





EAST HERTS COUNCIL HERITAGE AT RISK REGISTER

Updated October 2025



 @Eastherts

 EastHertsDC

 easthertscouncil

www.eastherts.gov.uk

01279 655261



Contents

1.0	Introduction	2
2.0	Assessment	3
3.0	Summary of Heritage at Risk in East Herts	5
4.0	East Herts Heritage at Risk Register	6
5.0	East Herts Heritage at Risk Register assessment reports.....	10
	Parish: Albury	10
	Parish: Aston.....	11
	Parish: Bengoe Rural	13
	Parish: Benington.....	14
	Parish: Bishop's Stortford.....	15
	Parish: Brent Pelham.....	17
	Parish: Cottered.....	18
	Parish: Eastwick.....	19
	Parish: Gilston.....	20
	Parish: Great Munden	21
	Parish: Haultwick.....	22
	Parish: Hertford.....	23
	Parish: Hertingfordbury	32
	Parish: High Wych.....	33
	Parish: Hornead.....	34
	Parish: Hunsdon	35
	Parish: Little Hadham	43
	Parish: Little Munden	48
	Parish: Meesden	50
	Parish: Much Hadham.....	51
	Parish: Sawbridgeworth	53
	Parish: Standon	55
	Parish: Stanstead Abbots	56
	Parish: Tewin	60
	Parish: Walkern.....	61
	Parish: Ware.....	62
	Parish: Wareside	66
	Parish: Watton at Stone.....	67
	Parish: Westmill.....	68
	Parish: Widford.....	71

1.0 Introduction

- 1.1 Historic England produces an annual Heritage at Risk Register covering a range of designated heritage asset types, but outside of London it does not include Grade II listed buildings, apart from churches. East Herts Council produces its own Heritage at Risk Register to cover those Grade II listed buildings not eligible for the Historic England Register.
- 1.2 Officers from East Herts Council will update the East Herts Heritage at Risk Register from time to time, whereby they will resurvey the existing entries and consider adding new entries where appropriate.
- 1.3 This September 2025 update to the Heritage at Risk Register has removed 14 entries and included 13 new entries. Of the entries removed, 7 were restored or repaired, 3 were lost, 3 have been reassessed as no longer being at risk, and 1 has been taken down and relocated.
- 1.4 Within staff resources this revised register will be monitored and owners of buildings will be contacted with a view of providing them with advice and assistance. Their responses may influence decision making relating to the planning process.
- 1.5 The general objectives of this register are:
 - i. to produce an accurate survey of Heritage at Risk within East Herts so that the owners of heritage 'at Risk' can be contacted with a view of offering them advice and assistance, and seeking their co-operation in undertaking necessary restoration works, whilst providing the Council with an information base to assist it in taking appropriate action through the planning process.
 - ii. to enable the Council to contribute to the national Heritage at Risk Register compiled by Historic England which relates to Grade I and Grade II* listed buildings and all grades of listed churches.

2.0 Assessment

- 2.1 Listed Buildings are assessed against standard criteria to determine their risk level, which includes consideration of their condition and whether they are in active use. For our survey work, the condition of different elements of each building such as the roof, walls, base, windows, doorways, and drainage, were assessed using the guidelines below:

Very Bad

- Structural failure or clear signs of instability
- Loss of significant areas of roof covering leading to major deterioration of the interior
- A major fire or other disaster affecting most of the building

Poor

- Deteriorating masonry and/or a leaking roof and/or defective rainwater goods
- Rot outbreaks
- General deterioration of most of the building's elements
- A fire or other disaster that has affected part of the building

Fair

- Structurally sound
- Minor repairs needed
- Signs of a lack of general maintenance

