areas of~~ narrow sunken lanes which add to the general character and diversity.

6.2 ***Scheduled Ancient Monuments.*** There are none.

6.3. ***Archaeological Sites.*** There is an area embracing most of the Listed Buildings in the centre of the village.

6.4. ***Individually Listed Buildings.*** A selection of descriptions have been included in abbreviated form and set out below. Any occasional comments by the fieldworker are in italics. The range of building/structure types is quite exceptional for a small village.

6.5. Monument to The New River on smaller island below the church - Grade II. 1818 in the form of a square stone pedestal on a chamfered base with ball finial. Inscribed with lines are said to have been composed by Archdeacon Nares. A neo-classical monument.



Picture 4. Grade II neo classical monument dating from the early 19th century relating to the New River.

6.6. Monument to the memory of Sir Hugh Myddelton on larger island below church - Grade II. Monumental pedestal and swagged urn in Coade stone, dated by inscription 1800 by Robert Mylne. Inscriptions in English or Latin. On south 'Sacred to the memory of Sir Hugh Myddelton, Baronet, whose successful care, assisted by the patronage of his King, conveyed this stream to London. An immortal work: since men cannot more nearly imitate the Deity, than in bestowing Health.'

6.7. Emma's Well and Memorial Stone - Grade II. A brick revetted basin for the spring from which Amwell takes its name, and which was one of the 2 sources of the New River of 1609-13 (the other being Chadwell at Ware). 18/19th century buff brick revetment walls to D-shaped pool with island, weir, sluice and overflow, presumably representing repairs and renewals of the original arrangement. On slope between road and spring an upright white stone memorial slab inscribed with verses from the poem 'Amwell' by the Quaker poet John Scott of Amwell (1730-1783). *Approached by steps with railings.*

6.8. Stocks in churchyard west of tower - Grade II. Village stocks. Probably 17th or 18th century. Oak. 2 tall rectangular end posts capped in lead. Each has a central rectangular slot from ground level, half a metre in height, to receive the 2 horizontal oak timbers with semi-circular notches to secure the legs. The stocks are recorded as being replaced in their original position by R W Mylne on the occasion of Victoria's Jubilee in 1887 and being moved to the churchyard from behind the George IV PH in the 1920's.



Picture 5. Listed grade II village stocks said to have been moved to their present location in the churchyard in the 1920's.

6.9. Mylne mausoleum in churchyard to east of chancel - Grade II. Mausoleum. 1800 by Robert Mylne (1733 - 1811). Buff brick and York stone slab roof. A plain rectangular building in fine brickwork in Flemish-bond. Doorway bricked up. Stone memorial tablets to the Mylne family. The roof is surmounted by a large square pedestal with moulded base and cap, with a fluted stone urn on top. Coade- stone circular plaque of a mourner on west side of pedestal, Mylne achievement on east side.

6.10. Plomer monument in churchyard south-west of chancel - Grade II Monument of 1728 to William Plomer. Carved and moulded limestone. On a moulded square base a tall square pedestal with projecting moulded capstone. Each face a raised and fielded panel inscribed. On top a tall tapering panelled obelisk on arched and scrolled feet, topped by a moulded cornice and fluted urn.

6.11. The Flint House - Grade II. 1842- 4 by William Chadwell Mylne (1781-1863) for himself. Uncoursed unknapped flints with yellow brick dressings. Hipped slate roof with wide overhanging eaves. Grouped central chimneys. Service rooms in basement approached by sunken way from west and tunnel under lawn on north side. Similar tunnel may have extended to east. In breakfast room 2 half-height relief figures, of naval officer with sextant and seaman with rope.



Picture 6. Flint House, a fine listed property 1842- 4 by William Chadwell Mylne (1781-1863) for himself. Access to service areas and accommodation segregated.

