



**THUNDRIDGE AND WADESMILL CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN**

DRAFT FOR CONSULTATION

2015



18th century milestone for Wadesmill Turnpike Trust in need of repair. Included on the Council's Buildings at Risk Register.

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

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Existing Conservation Area on historic map dating from 1874-1894.

Character Analysis Plan.

Management Plan.

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This Appraisal [and Management Plan](#) -has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Thundridge and Wadesmill 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.

The contents of Appraisals written from 2015 which include this paragraph differ slightly from predecessor documents. Selected revisions have been incorporated to reflect changes in legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date.

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 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 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 Thundridge and Wadesmill 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.

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 2015, defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area.

2.7. However, even within Conservation Areas there are other minor developments associated with many non listed buildings that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate.

Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls. The removal of existing important architectural features that are important to the character or appearance of a Conservation Area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are appropriate.

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

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.~~ [Details are available on the Council’s web site.](#)

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

2.14. The Council also has a '[BuildingsHeritage](#) at Risk Register', originally produced in 2006 and updated in 2012/13. This document is available on the Council's website. In relation to Thundridge and Wadesmill there are several such buildings/structures identified as being 'At Risk' in the Parish. These are remains of old church of St Mary and All Saints, Old Church Lane and also associated curtilage remains of wall in same location; curtilage wall to Rennesley Farmhouse Anchor Lane Wadesmill and milestone on the Cambridge Road. The latter two items are within the Conservation Area. The register is available on the Council's website. Grant assistance ~~not exceeding £10,000~~ may be available for necessary works that lead to such structures long term security.

2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in section 6).

2.16. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies. As currently drafted this emerging District Plan advises that development in Conservation Areas should, inter alia, conform with the content of the Appraisals.

2.17. Thundridge and Wadesmill Conservation Area was first designated in 1991.

Part B - APPRAISAL

3. Origins and Historical Development

3.1. There are 17 records within or close to the existing Conservation Area held by the County Archaeologist. These represent an extensive historical period from Roman times through to the 20th century and the Second World War. Interesting records include the site of a watermill, historic period uncertain; common land; the Clarkson Obelisk; the early 19th century Wadesmill Bridge; various Listed Buildings dating from the 16th through to 19th centuries; site of a tollhouse owned by the trustees

of the Wadesmill Turnpike Trust; milestone probably mid 18th century; Second World War Spigot Mortar Base, front garden of the Elms.

3.2. Roman settlement. The main north/ south road through the settlement is Ermine Street, the Roman highway from London to York believed to have been constructed AD 43-45. A Roman coin identified as being that of Claudius has been found. The Youngsbury Roman barrows in the Parish are testament to permanent Roman settlement in the area.

3.3. The Domesday Book was a census commissioned by William I in 1086. In relation to Thundridge (no reference Wadesmill was found?) it states *In Thundridge Hugh de Grandmelnil holds 1 hide of the bishop. There is land for 4 ploughs. In demense is 1 (plough) and there can be another. There 4 villans with 3 bordars have 2 ploughs. There are 2 slaves and 1 mill rendering 5s...woodland for 16 pigs. The land is worth 30s; when received 40s. Alnoth, a man of Archbishop Stigand held this manor and could sell.* Source: Domesday Book a complete translation, Aleco Historical Associations Penguin Books 2002.

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

3.5. A further 5 records relating to Thundridgebury in and around the remains of the ruined church of St Mary and All Saints are testament to medieval occupation. This important site lies beyond the Conservation Area along Old Church Lane. It is recorded that the church probably dates from the late 11th century with the upstanding remains of the tower dating from the 15th century. The church may have been built by Hugh de Grandmesnil. The body of the church was demolished in 1853. To the north of the church is a moated site or earthwork enclosure the origins of which seem to be unclear. Further north-west is the possible site of a medieval manorial site. Further north there was also a post medieval house first recorded in 1535 that was the seat of the Gardiners family and this is recorded as being demolished circa 1811. Interestingly to the south east of the church a medieval pilgrim's silver pendant souvenir from Santiago de Compostela in Spain, was found.

3.6. A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: *Thundridge and Wade's Mill* (note spelling)...*The church of St Mary ... on a lofty and commanding eminence was erected in 1853, at the sole expense of Robert Hanbury...it is a stone edifice...The Tower of the old church still remains in a valley near the present church...Here is a Free school for boys and girls...The charities are of about £45 yearly value...The soil is various; subsoil, gravel. The chief crops are wheat, barley and oats...the population in 1871 was 455.*

Wade's Mill is a village, situated half a mile west from Thundridge on the river Rib...

