

## Bosworth John

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**From:**  
**Sent:** 13 March 2018 13:05  
**To:** Bosworth John  
**Subject:** Comment on Great Hornead Conservation Area Appraisal

Dear Mr. Bosworth,

Thank you for the presentation you gave at The Meads Pavilion last Thursday evening.

With regards to the draft Great Hornead Conservation Area Appraisal and Management plan I would make the following comments:-

1. Management Proposal 7.1 (f) proposes to exclude the modern agricultural barn to the north of Bury Farm from the conservation area. Whilst the barn itself has little agricultural merit, it faces the listed barns within the curtilage of the farm which has both architectural and historical value as a Victorian model farm. As the modern barn is no longer in use it may at some point in the future be considered for demolition and re-development. If this was complementary to the planned development of the listed barns (already permitted) it wouldn't be an issue but I am concerned that removing it will make it vulnerable to development that will not maintain the standards of the conservation area which is only a few feet away.
2. The Mill House to the north of Bury Farm has some historic features that might be considered for inclusion. Whilst the house is a modern construction, local historian noted that the garden contains two millstones from the two windmills that once stood in the field to the west, the remains of which are marked as pale yellow (archaeological interest?) on the Draft Management Plan map. Obviously the mills have been demolished and there are no visible remains but it would be nice if there was a way to conserve something from them.
3. At the presentation it was asked whether it would be possible to include the memorial to F/O 'Sonny' Daniels who was killed in action in the same field (not far from the windmills) in 1944. The memorial is located on the corner of The Mill House and Andersons Lane. Although this is a modern memorial, it records an important piece of village history and its inclusion would be valuable to the conservation area as a distinctive feature that adds an important historical contribution to the village.
4. Management Proposal 7.1 (g) proposes to exclude an extensive area of countryside to the west, north-west and south-west of Great Hornead Bury. As one gentlemen at the meeting noted, this is an intrinsic part of the approach to Great Hornead and is managed parkland rather than agricultural in nature. It would be beneficial to the village if it was re-instated within the conservation area.

Yours sincerely,

## Great Hormead, Conservation Area Appraisal

### A few comments for John Bosworth following the Appraisal Meeting on 8<sup>th</sup> March 2018

Good to have your appraisal of the village Conservation Area. Thank you for providing so much interesting information. A few points for your consideration, however:-

1. Leave the western boundary of the Conservation Area where it currently is. Great Hormead is a rural village so its charm and importance are not just limited to its centre. The Appraisal should, I believe, therefore take a broader, rural approach than would apply to an urban centre such as Buntingford, Standon, Braughing, Bishops Stortford etc. Of course the centre of this village is important and it is good to have so many listed buildings around, fine old trees, special limited views etc. but the charm of Great Hormead lies to large extent in its position in the landscape, the atmosphere it creates (indeed a different smell to a town centre!) and the views you get of it as you approach it. In particular the view you get as you travel eastwards along B1038 from Hare Street and look up to the right is delightful – top of the church, hints of Great Hormead Bury and its parkland and fine trees. It is for this reason that I would ask you to reconsider redrawing the western boundary of the conservation area and leave it where it currently is.
2. The value of the Conservation Area and village Group designation as a defences against development of surrounding farmland. I heard what you said about the unlikeness of development of the “farmland” around the village and knowing some of the local farmers/landowners I am confident that the likelihood of them developing their land is currently remote. There are, however, others in the neighbourhood who, if they had the opportunity to acquire the land would, I fear, have little hesitation in trying to develop it. I appreciate that the “presumption in favour of sustainable development” carries the day but perhaps conservation status would protect the village and its environs a little. The key, so far as I understood from last night’s discussions, will actually be in the East Herts’s District Plan. If we could persuade our Councillors to leave us with Group 3 designation that would be helpful; I am just noting this point as I know it doesn’t come within your brief.
3. Good proposal of yours to include Hormead Hall (already listed). It is a fine old farm house and with the immediate old farm buildings and ponds make it an attractive group.
4. Include the Allotments to protect Box Tree Cottage. I recognise that the serious concerns the community has about the future of the allotments on Horseshoe Hill is not strictly within your remit and currently falls without the conservation area. I think it is worth considering the allotments for inclusion, however, since they are directly opposite Box Tree Cottage; at present they allow space for that listed building to be properly viewed and appreciated. Box Tree Cottage is very attractive from across the road; if the allotments were to be developed, as the community fears, it would no longer be visible in the appropriate context. While I know that conservation status doesn’t prevent development it might just help ensure that any development of that site was carried out in a sympathetic way.