6.12. Statue in grounds of Flint House 60 metres east- north-east of house - Grade II. Early 19th century. Lifesize Coade stone statue of Duke of Wellington, seated with cloak and decorations, holding a scroll in right hand resting on knee. The head is damaged. Probably sited by W C Mylne who built Flint House and laid out the gardens 1842- 4.



Picture 7. Listed statue of the Duke of Wellington. Damaged head and other elements in need of restoration. Expert advice needed.

6.13. Observatory Tower, at Walton Lodge 10 metres west of house - Grade II. Two storey observatory tower. 18th century, moved to present

site by Mylne family between 1822 and 1839. Originally built by a Mr Hodson of Hoddesdon about half a mile south east of village. Buff brick with short top section of weather boarded timber framing. Conical roof of tiles. Lead top and ball finial.



Picture 8. Observatory tower moved to present site by the Milne family in the early to mid 19th century. One of the many various unusual structures that contribute to the rich local heritage.

6.14. Vicarage Lodge - Grade II. Small house, 19th century. Timber framed and weather boarded with gabled thatched roof. A picturesque single storey T-shaped house. Open thatched veranda on south with rough-hewn supports. Tall terracotta chimney pot. A picturesque cottage ornee.

6.15. Parish Church of St John the Baptist - Grade II*. From eleventh century, rectangular nave and smaller apsidal chancel, 15th century west tower, north vestry 1836, restoration 1866 for Rev. Richard Parrott. Uncoursed knapped flint with stone dressings. Chancel part-rendered. Stumpy octagonal tiled spire behind battlements of buttressed 3-stage tower. Original Norman low round headed chancel arch. A small church of great antiquity retaining its Norman apse, found in only 2 other churches in county, and features of outstanding interest. An essential

landmark in this hillside village and an important element in the landscaped setting of The New River.

6.16. Cathrow monument in churchyard - Grade II. A large churchyard monument, circa 1800. Stone with cast iron railings. A fine neo-classical mausoleum in the form of a square temple with low pitched roof inscribed on west face: 'The family vault of George Cathrow Esq. of Hoddesdon.' .An important neo- classical monument.



Picture 9. An important neo classical monument listed grade II and in good condition.

6.17. The Old Vicarage - Grade II. Former vicarage. 1840 (plaque on chimney) built for Rev. Mordaunt Barnard (1795 - 1885) vicar 1826 - 1864. Red brick with stone and stucco dressings and steep old red tile roofs. An interesting vicarage of 1840 on a prominent site above the river. Part of a group with former Schoolhouse to north.

6.18. Amwell Marsh Pumping Station - Grade II. Pumping Station

building. 1883 for the New River Company, erected by Frederick Hitch of Ware. Yellow stock brick with portland stone dressings, red brick inset panels and hipped red tile roofs. A tall rectangular engine house raised on a high base with outside stair at rear. Elaborate arcaded treatment with recessed panels of red brick. Originally steam driven and said to have had a beam-engine. Forms a group with the Engineers House beside The New River.



Picture 10. Marsh Cottage, former engineers house associated with the adjacent pumping station.

6.19. Glebe House - Grade II. 1864 built for Rev. Richard Parrott vicar 1864 - 1893 who also restored the church in 1866. Brickwork roughcast, with exposed bands of red brick and plinth. Romanesque pedimented red brick porch, hipped slate roof with overhanging eaves and plastered soffit. Two storeys, 3- windows with 2- light casements and moulded architraves.

6.20. River Cottage by the footbridge over The New River - Grade II. 17th century remodelled in early 19th century by W C Mylne as his house, altered 1891 by Robert Mylne (date and initials on plastered chimney). Oldest part probably timber framed, cased in red brick. Newer parts buff brick. Steep old red tile roofs with sinuous 19th century bargeboards. A picturesque Cottage Ornee associated with the Mylne family.



Picture 11. Early 19th century postcard illustration of River Cottage. Photo reproduced courtesy of Brian Johnson www.stanstead-abbotts.co.uk.