3.7. Kelly's Directory of 1874 lists commercial entries which, in addition to farmers, lists these as being miller, carpenter and post-master, blacksmith, shopkeeper, millwright, beer retailers (2) butcher and shoemaker. Public Houses identified are the Anchor, the Bull, the White Swan and the Sow and Pigs PH.

3.8. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises of several names, a selection of which are included thus: Tonrinch (1086); Thanrugg (1277); Thunderidge (1533); the name possibly derives from Thunur Ridge; reference Anglo Saxon god Thunor.

3.9. Wadesmill may be associated with a William Wade (1287). Earlier names: Wadesmein (1294); Wadesmyle (1397); Wadgemill (1674).

3.10. Mapping from 1874 shows a Chalk pit at High eCross Hill and gravel pits to the south of the church. There was a Corn Mill (now demolished and replaced by Water Mill House, a sensitive development dating from the late 1970's) north of Old Church Lane. There was a large area of allotment gardens, still in existence on mapping from 1951, on what is now Millfield housing estate. There was a school for Boys and Girls (now The Old School) and an Infants school elsewhere (now site of existing primary school). The map from this date identifies the locations of three public houses, namely The Angel, The Feathers and The Bull. Mapping from 1897 shows a nursery was established to the east of Ermine Street (no longer shown by 1920). Mapping dated 1963-1979 shows a garage once existed on what is now Eleanor's Close.

3.11. Plan 1 shows the existing Conservation Area boundary approximately imposed on mapping dating from 1874-1894.

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

4.1. Scheduled Ancient Monuments. A National designation. There are none in the Conservation Area.

4.2. Areas of Archaeological Significance. Designated locally by EHDC on advice from HCC. Any areas identified by this Appraisal include areas as shown either in the adopted Local Plan and/or the emerging DP because the identification and refinement of such areas is an ongoing process.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the national

list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website or Heritage Gateway website List.HistoricEngland.org.uk Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. 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 are identified by this Appraisal. The basic questions asked in assessing such buildings/structures are:

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

4.5. Important Trees and Hedgerows are identified by this Appraisal. 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 are identified by this Appraisal. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

4.7. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a Conservation Area

(1m fronting a highway including a public 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. The Appraisals undertaken to date have identified that many historic architectural features of quality remain unaltered on some non listed buildings but on the other hand, the exercise of Permitted Development Rights have eroded other parts of some Conservation Areas. Should Members decide to proceed with such an initiative such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled.

- **Chimneys in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.**
- **Selected windows on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- **Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.**
- **Walls or railings which make a positive architectural or historic contribution to the visual appearance of the Conservation Area.**
- **It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.**

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

4.10. Important views are identified.

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

forms part of the Conservation Area's setting and is distinct from open farmland.

5. CHARACTER ANALYSIS.

5.1. General Landscape Setting. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Middle Rib valley as having steep valley slopes with an undulating narrow valley landform and little woodland. There are no significant settlements except Thundridge and Wadesmill which is described as having been a fording point on the river and a staging post on the old A10.

5.2. General overview. Thundridge and Wadesmill is a linear village straddling Ermine Street and traversed by the River Rib at the valley bottom. The historic core extends from the church to include Ermine Street and historic buildings principally tightly grouped at the valley bottom. 20th century housing estates have been built in peripheral locations beyond the designated Conservation Area.

5.3. Scheduled Ancient Monuments. There are none in the Conservation Area.

5.4. Areas of Archaeological Significance. The emerging District Plan shows much of the Conservation Area to be so designated.

5.5. Individually Listed Buildings. There are 23 Listed Buildings within the Conservation Area. Of this total, 3 date from the 16th century; 2 from the 17th century; 9 from the 18th century and 9 from the 19th century (nearly 40%). All are Grade II.

5.6. As previously indicated several Listed Buildings or curtilage Listed [buildingsstructures](#) have been identified as being 'At Risk' for which grant assistance may be available. These are identified in more detail below.

5.7. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.8. Milestone on south corner of track to Athena Cottage Grade II. Circa 1742 for Wadesmill Turnpike Trust, inscription covered by iron lettered plate circa 1804 possibly to design of McAdam. White freestone with cast iron front plate. A low square pillar of stone with large front plate of iron. Segmental curved top and raised bead all round plate. Inscription reads "LONDON/23/WARE/2/BUNTINGFORD/8". The first and last words are raised in segmental arcs. The milestone is on the Council's [BuildingsHeritage](#) at Risk Register.