*rep. from*

**Bosworth John**

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**From:**  
**Sent:** 07 March 2018 12:39  
**To:** Bosworth John  
**Cc:**  
**Subject:** Great Hornead Conservation Area Appraisal

Dear Mr Bosworth,

We have received your leaflet and as residents of Great Hornead Bury are very concerned as to this amendment.

Our immediate concerns are that we have been informed that although the area around us is Level 3 conservation it is already being treated as a level 2 area. Also we are not happy that you seem to be moving the boundary line into the middle of our property rather than the edge, please advise as to why this is occurring.

We are unable to attend the meeting so would like to request a copy of the minutes so we can be kept informed or alternatively if you could contact us after the meeting to discuss further we would be grateful.

Kind regards

On behalf of

18<sup>th</sup> March 2018

Mr John Bosworth, MBE,  
Assistant Conservation Officer,  
East Herts District Council,  
Wallfields,  
Pegs Lane,  
Hertford,  
SG13 8EQ.



Dear Mr Bosworth,

### **Representation on the Great Hormead Conservation Area Appraisal**

Thank you for taking the time and trouble to come and visit my wife and me on Friday last week to discuss the review of the Great Hormead Conservation Area, in which you are proposing to dramatically change the western boundary from its current line. This proposal is neither sensible nor logical and affects us as the owners of Great Hormead Bury.

The current line follows the boundary of the park surrounding Great Hormead Bury, as outlined in red on the attached OS plan from 1877. This is parkland surrounding the house of Great Hormead Bury with many mature and important trees, all of which provide not only a setting for the house but for the Church of St Nicholas as well. Of particular note are the many mature oak and beech trees, a Wellingtonia which was planted in memory of Colonel Edward Stables, a previous owner of Great Hormead Bury who was killed at the Battle of Waterloo, and a number of large chestnut and lime trees. There are also a lot of very old hawthorn trees. I attach two aerial photographs which, although of poor quality, amply demonstrate this. It is not just the trees which deserve enhanced protection but the setting and the landscape as well.

There has always been a house/habitation on this site since before 1066 and as far as we can trace, there has always been parkland associated with the house and the church. It has not been tilled but has always been pasture, used for grazing and for taking hay. This is what we still do, so not a great deal has changed in this parkland for centuries other than that trees have matured. It is a landscape that deserves the continued protection of the Conservation Area Status.

My wife and I bought Great Hormead Bury in 2010 and, after extensive restoration work, moved in in 2012. Since that time, we have worked hard not only to preserve and protect the parkland surrounding the house but enhance it too. We have planted several kilometres of native hedge to enhance the boundary and planted many hundreds of trees in varying sizes from whips through to semi-mature trees to supplement existing trees in the parkland. Most of these are native trees but we have also planted many specimen trees, including oaks, cedars, avenues of copper beech and two Wellingtonia, in the knowledge the existing mature trees will not last forever and need to have worthy replacements to ensure the heritage of the

parkland. Within this parkland is an old ice house. Even though this can no longer be seen because it collapsed in on itself more than 50 years ago and was covered in soil, the mound can clearly be seen and should be included in the Conservation Area. We have also made efforts to enhance the parkland with contemporary features such as wooden sculptures made from fallen trees from the park.

I have enclosed some photographs that I took today. These have been taken in the snow and are not ideal but I hope demonstrate the strong boundary, the mature trees and the continuing efforts we are making to protect, enhance and supplement the parkland landscape for future generations. We believe that the current Conservation Area boundaries should be maintained to protect this parkland for future generations.