6.21. Gate piers, Screen Wall, Gate and Gateway at Amwell Grove - Grade II. Gate piers and garden gateway and gate. Mid 19th century, probably by William Chadwell Mylne for this Mylne family property. Gateway with depressed round arch in 2 orders in gauged brick with keystone. Projecting impost band and chamfered plinth. Square headed wooden gate with upper part open. Cast iron openwork scrolled panel over with Mylne arms.

6.22. Other non listed buildings that make an important architectural or historic contribution. The George IV public house. Dating from late 19th/early 20th century. Two storey yellow brick to ground floor, red to first floor. Tiled roof, chimney with pots. Decorative wooden detailing and central frieze with decorative brick surround. Early windows worthy of retention. Rubbed brick lintels with decorative brick detailing beneath cills to ground floor windows. A good quality building of considerable character whose features should be protected through normal development control.



Picture 12. The George IV PH. A late 19th/early 20th century building of quality with many architectural features worthy of preservation through normal development control.

6.23. The Folly, Amwell Lane. Early 20th century. Yellow brick with decorative bay window to ground floor. Slate roof with decorative ridge tiles and finial; chimney with pots to rear. Recessed entrance inscribed The Folly 1907. The site is untidy with partly decrepit modern garage and abandoned derelict plant machinery that would benefit from improvements being made to rectify this. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 13. The Folly Amwell Lane. An early 20th century property whose site appearance could be much improved. Selected features such as the bay window and its detailing are worthy of retention and possible additional protection.

6.24. The Cottage corner of Cautherly Lane and Madgeways Lane. Large red brick house with tiled roof probably dating from early/mid 20th century. 2 no. tall brick chimneys. Entrance to front with tiled canopy above. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 14. The Cottage probably dating from the early/mid 20th century. Typical of its period and worthy of retention.

6.25. Former group of farm buildings at Sheepcote Farm now converted. These buildings retain much of their original general form and their conversions have used traditional materials to create sympathetic adaption particularly in terms of retaining their original massing.

6.26. Willows, Cautherly Lane. A later 20th century property the fieldworker was advised was built in the 1970's. A flat roofed contemporary building of timber with flint panels with strong horizontal emphasis. Displays fine modern features particularly to the interior. A later 20th century building whose contemporary architecture adds value to the Conservation Area.

6.27. Other distinctive features that make an important architectural or historic contribution. Walls and railings are protected to varying degrees virtue of exceeding specified height relevant to the Conservation Area or being within the curtilage of a Listed Building unless otherwise noted.

6.28. Simple metal railings to part of north boundary to churchyard and also flint wall with brick piers of various heights in similar location.

6.29. Flint and brick wall to front of Well House about 2 m in height. Also flint and brick wall of similar height on opposite side of road with vertical crack possibly caused by adjacent mature tree.

6.30. Prominent brick wall to north of footpath 16 of various heights up to approximately 3m. Wooden entrance gates in need of repair. Forms part of southern boundary to Amwell Grove. Some repair work needed.



Picture 15. A fine brick wall important and visually prominent in the public domain adjacent to a well used footpath. As can be seen some repairs necessary and consideration should be given to the removal of selected vegetation.

6.31. Sections of yellow and red brick wall on west side of Cautherly Lane some sections with piers; also gate piers surmounted with stone balls.

6.32. Walls principally of flint construction of various heights to boundary of The Flint House on Hillside Lane extending along east side of Cautherly Lane to Stable House.

6.33. Metal fence to front, sides and rear of Marsh Cottage and Amwell Marsh pumping station believed to be in the ownership of Thames Water, parts in need of refurbishment/repainting. Side fences not abutting road or waterway and less than 2m in height are unprotected where an Article 4 Direction may be appropriate subject to further consideration.



Picture 16. Good quality robust historic railings in need of minor repainting/refurbishment.