Picture 1. 18th century milestone for Wadesmill Turnpike Trust in need of repair. Included on the Council's Buildings at Risk Register.

5.9. Clarkson Memorial High Cross Hill - Grade II . Commemorative monument, standing on the west side of Cambridge Road. Erected 9 October 1879 for Arthur Giles Puller of Youngsbury. A tall obelisk with chamfered arises raised on a square inscribed pedestal with chamfered plinth and capping. Overall, this original portion of the monument stands about 2 metres high. The front of the pedestal is inscribed with the words: 'On the spot / where stands this monument, / in the month of June, / 1785, / Thomas Clarkson / resolved / to devote his life / to bringing about the / abolition / of the slave / trade.' The monument was restored in the 1950s by members of US Air Force stationed nearby. In 1972 the monument was moved north-west in road widening. A further project of restoration was completed November 2007.



Picture 2. The Clarkson Memorial, erected 1879, commemorating Thomas Clarkson's contribution to the abolition of slavery.

5.10. Nos. 20 to 29 Cambridge Road - Grade II. Terrace of houses. Late 18th century. Grey/yellow brick with old red tile roof, hipped at ends. 2-storeys. Each house has a door remote from the shared chimney and one front window to each floor. 2-light casement windows set flush. Doors and windows on each floor have segmental arches.



Picture 3. 20-29 Cambridge Road. Terrace of Listed Buildings dating from late 18th century. Whilst doors and windows are in original openings, a more pleasing result would have been achieved had common designs been applied (see picture below).



Picture 4. A terrace not local to Thundridge and Wadesmill: the purpose of this photo is to illustrate the importance of design detail. The retention of detail of an historic listed terrace depends on simple repetitive detailing, including original windows and doors. Expression of ownership can be provided by painting doors different colours. Compare with previous picture.

5.11. Wadesmill Bridge over River Rib in middle of village - Grade II. Road bridge over River Rib. 1824-5 by Mr Robson for Cheshunt Turnpike Trustees: contractors Brough & Smith of London. Grey/yellow brick with grey granite columns, string course, and haunched beams and reused

limestone copings. 2 semi-circular arches of 25 foot span, resting centrally on a row of 6 unfluted Greek Doric columns, each of 2 drums of grey granite, with an angled haunching of granite at the springing of each arch. The chamfered stone coping and pier cappings were probably reused from the 1767 repairs to the previous bridge. The original iron latticed side rails to the central spans were replaced to a simpler pattern after being damaged in 1966. An unusual Neo-Classical design. Branch Johnson notes that it is one of the best bridges in the county.



Picture 5. Listed road bridge over River Rib. Considered to be very fine in some of its detailing.

5.12. No. 31 Cambridge Road. Grade II. 'D G 1797' on wall plaque over door. Grey/yellow brick with old red tile roof. A 2-storeys small house set in a contemporary row of similar houses now altered. Dentilled brick eaves courses and segmental brick arches to door, on right, and the 2-windows, one to each floor. 2-light flush wooden casements. Small rectangular date plaque with raised surround.



Picture 6. 31 Cambridge Road. The centrally located house with the plaque is listed. Others in the terrace described as having been 'altered' demonstrate the conflicting problems of resolving a good environmental solution to small historic properties versus providing additional accommodation.

5.13. Parish Church of St Mary Grade II. -1853 by Benjamin Ferrey for Robert Hanbury. Squared coursed Kentish ragstone with freestone dressings and red tiled roof with ridge cresting of pierced trefoiled tiles. Early English style, consisting of a chancel, nave, south timber porch and tall, buttressed western tower with octagonal south west projecting stair turret carried higher than the unbattlemented parapet. Late 18th century mural monuments. 19th century mural monuments by Bedford and Theed (Caroline Hanbury died 1883: R C Hanbury 1867). Victorian stained glass. Commanding position high on a hillside overlooking the valley and village.



Picture 7. Church of St Mary's built in 1853 to replace the old medieval church in the valley that had fallen into disrepair by the mid 19th century. Certain monuments, the Royal Arms and the bells were taken from the old church and installed here in the new one.

