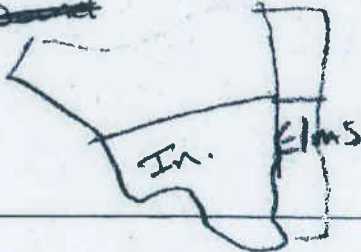


Cottered Conservation Area Appraisal and Management Plan

Comment Form

Your comments are sought on the Cottered Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 21 September 2017. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: Cottered	
Name:	Karim Kingsley
Address:	
Telephone No:	
Email:	
Comments:	<p>Field taken out behind child's farm should remain in the conservation area. If not the whole of this field then at least half of it, continuing the line from the boundary of the Elms. to the road. (field) border</p> <p>Sorry pic not great but - thought it would help.</p> 
Our Contact Details:	
Website: www.eastherts.gov.uk	East Herts District Council
Email: john.bosworth@eastherts.gov.uk	Wallfields, Pegs Lane
Phone: 01279 655261	Hertford, SG13 8EQ
Ask for Conservation Officer	

First, we'd like to thank the team responsible for the plan. It shows real concern for our village and its environment, and we very much appreciate that.

Our main concern is the suggested exclusion from the Conservation Area (p49 of the Plan) of the open countryside to the north and west of Childs Farm. This seems wrong. The approach to the village is part of its appeal, and this field is an essential part of that approach. Part of the field is visible from over a mile off on the A507, as you begin to descend into the Beane valley.

We are particularly concerned that this might be a 'Trojan Horse' for the field to be built on. We understand the need for new housing in the area, but to build here would completely ruin the approach to the village. (The only work that could possibly be of benefit would be straightening out the bend in the road).

We live in this end of the village, so are not totally disinterested parties. However we are not speaking purely from self-interest. This field is part of what makes our village attractive and special, and we believe it is very important that it continues to benefit from the protection of Conservation Area status.

Chris and Rayna West

13 July 2017

Dear Mr Brown

The Paddock, Warren Lane, Cottered Herts, SG9 9QA

As owner of the above, a small paddock adjacent to the Rectory, I have had the opportunity to study the draft report "Cottered Conservation Area Appraisal and Management Plan - Draft for Consultation 2017" which has been published for consultation between 20 July and 21 September 2016.

In the report, reference is made to hardcore which has been deposited adjacent to the gate access to the paddock. I have occasionally leased the land on a fairly informal basis and sometimes vehicle access is necessary and it appears the hardcore has been deposited to consolidate the ground in the vicinity of the gate.

The above report highlighted this with a photograph as an example of activity which compromises the amenity of conservation area. On Page 51 of the report, recommendation is made as follows:

"North of Footpath 007 and east of Warren Lane"

"Discuss potential for achieving improvements with owner"

Please be assured that I am taking steps to rectify this and I understand the hardcore can be further broken up and consolidated to eliminate it from view while maintaining any necessary facility for access. The vegetation of the paddock will be allowed to re-grow in the area.

I would hope to have this rectified before the commencement of the consultation period on the 20 July and if any offence has been caused by this I sincerely apologise.

It would be helpful if you would acknowledge receipt of this letter.

Please note that I am sending a duplicate of this letter to the Chair of Cottered Parish Council.

yours sincerely

Stuart Pannifer

Mike Brown
Conservation Officer
East Herts District Council
Development Control
East Herts Council
Wailfields
Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

by e-mail to: planning@eastherts.gov.uk

Bosworth John

From: Clare Price <clare@c20society.org.uk>
Sent: 29 November 2017 11:55
To: Bosworth John
Subject: RE: Swedish houses, prefabricated mid 20th century

Importance: High

Dear John

Good news - I do indeed have some information for you. Sorry to take a while - it was not a straightforward question! I am excited to tell you that I have found some examples of these cottages in Ellers Lane, Auckely, Doncaster which are listed and therefore have managed to find some history. Prefabs were seen as a method of solving the shortage of housing in rural areas and of skilled labour in construction during the war. A deal with Sweden for factory-made housing made in 1943 was renewed in 1945 when a shipment was delivered to Abbots Langley, Herts. Local authorities provided sites and services and the buildings, formed of well-insulated short waste lengths of boarding, were erected using prisoner of war labour. 10,000 of these units were planned, all in rural areas, but only 2444 were actually built - 1947 restrictions on dollar imports limited softwood supplies. We can therefore reasonably confidently date the ones in Cottered to 1945-51. There were two designs - one single storey (the Doncaster ones are of this type) and the other 2 storey - which the Cottered ones look to be. It is not clear how many remain, but they are becoming rare and should certainly be part of a Conservation Area. Do you know what condition the interiors are in? - the Doncaster ones retain some of the original built-in furniture... Can you get me any more pictures? I will take the case to our casework committee to consider whether the Society should put in a listing application.

Kind regards

Clare

Clare Price
Senior Conservation Adviser (Usual working days: Monday, Tuesday and Wednesday)
The Twentieth Century Society 70 Cowcross Street London EC1M 6EJ
Tel 020 7250 3857
Clare@c20society.org.uk
Registered Charity No. 1110244

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www.c20society.org.uk

From: Bosworth John [<mailto:John.Bosworth@eastherts.gov.uk>]
Sent: 27 November 2017 08:37
To: Clare Price
Subject: Swedish houses, prefabricated mid 20th century

Clair I wonder if you are able to provide any information on the above subject. You recall you were going to discuss the matter with your colleagues.