6.34. Boundary metal railings in two general locations adjacent to New River firstly defining south edge of Amwell Lane and secondly north edge of New River, south of Lower Road. These low railings less than 1m in height abutting road or waterway (and so exempt from Conservation Area control relating to demolition) are assumed to date from the late 19th/early 20th century and are of robust construction and are of environmental merit and historic interest. Their extent (both within and beyond the Conservation Area) makes them features of considerable visual interest in the village. Of horizontal rails supported by metal posts. Several sections are in need of repair. Careful consideration needs to be given as to the potential of making them subject to an Article 4 Direction but in the first instance the issue should be discussed with the owners who are believed to be Thames Water.



Pictures 17-19. Prominent boundary railings forming boundary to New River. Assumed to be in the ownership of Thames Water. Collectively they are an important environmental feature of the village and it is very important they should be retained. Being less than 1m in height abutting a road or waterway they are not protected from demolition by legislation relating to Conservation Areas. Some repairs are necessary. The railings (including those beyond the Conservation Area) are potential candidates for protection by an Article 4 Direction. However in the first instance it is suggested discussions take place with Thames Water.

6.35. War Memorial. Simple stone cross on plinth approached by steps. At the time of survey it was noted that the inscribed lettering had deteriorated but this has recently been rectified. Those achieving this important action are to be commended.



Picture 20. The re-inscribed War Memorial. The lettering which had deteriorated has now been re -inscribed. Those responsible for this important initiative are to be commended.

6.36. Wall mounted George VI letter box on Cautherly Lane. An interesting piece of street furniture whose importance will increase with the passage of time. The detail includes the King's Royal Cipher with Roman numerals and Tudor crown.



Picture 21. Wall mounted George VI letter box. An attractive piece of street furniture that should be retained. By W.T. Allen of London.

6.37. Important Open Spaces. The churchyard is a most remarkable historic open space with an extensive range of tombstones many dating from Victorian times that display many types and designs. Some are listed that have been previously described. Within the churchyard there are a number of good quality mature trees including Irish Yews. A simple gravestone marks the burial place of Harold Abrahams (1899-1978) the 1924 Olympic runner who inspired the film Chariots of Fire. On top of the gravestone are stones placed by visitors which are a mark of respect reflecting Jewish tradition (see cover photograph).