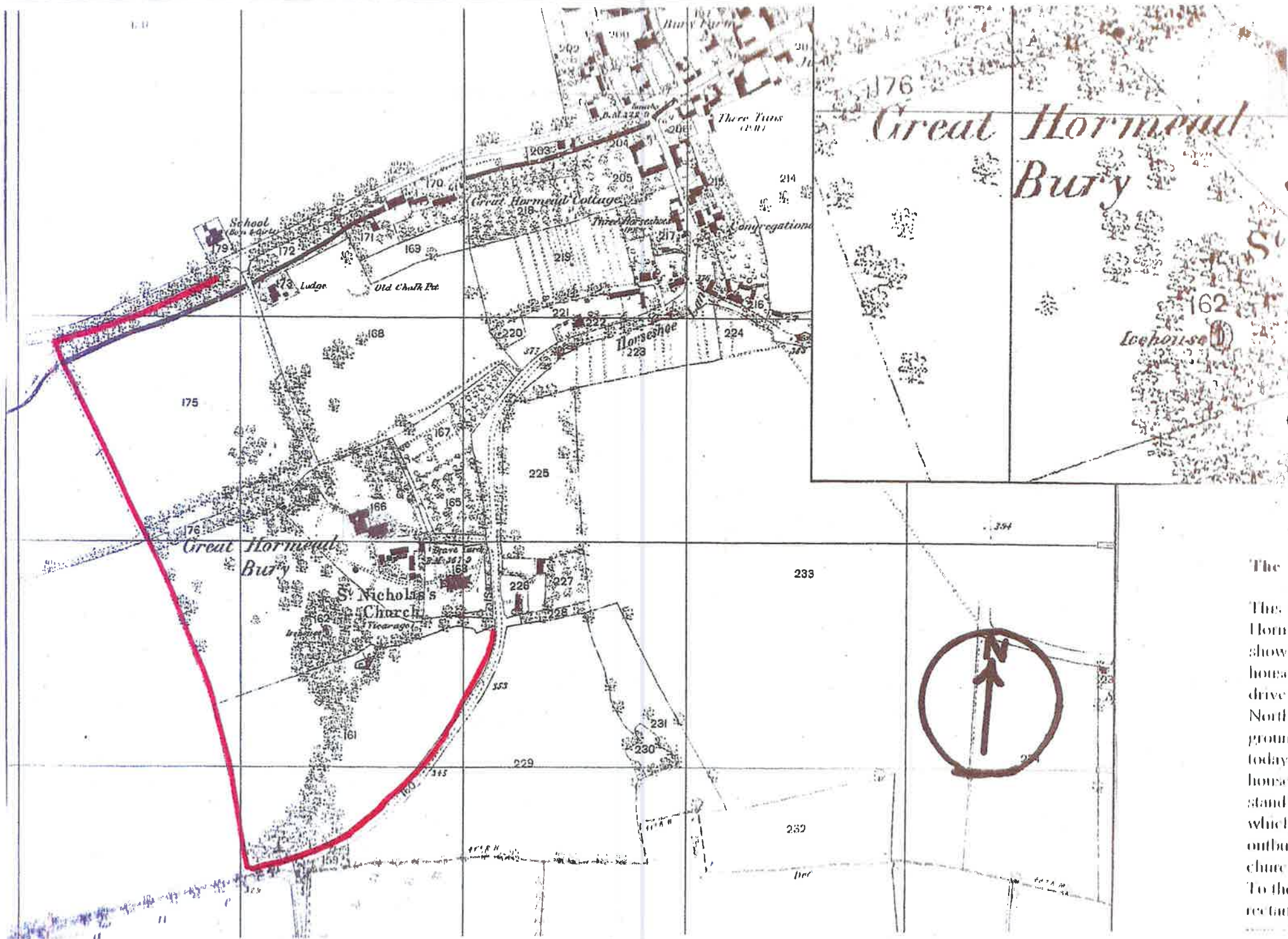
The existing Conservation Area boundary is a very distinct boundary of hedges and trees which provides for a very clear delineation between arable countryside and the parkland. Most inhabitants of Great Hornead regard this as the start of the village. This is in contrast to the new boundary the Council has proposed which, whilst it follows the line of the beech lined drive, then simply takes a straight line across open lawn and garden with no means of knowing exactly where it is. This does not make sense.

In summary, we can see no good reason for changing the existing boundaries of the Conservation Area on the western side of Great Hornead and urge you to reconsider the current proposals for change.