5.14. Important buildings within the curtilages of Listed Building. The issue of deciding whether or not a building is 'curtilage listed' can be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

5.15. South Lodge. Despite its distance from the main building, perhaps a kilometre from Youngsbury, this building is located at the entrance to the Grade II* Park and Garden identified on Historic England's national list. South Lodge is identified on late 19th century mapping and is described in the park and garden listing description under 'west drive entrance and approaches' thus: *The west drive, designed by Brown, approaches the park off the A10 in the centre of the village of Wadesmill, entering at a single-storey, stuccoed lodge in Tudor style standing 1km south-west of the house. A pair of stone piers supporting iron gates flank the entrance to the drive, close to which on the north side stands the lodge, with the River Rib close by to the south.*



Picture 8. South Lodge - single storey rendered Lodge, tiled roof slate ridge and later metal windows. [Whatever its status in law \(i.e. curtilage listed or not\) it is a building that is worthy of retention.](#)

5.16. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the late 19th/early 20th century and are an important to the environmental quality of the Conservation Area. Any Important architectural features they possess and worthy of retention are identified.

5.17. 11-13 Ermine Street. Pair of cottages, two storey. Brick to ground floor, pebble dash to upper floor. Tiled roof. Prominent central chimney stack with pots. Two number porches each with tiled roofs and decorative wooden detailing. Late 19th/early 20th century. Fine small pane window detailing with rubbed brick lintel detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 9. 11-13 Ermine Street - fine late 19th/early 20th century cottages with much original detailing.

5.18. The Haven - no. 5 Ermine Street as above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.19. The Limes, Ermine Street - a late 19th century large detached residence of brick construction with pyramidal slate roof and two prominent chimney stacks with pots. Three range windows with vertical sliding sashes to first floor. 2 no. bay windows with slate roofs above to ground floor. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 10. The Limes Ermine Street - a late 19th century detached residence worthy of retention.

5.20. Nos.17-23 Ermine Street. Group of late 19th/ early 20th century cottages of brick construction with tiled roofs and chimneys, some of which are tall, with pots. Properties have been individually modified where a variety of modern doors and windows have created an overall uncoordinated design solution. No. 23 retains original windows.



Picture 11. Nos.17-23 Ermine Street - had the various treatments of surfaces, windows and doors been coordinated the result would have been more pleasing.

5.21. Nos. 35-37 Ermine Street/ corner of Old Church Lane. Two storey render with old tiled roof and 2 no. chimneys with pots. Modern windows. The roofscape of this group adds to the quality of this strategic corner location. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 12. Good quality roofscape on strategic corner location of Ermine Street and Old Church Lane that should be retained.

5.22. Thundridge school - Ermine Street. Single storey red brick building with tiled roof. Original stone window and door detailing. Entrance door and wooden barge board detail assumed to be original. Plaque to front reads *National School for Infants Thundridge Parish Erected 1894. H A Mason Vicar E G Hanbury Treasurer*. As it is important to retain selected features in their original form on this school building an Article 4 Direction may be appropriate subject to further consideration and notification.



Picture 13. School building Ermine Street. An important component of the Conservation Area both in terms of visual and historic importance. Some fine original features that should be retained.

5.23. Thundridge Village Store/ no. 39. Early 20th century two storey of red brick construction. Good quality rubbed brick lintols, bay window detailing and decorative wooden porch. Fine tall chimney stacks, one with 3 no. diagonal stacks. Also pantiled outbuildings to rear. Plaque reads *E S H A H 1909*. Important features worthy of retention, planning legislation protects virtue of commercial use.



Picture 14. Attractive decorative wooden detailing to Thundridge Village store/no. 39.

5.24. Trinity Barn and associated outbuildings. The main building is two storey weather boarded with slate roof. Associated buildings are single storey with tiled and slate roofs. Assumed to have previously been part of Rennesley Farm complex (although not processed as being curtilage listed). A well detailed and sympathetic conversion. The brickwork to one ancillary building believed to form part of the complex needs repair.



Picture 15. Ancillary building assumed to form part of Trinity Barn complex whose brickwork is in need of repair.

5.25. 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

legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.26. Wall surrounding churchyard constructed of brick with slate triangular section capping detail. Also curious iron gates and associated low metal railings in need of repair.



Picture 16. Curious iron gates probably contemporary with the church in need of repair - a challenge but nevertheless possible.

5.27. Railings to front of entrance in vicinity of the War Memorial exceed 1 m in height with distinctive decorative support posts with finial detailing.