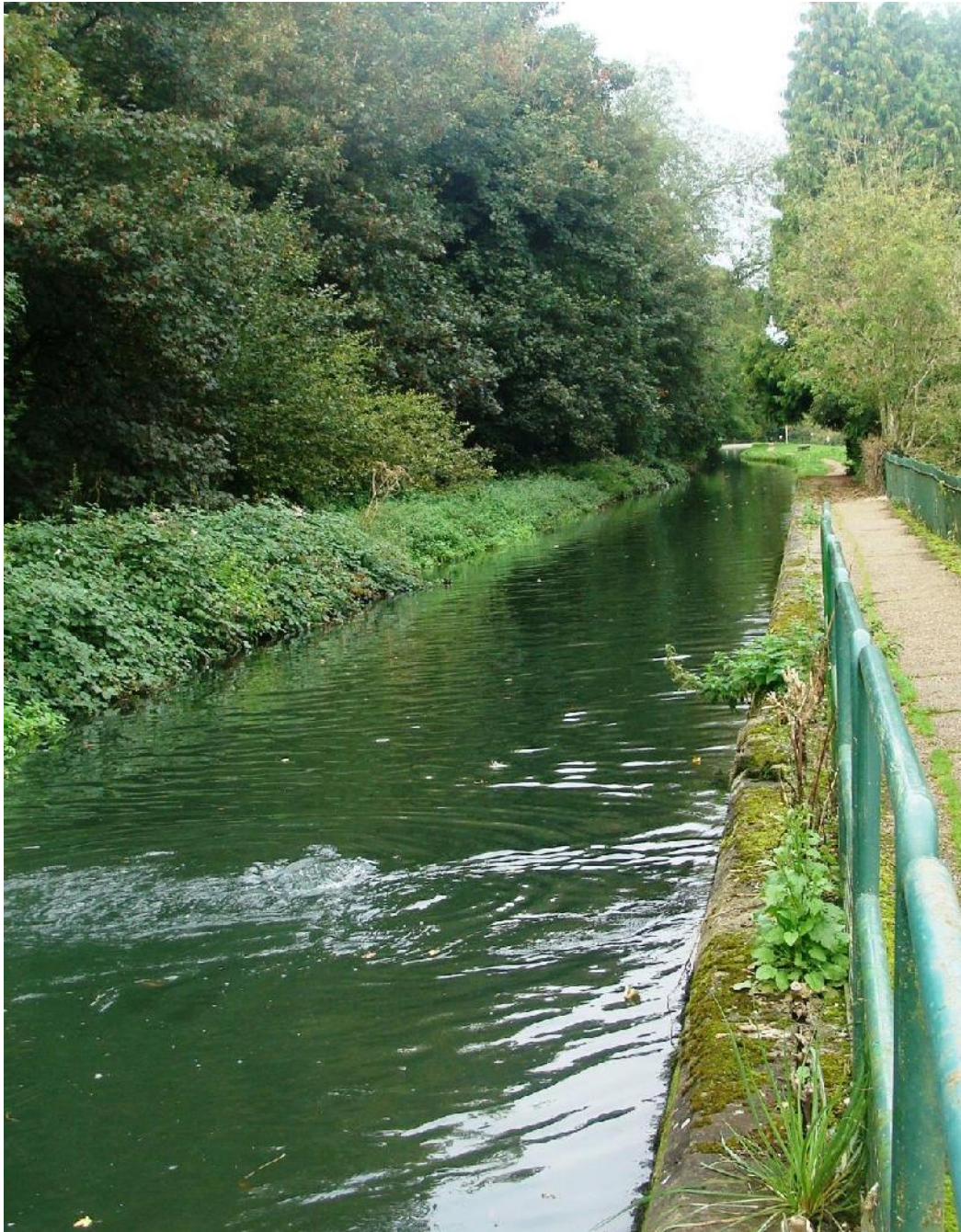
Picture 22. A most remarkable churchyard with an extensive range of Victorian and later headstones. Modern headstones are generally sympathetically designed.

6.38. Grassed area between Amwell Lane and New River. A long narrow linear grassed strip rising from Amwell Lane to New River defined by low railings (see above) to Amwell Lane. The river at higher level is accessed by steps in one location. A key quality of the area is its simplicity and openness which should not be compromised. Together with New River and the belt of mature trees to the south of the river provides an environmental feature of the highest visual and historic quality.



Picture 23. Grassed area between Amwell Lane and New River. A long narrow linear grassed strip whose quality is its simplicity and openness. This should not be compromised. Together with New River and the belt of mature trees it is an environmental feature of the highest visual and historic quality.

6.39. Important Water features. New River together with its attendant islands at Amwell Pool and associated Listed Buildings and other non listed railings collectively represent features of the highest visual and historic importance as explained elsewhere in this Appraisal. The river itself appears well maintained.



Picture 24. New River is a feature of significant environmental, visual and historic importance.

6.40. Wildlife sites. There is a Wildlife site diagrammatically identified in the centre of the village. Its description reads simply as '*Buildings and environs important for protected species*'.

6.41. Historic Parks and Gardens. Amwell Grove and Amwell Pool - Grade II. The descriptions below are based on Historic England's description. Some parts of the description may have altered (for example the fieldworker was advised by the owner that reference to Kitchen Garden was no longer applicable).