With kind regards,

Yours sincerely,

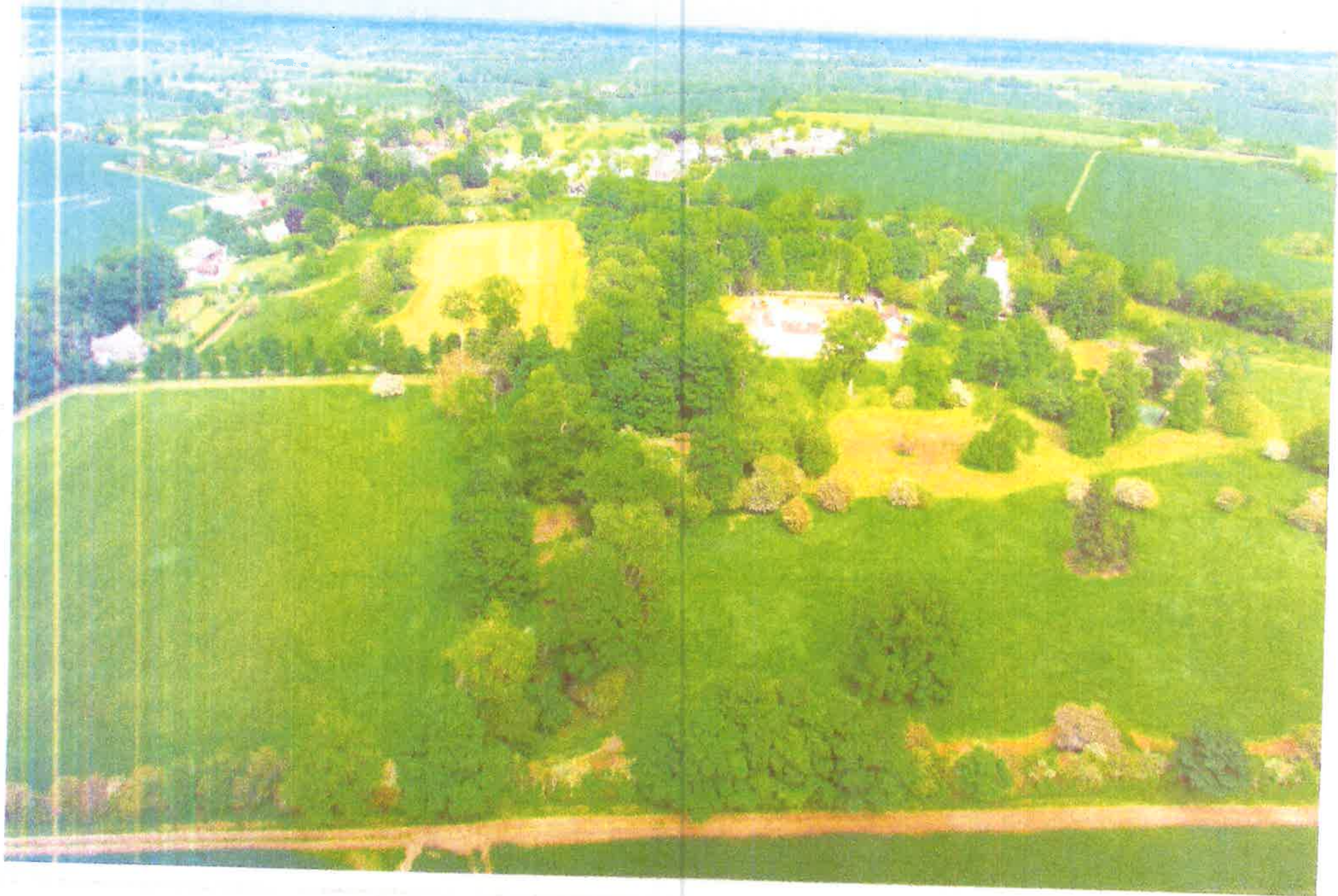




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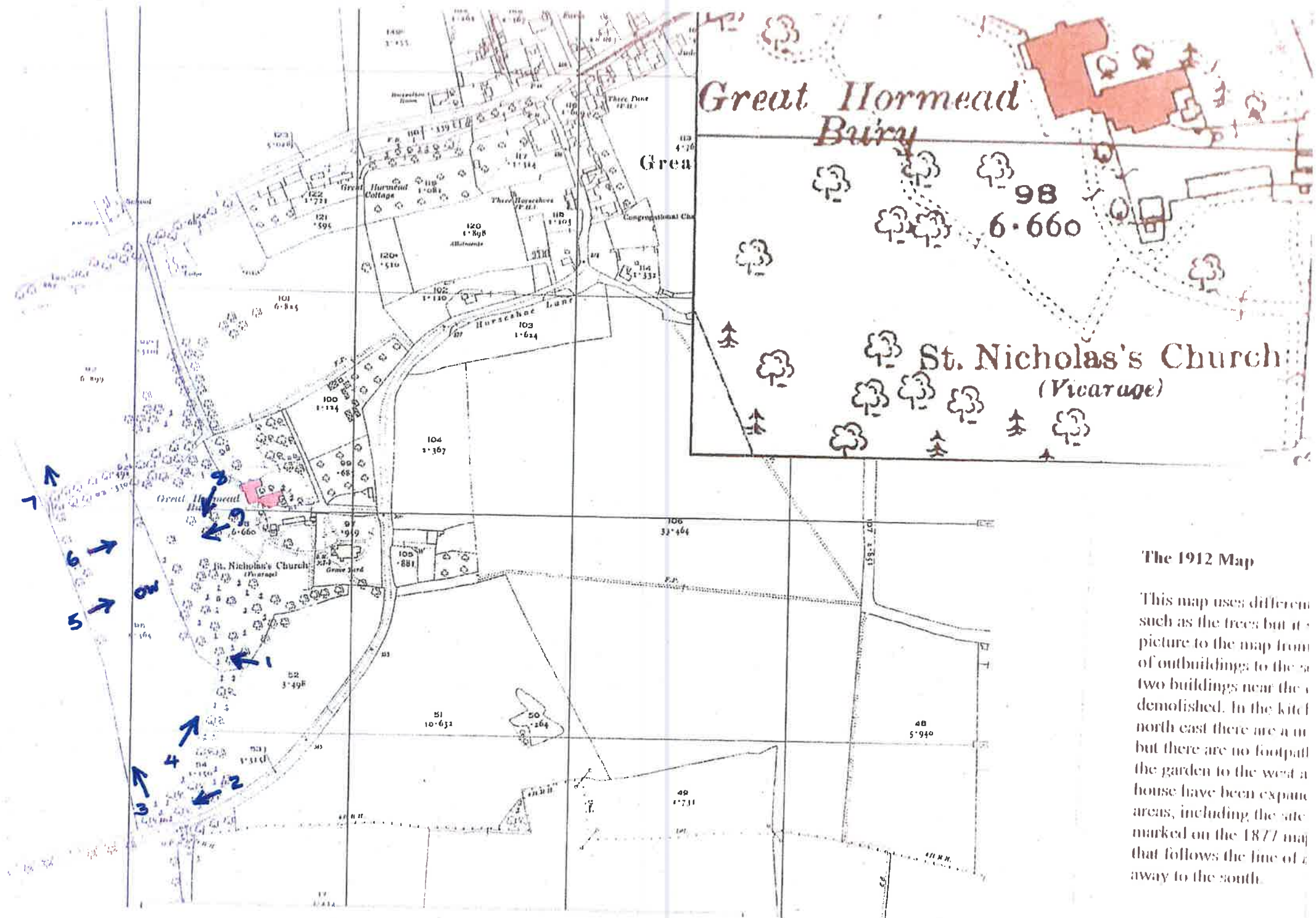












The 1912 Map

This map uses different symbols such as the trees but it is a picture to the map from the 1877 map. It shows the location of outbuildings to the west of the church and two buildings near the church which have been demolished. In the kitchen garden to the north east there are a number of trees but there are no footpaths. The garden to the west of the church and a house have been expanded into the vicarage areas, including the site marked on the 1877 map that follows the line of a path away to the south.





STRONG WESTERN BOUNDARY



LINE OF OAK



WELLINGTONIA & OAK



LOOKING BACK TOWARD THE HOUSE





⑦

NEW AVENUE PLANTING,  
HEDGE & STRONG BOUNDARY



⑧

LOOKING BACK ACROSS PARK  
WITH OLD OAK, BEECH &  
WELLINGTONIA



⑨

VIEW DOWN TO ANCIENT OAK  
AND OLD HAWTHORNS



Thank you for your comments and enclosures relating to the Great Hornead Conservation Area Appraisal. I will compile a report for Members consideration after the consultation period and this will summarise your representation which will be publically available (suitably redacted to omit personal contact details) and respond to it. At that time I will contact you again so you are aware of the manner in which officers have responded to questions you and others have raised.

I take it your representations are personal and not associated with

Conservation Team

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**From:**

**Sent:** 19 April 2018 11:23

**To:** Bosworth John;

**Cc:**

**Subject:** Great Hornead Conservation appraisal

Dear John

spoke to you on the telephone just now regarding our comments towards the appraisal for the Great Hornead Conservation consultation.