5.28. Walls at Rennesley Farmhouse. One brick wall in deteriorating condition and included on the Council's [Heritage Buildings at Risk Register](#). It may be possible for the Council to assist and it is recommended the owner approach the Conservation Team in this respect and seek further advice.



Picture 17. 19th century wall at Rennesley Farmhouse in urgent need of repair. The potential of grant assistance from EHDC exists.

5.29. Iron Gates near South Lodge. Large pair of decorative metal gates supported by substantial piers each surmounted by ball finials. Provides interesting historic feature on drive entrance accessing Youngsbury Grade II* historic Park and Garden.



Picture 18. Decorative iron gates and piers on entrance drive to Youngsbury - a grade II* historic Park and Garden.

5.30. K6 Telephone Kiosk. Many are listed although this one is not. Looking at mid 20th century mapping, it would appear to be in original position. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron.



Picture 19. K6 Telephone kiosk, well maintained and in good condition, now an information point.

5.31. War Memorial. Stone tapered octagonal shaft surmounted by cross on stepped octagonal base commemorating those from Thundridge who gave their lives in both World wars.



Picture 20. War Memorial well maintained and in good condition.

5.32. Miscellaneous gravestones in churchyard including vault to Robert Hanbury and family who built and endowed the church.



Picture 21. Vault of Robert Hanbury and family who built and endowed the church.

5.33. Important Open Spaces. The area bounded by the access running due east from South Lodge and extending to the River Rib is an enclosed area of low lying arable land. Enclosing it on its eastern boundary is the bottom of the landscaped embankment to the A10. Within this area are several groups of trees. Although an agricultural parcel of land it does not form part of the open countryside due to its enclosure. Most importantly it provides an important setting to the historic core to the north dominated by the church tower on the sky line.



Picture 22. Looking across the area of low lying arable land referred to above. Its enclosure means it does not form part of the wider open countryside beyond and it provides an important buffer area between Wadesmill and Thundridge. The Victorian church tower at Thundridge can just be seen in this photograph above the tree line.

5.34. St Mary's churchyard and the entrance to it is an important open space surrounded by a wall with several mature trees of typical churchyard species including Irish Yew and Cedar of Lebanon. It is well cared for with a variety of gravestones dating from the 19th century when the church was built.



Picture 23. St Mary's churchyard - a traditional churchyard dating from the 19th century.

5.35. Important Water features. The River Rib in the valley bottom is an important environmental feature.



Picture 24. The River Rib is an important environmental feature adding significantly to the quality of the Conservation Area. Its character varies. This photograph was taken at a location near to Old Church Lane in the east.

5.36. Historic Park and Garden Youngsbury is an important grade II* **listedRegistered** park and garden principally located to the east of the village but gaining access off the main road near South Lodge in the centre of the village and intruding into the Conservation Area in two locations. Capability Brown (1716-1783) is credited with producing an updated design for the park believed to have been produced in the 1760's. A full description can be found on Historic England's National Heritage List. Local planning authorities must consult Historic England where a planning application affects a Grade I or II* registered Park or Garden.

5.37. Wildlife Site. A wildlife site intrudes into the north- west corner of the Conservation Area, west of Wellcroft. This is the southern tip of *The Bourne, Wadesmill to Sacombe Green described thus Large deeply incised bourne cutting through Boulder Clay into the Chalk with a chalky gravelly bed. The steep sides are lined with ancient Hornbeam... woodland fragments, which are present as coppice, standards and pollards....The ground flora supports ancient woodland species ..field evidence suggesting an ancient origin;*

5.38. Particularly important trees and hedgerows. Those trees **and hedgerows** that are most important are shown very diagrammatically on the accompanying plans.

5.39. Important views. A selection as shown on accompanying plans. One of particular note is the view from the access commencing at South Lodge looking across the valley to the River Rib and the historic settlement beyond.

5.40. Elements out of character with the Conservation Area. Area of open land to east of commercial premises north of Rennesley Farm. This is an untidy area of small buildings and open storage that would benefit from improvement.

5.41. Garden frontage to no. 8 Ermine Street. It is considered modest improvements could secure a significantly improved environment to the local street scene.

5.42. Utility poles. There are a number throughout the Conservation Area whose presence is perhaps most intrusive on Ermine Street detrimentally affecting the appearance of some important buildings. In the first instance it is suggested the appropriate utility company be approached with a view to seeking their long term co-operation in reducing the visual impact of some of this overhead infrastructure.



Picture 25. Utility poles detract from the high quality of the Conservation Area in this location on Ermine Street. The potential of resolving the situation could be explored with the utility company.