6.42. A late 18th and early 19th century picturesque landscape connected with a late 18th century country house. The gardens and pleasure grounds are divided into two sections, to the west and east of Cautherly Lane. The western section surrounds Amwell Grove and comprises the associated gardens, being largely laid to informal lawns enclosed by mature trees, overlying a hillside leading down from the south to the New River to the north. The kitchen garden lies in the south-east corner of the western section of the site, adjacent to Cautherly Lane.

6.43. The eastern section, divided from the western section by the bridge carrying Cautherly Lane, is dominated by the Pool, created by Robert Mylne by enlarging the course of the New River in the mid 1790s. The Pool is approximately oval in shape, with two islands, created as part of Mylne's landscaping. The long, narrow, south-east island is laid to lawn and planted with mature trees, including a weeping willow and yew. Towards the centre stands a listed Coade stone monument (Robert Mylne 1800) to the memory of Sir Hugh Myddleton, comprising a pedestal and swagged urn with inscriptions in English and Latin on the four faces of the pedestal. The monument overlooks the site of Emma's Well to the north-east. On the approximately circular north-west island stands a further listed stone monument (1818, probably W C Mylne) to the New River, facing the bridge to the north-west. This island is also laid to lawn with mature trees including a Wellingtonia and yew. On the north side of the Lane, included within the registered area, lies Emma's Well* and memorial stone (see Listed Building section above).

* Note Emma's Well is described as being in the registered Garden area and EHDC mapping records need changing accordingly. The boundary shown on the accompanying map is otherwise as shown on EHDC records.

6.44. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Many are not shown as the fieldworker experienced difficulty of access as previously explained.

6.45. **Sunken Lanes.** Madgeways Lane and part of Cautherly Lane are sunken and narrow whose qualities add to the diversity of the Conservation Area in these locations. Their alignments are the same as shown on 19th century mapping. Over the years their unmettled surfaces would have been eroded by continuous use, erosion and weather, particularly where the topography was steep. By these processes and over the years they became sunken and then frozen in time when they were properly surfaced. They are visually important and of historic interest. They are being eroded by traffic in places, ~~and their narrowness causes traffic issues for passing vehicles. Has thought ever been given to introducing measures to overcome this?~~

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

6.47. Elements out of character with the Conservation Area. Church Notice board. In need of minor repair repainting. Detracts from this historic central location to a modest degree. Untidy site at The Folly Amwell Lane, detracts from early 20th century property worthy of retention. Selected elements of woodland and horse paddocks north side of Amwell Lane. These areas consist of woodland with some mature trees and horse paddocks with hedge to front. Selected areas would benefit from landscape improvement.



Picture 25. The church notice board would benefit by refurbishment or replacement.

6.48. Opportunities to secure improvements. Undertake modest improvements to church notice board. Seek owner's co-operation in improving visual appearance of The Folly and its curtilage, Amwell Lane. Repair/refurbishment of metal railings in various locations believed to be responsibility of Thames Water whose cooperation in undertaking selective repairs is sought prior to consideration relating to removing Permitted Development rights (Article 4 Direction). Prominent brick wall adjacent to footpath 16 where some repair works to structure and to wooden entrance gates would be beneficial. Consider landscape improvement plan to enhance the qualities of woodland and horse paddocks north side of Amwell Lane.



Picture 26. Wall and door adjacent to footpath 16 would benefit from repairs.

6.49. Overall summary - Great Amwell is characterised with a diverse range of visually and historically important elements. It has a significant and diverse environment together with architectural features including a wide range of important listed buildings and structures. The whole is located in a heavily treed setting with many mature specimens of quality. New River is of great visual and historic significance. A number of features have been identified in need of additional protection and these include unprotected railings at Amwell Lane and elsewhere adjacent to New River. The area is assuredly worthy of its designated Conservation Area status.