We would like the allotments on Horsehoe Hill to be included within the conservation area. They play an integral part of the village community providing exercise, produce and community resilience. They also are historically part of the village having been included in the historical map 1874 of the village ( although they have moved slightly up the hill).

We would also like to suggest that the Hall Lane be included up to the Hall Lane Farm Wlyd. The fields along this lane have alpacas and ponies and it is important to keep these as they provide unspoilt views between the Hall Lane cottages that were intended as farm labourers for the farm and outwards towards the Hall Lane Farm. The variety in keeping livestock between the cottages and the farm makes for a more varied and diverse views within this very arable landscape.

At the point where Andersons lane opens into arable fields there is a small memorial to a fallen world war 2 American airforce fighter pilot who crashed in Great Hornead. This would be important to keep this within the conservation area ( I can send photos if you require).

Beyond this as well is a disused lane (Mill Lane) that leads to rubble that once was the two windmills in Great Hornead. (I can send photos of these as well if required)

We also have some information regarding the ice house and one villager remembers playing in it as a child. I have his written memories and can send on to you next Monday( I am leaving on a flight to Aberdeen now otherwise I would have done this today)

Sorry for lateness of our response and hope the above is useful.

Regards

PS you would like to contact us you can on  
Best wishes

Windmill

Memorial

OUT

IN

OUT

OUT

OUT

Great Horstead

wind  
mill

memorial

OUT

OUT

OUT

Great Hornead

OUT

IN

## Bosworth John

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**From:**

**Sent:**

23 April 2018 16:54

**To:**

Bosworth John

**Subject:**

RE: Great Hormead Conservation appraisal

**Attachments:**

mill stone.JPG; memories of Ice house in Gt Hormead.JPG; memorial 2.JPG; memorial.JPG

Hello John

Thank you for your phone call last week and sorry I was unable to respond. I was actually in the horrible security queue at the airport so this is the first real opportunity I have had to respond. The windmills that I referred to are now reduced to an overgrown rubble surrounded by brambles but this photo shows you what they would have been like.

The Mill House appears to have replaced the original that would have housed the miller. Apparently he needed to see the windmills from his home.

All along this part of the village is snippets of history with the world war 2 pilot memorial on the apex of Andersens lane and what would have been Mill lane. (I attach a photo of the memorial along with a photo of a remaining mill stone presumably taken from of the windmills and now by the side of the road as a kind of marker.

I also attach a photo of the words written by [redacted] of his memories of playing in the ice house. I have his written document if that helps.

The fields beside Hall Lane meet with Anderson lane and the links to the old windmills hence another reason to include all this within the boundary of the conservation area up to and including the farm house at the top of Hall Lane.

Please do let me know if I can help in any further way.

Regards







In the 1940's when the Buoy was owned by  
the Cartwright family the windows were all covered  
with the sides of a wooden door and heavily  
clinging to the frame. The children as they grew  
bored, giving no thought to the fragile condition, taking  
it down piece with small tools and gave a satisfying  
clacking & squeaking noise. When they were only having  
the purpose of a small child I cannot give an idea of the  
damages but my result is that it was done.

I believe that during the lifetime of the Buoy the  
ground level of the windows was levelled for a time and  
the wood was changed through the old structure, leaving a  
very visible record.









# Great Hormead Conservation Area Appraisal and Management Plan

## Comment Form

Your comments are sought on the Great Hormead Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 19<sup>th</sup> April 2018. 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: Great Hormead	
Name :	
Address:	
Telephone No:	
Email:	
Comments: Area to the West of Bury should remain in. Planted with trees - Parkland. Natural Boundary from River which serves area. Area that includes War memorial at top of Anderson Lane and <del>the</del> where windmills were sited should be included. Still remains of windmills & Copse. i.e "Post" as one was a post mill. Allotments should be included. Used by Great Hormead Residents since 1800's	
Our Contact Details:	
Website: <a href="http://www.eastherts.gov.uk">www.eastherts.gov.uk</a>	East Herts District Council
Email: <a href="mailto:john.bosworth@eastherts.gov.uk">john.bosworth@eastherts.gov.uk</a>	Wallfields, Pegs Lane
Phone: 01279 655261	Hertford, SG13 8EQ
Ask for Conservation Officer	

## 1. Great Hornead Conservation Area Appraisal: Hornead Parish Council comments

There is a desire locally to see the allotment gardens included within the Conservation Area. These date from the late 19th century and are situated to the south of Horseshoe Lane (opposite Box Tree Cottage). Appraisal Map 2; mentioned in Appraisal Draft 3.10.