Bosworth John

From: Wormald, Luke <Luke.Wormald@HistoricEngland.org.uk>
Sent: 28 November 2017 09:43
To: Bosworth John
Cc: Historic England EastofEngland; Roberts, Gaynor
Subject: Swedish prefabricated houses dating from mid 20th century

Dear John,

I am replying regarding your request for information regarding the two Swedish prefabricated houses in Cottered. My apologies for the slow response and I hope the below if of some help.

The Swedish pre-fabricated (prefab) housing type was provided as a gift to the UK from Sweden, aimed to help tackle the housing shortage after the Second World War, and as such holds important historic interest as evidence of the social and economic position of Britain at the time. In the region of 150,000 pre-fabricated houses were built under the Temporary Housing Programme (a scheme devised by Lord Portal, the Minister of Works, to relieve the post-war housing shortage at a time when conventional materials were unavailable and wartime industries needed a new peacetime function) and was legislated for under the Housing (Temporary Accommodation) Act 1944. Various types were constructed over the period of the programme which lasted up to 1949. The Swedish type were administered separately from the wider programme and approximately 2000 were built up to 1951. There were two main forms of the Swedish type: a two-storey house with single storey utility wing; and a single storey and attic version which also usually had a single storey utility wing. The houses at Cottered are of this latter type. Many prefabs survive to this day despite having an expected lifespan of only 10-15 years. Some have been listed where they remain unaltered and/or form a significant grouping (see for example the three listed pairs in Godmanchester, Cambridgeshire: List Entry 1432404 or a little altered pair in Auckley, Doncaster: List Entry 1392257).

The pair of timber clad, single storey and attic houses in Cottered have been altered, for example the enclosure of the originally open porches and installation of uPVC windows to the dormers of the attic storey (it is unclear if the ground floor windows have also been replaced as these are boarded in the photographs provided). Unlike detached examples which are now very rare, semi-detached examples survive in greater numbers. In addition, as a single semi-detached unit do not have a level of significance through group value as do the example in Godmanchester noted above. On that basis, and on the information currently available, they do not appear to meet the criteria for statutory listing.

The Council in their wider assessment of the Conservation Area and consideration of whether to include these buildings may be of the view that they have local historical interest as surviving examples of post-war housing built in Cottered, and therefore contribute to the character of the area and are worthy of inclusion in the CA. In case it is helpful here is a direct link to the Conservation Area pages of our website, <https://www.historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>, although I realise you may already be aware of this.

With best wishes,
Luke

Luke Wormald MSc, FSA Scot, IHBC

Listing Adviser, East Team

Listing Group, Historic England, 24 Brooklands Avenue, Cambridge, CB2 8BU

From: Colin Bayles
Sent: 22 July 2017 01:49
To: Bosworth John
CC: bryan pitman; charles david;
Subject: Cottered Conservation Area Appraisal and Management Plan

20/07/17

*Parish Council
Comments*

John Bosworth (EHC Conservation Officer)

This email is sent on behalf of Cottered and Throcking Parish Council of which I am a member.

The parish council invites you to reconsider your decision not to propose any of our Swedish houses be included in the conservation area. Our view is that the two pairs, now unoccupied, on the north side of Peasecroft should be included. Our reasoning is -

- 1) They are good representatives of a particular type of a then new functional and cost-effective domestic architecture and of a particular episode of building in this village to meet a particular social need in constrained post-war circumstances.
 - 2) They speak of a particular era in this nation's history when alternatives had to be found to the more traditional British methods, materials and designs.
 - 3) They are part of story in which the 1920s houses in The Crescent, which you do suggest should be added to the conservation area, are the previous chapter.
 - 4) They illustrate a significant transition in plot size and layout too - less space-consuming and linear than in the 1920s but more generous and imaginative than in the third and fourth quarters of the twentieth century.
 - 5) You have correctly noted that several of the Swedish houses on the south side of Peasecroft have been altered sufficiently to obscure their original character and features. This is not the case with the two unoccupied pairs. Whilst modern replacement cladding and doors and windows have been introduced, the original footprints, door and window openings and roof shapes have been preserved.
 - 6) To include in the conservation area the least altered examples of a group but to exclude those (at its north-west end) which have been changed substantially is the approach adopted by you in dealing with the 1920s houses in The Crescent. An "all or none" approach is not appropriate with the Swedish houses here. That some on the south side of Peasecroft do not merit inclusion is not a good reason to exclude the two pairs on the north side.
- It is not accepted that the two unoccupied pairs are incapable of being maintained and repaired so as to provide good modern homes. If that were the case it might be fruitless to give them the extra protection of the conservation area. That they can still provide proper accommodation by today's standards is evidenced by the satisfaction recorded by owner/occupiers of their equivalents on the south side of Peasecroft and indeed by their market values.
-
- 7) From a mapping point of view the new proposed conservation area boundary can be adjusted quite simply and sensibly to take in these two pairs of Swedish houses.

We will happily discuss or amplify any points raised here if you wish.

Colin Bayles

For
Cottered and Throcking Parish Council