6.50. Suggested boundary changes. Revised boundaries are shown on the accompanying plan/s.

~~6.51. The Conservation Area has been extended in a southerly direction along Cautherly Lane to include the remaining element of the sunken lane and Pepper Hill House, a Listed Building (principally dating from the 19th century and said to have formerly been a Coaching House) with mature coniferous trees surrounding it.~~



~~Picture 27. The Conservation Area is proposed to be extended along Cautherly Lane in recognition of its sunken nature and the environmental and historical contribution it makes to the community.~~

6.521. Additionally a A minor adjustment is made to the north east boundary of group of converted farm buildings formerly Sheepcote Farm, Lower Road.

~~**6.52. A further very minor adjustment has been made on Cautherly Lane moving a short length of the present boundary of Pepper Hill House on**~~

the western side of the Lane to the eastern side to accommodate the objection received from Pepper Hill House.

6.53. Additional explanation. There are individual areas such as the mid 20th century housing development of Madgeways Close, whose buildings are of limited architectural or historic importance. However this housing has a unifying common architectural theme of brick and boarding construction. Similar considerations apply to St John the Baptist primary school which is an undistinguished modern building located near the avenue of lime trees forming the obvious south east boundary of the Conservation Area in this location. In both cases it would be difficult to sensibly redraw the boundaries to exclude such areas so their retention as 'neutral' buildings within the Conservation is accepted.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundaries.* The revised boundaries include the following amendments. ~~Their e~~Exact boundary alignments are shown on the accompanying plan to which the reader is referred.

~~(a) An extension in a southerly direction along Cautherly Lane to include the remaining element of the sunken lane and Pepper Hill House and curtilage.~~

~~(ba)~~ Minor adjustments to the north east rear boundary of group of converted farm buildings, formerly Shepcote Farm, Lower Road.

(b) Minor shift on Cautherly Lane relating to short central section, moving boundary from western to eastern side.

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

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

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

E-mail: planning@eastherts.gov.uk

Website: www.eastherts.gov.uk

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

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to and available on line.

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

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

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

7.8. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the existing Conservation Areas this Appraisal has identified five unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved.

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

7.10. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified a number of walls that make a particular contribution to the character of the Conservation Area. Any proposal involving their demolition is unlikely to be approved. Removal of other PD rights

involving the alteration to any non listed walls is also an option open to the Council if justified.

7.11. However there are significant lengths of important railings that are not protected as they do not exceed the specified heights relevant to Conservation Area Legislation. These are located alongside New River. Removal of Permitted Development rights relating to demolition and alteration via an Article 4 Direction is a course of action open to the Council subject to notification and further detailed consideration. However as previously noted discussion with the owner is the most appropriate first stage of consideration.

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

7.13. *Planning Control - Important Historic Park and Garden.* Amwell Grove and Amwell Pool is an important grade II listed garden. Proposals that significantly harm its special character will not be permitted and will be considered against Policy BH16.

7.14. *Planning Control - Important open land, open spaces and gaps and New River.* This Appraisal has identified the following particularly important open spaces: The churchyard, the grassed area between Amwell Lane and New River and New River itself. These spaces will be protected.

7.15. *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. Many trees are subject to Tree Preservation Orders. Subject to certain exceptions all other trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

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

7.17. *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; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

Detracting element	Location	Proposed Action.
Church Notice	Entrance to	Suggest minor

board.	churchyard.	repairs/repainting.
Untidy site.	The Folly Amwell Lane.	Contact owner and discuss potential of securing improvements.
Railings in need of refurbishment/repair.	Various locations principally south side of Amwell Lane and elsewhere near New River.	In first instance discuss issue with Thames Water, believed to be the owner.
Wall and gates in need of repair.	To north of footpath 16.	Contact owner and discuss potential of securing improvements.
Other Actions.		
Amend EHDC mapping records to record that Emma's Well is within the registered historic garden area.		
Contact Historic England and advise their plotting in respect of Vicarage Lodge is incorrect.		
Consider improvement to woodland and horse paddock area north side of Amwell Lane.		
Is there any support for considering methods of easing traffic conflict on Madgeways Lane and the southern end of Gautherly Lane?		