The large area of parkland to the west of the church, between the B1068 and Horseshoe Lane at Great Hornead Bury that is being proposed to now be excluded, should be retained within the CA. It contains fine trees that are vital to the landscape and which, once outside of the CA, will not be afforded TPO protection against future destruction. The importance of this aspect of the local landscape is referred to in the Appraisal Draft and it therefore seems contradictory to expose the trees to destruction. Appraisal Draft references 4.6(c), 4.7, 5.46, 5.47.

## 2. Hare Street and Little Hornead: request for designation of new Conservation Areas

Further to the Great Hornead Appraisal, Hornead Parish Council requests that consideration be given to designating Conservation Area status to part of Hare Street village and also to part of Little Hornead because of some important historic buildings there (these two villages being part of Hornead Parish). In particular, the following are worthy of being taken into account:

### Little Hornead

**Church of St Mary**, Grade I listed. Dates from the 11th century and has a superb door from the 12th century, ornately decorated with ironwork including a dragon. It is one of the oldest doors in England. A major preservation project on the door was halted through lack of funds and the church is now permanently locked to protect what has been done. It is hoped that the church, which is in the care of the Churches Conservation Trust, will be able to reopen before too long. Another unusual feature of this church is this coat of arms of King Charles II. It is dated 1660, the year he became king on the restoration of the monarchy. (*Adapted from The Hundred Parishes Society website, with permission*).

An additional piece of local history attaches to Little Hornead church (and further to the mention in 3.4 of the Appraisal Draft for Consultation): In the second half of the 11th century, the manor at Hornead (and Barkway) was held by Edgar Aetheling, although it is unknown whether he ever visited, let alone lived here. Edgar was the last surviving member of the Wessex (Cerdic) line but was too young to contend for the throne when his uncle, Edward the Confessor, died without heir in January 1066. Harold Godwinson (family ref 3.4 above), as the most powerful Saxon noble, was therefore made king instead. When Harold was killed near Hastings in October 1066, Edgar was elected king but was never crowned. His supporters evaporated in under William's Norman conquest and William was crowned at Christmas 1066. If Edgar had ever resided at his manor here (which is by no means certain), he would have known and probably used the church. (*My summary from various sources*).

**Little Hornead Bury**, Grade II listed. 17th century (or earlier) manor house, brick casing with early 19th century porch. Timber frame now cased in painted white gault brick. Steep old red tile roofs. two storeys H-plan house facing N with gabled wings to right and left and large internal chimney at junction with LH wing. Sash windows with 2/2 panes and flat gauged arches. Small central gable. Side-purlin roof to RH wing. LH wing lower. (*Adapted from Historic England entry*).

### Hare Street

The Old Swan, was built 500 years ago as an open hall house, spent most of its existence as an inn and is now a tea room. Where a chamber or loft was built over one of the end rooms of the house,



it was reached by a sheer vertical ladder. In the Swan, an old ladder staircase is still in place, built over with a new shallower staircase at a later date.

15th century Oak Cottage is probably the oldest building in Hornead Parish apart from the churches. It is the best preserved house in the parish, in the sense that it is the least altered and renovated and so more near the original structure than any other in the village. It is believed to have been built between 1480 and 1520 and the street facade today must be very similar to the one with which the Tudor and Elizabethan villages were familiar. This was a wealthy yeoman farmer's residence, a hall-house with a cross wing, closely oak studded and with a jetted upper storey on the cross wing.

Oak Cottage, The Swan, and probably the Dogges Head in the Potte (later renamed Three Jolly Butchers) were already fine mature houses in 1525. The fact that The Swan and Oak Cottage were built opposite one another nearly at the same time with such a narrow lane between, has influenced the width of the road through Hare Street for five centuries. *(Adapted from The Hundred Parishes Society website, with permission, and from the pamphlet "Houses in Hare Street and the Horneads", by Christine E Jackson, printed in December 1983)*

Photographs supplied of Little Hornead Bury, St Mary's Church, The Old Swan, and Oak Cottage.

Clerk to Hornead Parish Council  
April 2018