5.43. Opportunities to secure improvements. Discuss potential of improving area of open land to east of commercial premises north of Rennesley Farm. Repair curtilage wall at Rennesley Farm. Discuss potential of improving frontage to no. 8 Ermine Street. The Parish Council may wish to approach the utility company and explore the potential of reducing the visual impact of selected utility poles at Ermine Street.

5.44. Suggested boundary changes. No revisions to the Conservation Area are proposed. There is a small triangle east of The Paddocks and adjacent to Old Church Lane that forms part of the open countryside. Its southern boundary is a well used footpath. On balance it is recommended this remain in the Conservation Area as it is well defined and affords protection to trees on two of its boundaries.

5.45. Other actions. Contact HCC and seek repairs to 18th century milestone on the Cambridge Road. Amend EHDC mapping on District Plan documents relating to Youngsbury Park and Garden. Amend EHDC and Historic England mapping in respect of the Clarkson Memorial.

5.46. Overall summary. Thundridge and Wadesmill Conservation Area is of high quality and is worthy of its designation as such. There are strong historic associations over a very long period. A variety of historic buildings and other distinctive features, both those which are listed and others this Appraisal has identified as being of significant environmental importance, in combination with important open spaces, river feature and tree cover, contribute to its continued status as a Conservation Area '*the character or appearance of which it is desirable to conserve or enhance*'.

PART C - MANAGEMENT PROPOSALS.

6. MANAGEMENT PROPOSALS.

6.1. *Conservation Area Boundaries.* No formal revision of the Conservation Area boundary has been made.

6.2. *General Planning Control and Good Practice within the Conservation Area.* All 'saved' planning policies are contained in the East Herts. Local Plan Second Review adopted in April 2007. It is currently against this document and the National Planning Policy Framework (NPP) that the District Council will process applications. The NPP is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 local Plan will be replaced by the District Plan whose policies will then be relevant.

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

Telephone no. 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 E.H.D.C. Wallfields, Pegs Lane, Hertford SG13 8EQ

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

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

6.6. *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.

6.7. 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.

6.8. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the existing Conservation Areas this Appraisal has identified 8 unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. These are: Ermine Street: nos.11-13; The Haven-no.5; The Limes; nos. 17-23; 35/37 corner Old Church Lane; Thundridge School. Also Thundridge Village Store and adjoining no. 39; also Trinity Barn and associated outbuildings north of Rennesley farm, Anchor Lane. Any proposal involving the demolition of these buildings is unlikely to be approved.

6.9. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified some walls and railings that make a particular contribution to the character of the Conservation Area. These are protected from demolition virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving their demolition is unlikely to be approved. Removal of other PD rights involving alteration is also an available option. Other distinctive features that contribute to the quality of the environment are also identified. These should be protected within the parameters of existing legislation.

6.10. There are other distinctive features that are integral to some of the important unlisted buildings identified in paragraph 6.8 above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted

Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

6.11 *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.

6.12. *Planning Control – Historic Park and garden.* Youngsbury is an important grade II* [listed registered](#) park and garden, a small part of which lies within the Conservation Area. Local planning authorities must consult Historic England where a planning application affects a Grade I or II* registered park or garden. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

6.13. *Planning Control – Important open land, open spaces and gaps. Water feature.* This Appraisal has identified the following particularly important open spaces: The area bounded by the access running due east from South Lodge and extending to the River Rib which provides a setting for the historic village to the south west; also St Mary's churchyard and entrance area ; also the River Rib. These open spaces and water feature will be protected.

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

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

6.16. *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.
Untidy open storage area.	East of commercial premises to north of Rennesley Farm.	Discuss potential of improvements with land owner.
Untidy garden area.	No.8 Ermine Street.	Discuss potential of securing improvements with owner.
19th century brick wall in urgent need of repair.	Rennesley Farm.	Seek owner's co-operation in initiating repairs possibly in association with assistance from the Council.
Utility poles.	Particularly on Ermine Street.	Parish Council may wish to discuss with the utility company the potential of reducing impact in selected location/s.
Other Actions.		
Contact Hertfordshire County Council and seek repairs to 18th century milestone on the Cambridge Road.		
Amend EHDC mapping on District Plan documents relating to grade II* Youngsbury park and garden.		
Amend EHDC mapping in respect of the Clarkson Memorial.		
Advise Historic England regarding mapping error relating to Clarkson Memorial.		