Good

- Structurally sound
- Weather-tight
- No significant repairs needed

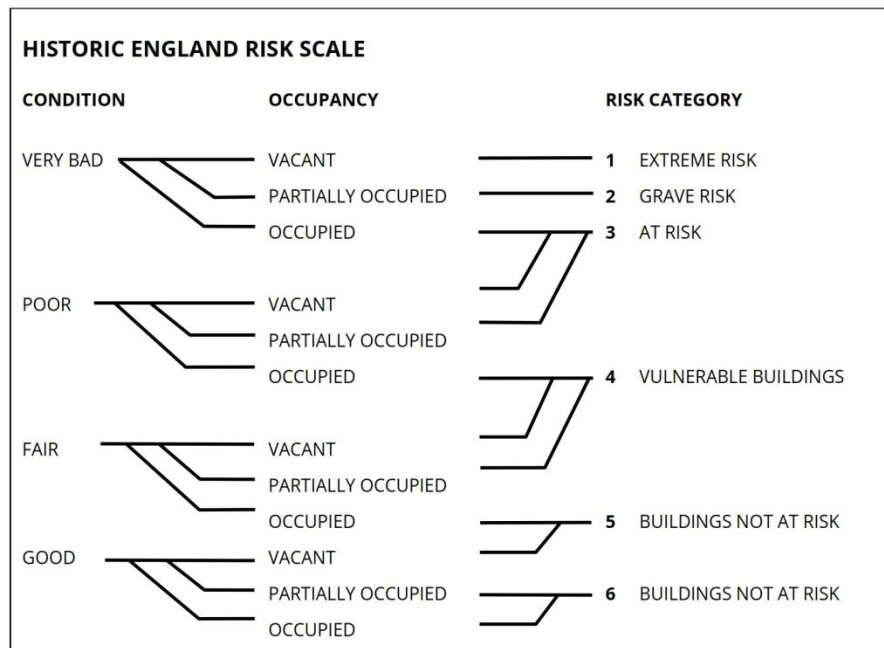


Figure 1: Historic England Risk Scale

2.2 Following the condition assessment guidelines in 2.1, a condition of 'good', 'fair', 'poor', or 'very bad' is made. This condition assessment is then used in the risk scale as shown in Figure 1. A building is assessed as 'at risk' if falls between the Risk Categories 1 to 3. The process is as follows:

If the condition is 'Very Bad', and occupancy is:

- 'Vacant', this results in 'Risk Category 1: Extreme Risk'.
- 'Partially Occupied', this results in 'Risk Category 2: Grave Risk'.
- 'Occupied' this results in 'Risk Category 3: At Risk'.

If the condition is 'Poor' and occupancy is:

- 'Vacant', this results in 'Risk Category 3: At Risk'.
- 'Partially Occupied', this results in 'Risk Category 3: At Risk'.
- 'Occupied' this results in 'Risk Category 4: Vulnerable Buildings'.

If the condition is 'Fair' and occupancy is:

- 'Vacant', this results in 'Risk Category 4: Vulnerable Buildings'.
- 'Partially Occupied', this results in 'Risk Category 4: Vulnerable Buildings'.
- 'Occupied' this results in 'Risk Category 5: Buildings Not at Risk'.

If the condition is 'Good' and occupancy is:

- 'Vacant', this results in 'Risk Category 5: Buildings Not at Risk'.
- 'Partially Occupied', this results in 'Risk Category 6: Buildings Not at Risk'.
- 'Occupied' this results in 'Risk Category 6: Buildings Not at Risk'.

3.0 Summary of Heritage at Risk in East Herts

3.1 A summary of the numbers of designated heritage assets of all grades 'at risk' in East Herts is given below:

▪ <u>Scheduled Monuments on Historic England HAR:</u>	<u>4</u>
▪ <u>Registered Parks and Gardens on Historic England HAR:</u>	<u>2</u>
▪ <u>Grade I listed buildings on Historic England HAR:</u>	<u>1</u>
▪ <u>Grade II* listed buildings on Historic England HAR:</u>	<u>1</u>
▪ <u>Grade II listed churches on Historic England HAR:</u>	<u>0</u>
▪ <u>Grade II listed buildings on EHC HAR:</u>	<u>58</u>
▪ <u>Curtilage listed buildings on EHC HAR:</u>	<u>5</u>
▪ <u>Total on East Herts Council HAR Register:</u>	<u>63</u>
▪ <u>Total on Historic England HAR Register:</u>	<u>8</u>
▪ <u>Total of Heritage Assets at Risk in East Herts:</u>	<u>71</u>

3.2 This East Herts Register does not include those designated heritage assets (Scheduled Monuments, Registered Parks and Gardens, Grade I and II* listed buildings, and all grades of listed churches) included by Historic England in its national Heritage at Risk Register. This can be viewed at: <https://historicengland.org.uk/advice/heritage-at-risk/>

4.0 East Herts Heritage at Risk Register

Albury

- Three Bay C17 Barn at Tile Kiln Farm, Standon Road – Grade II listed – 1101910

Aston

- Barn at Rose and Crown Public House, Benington Road – Grade II listed – 1347957
- South Barn and Stables at Staples Farm, Raffin Green Lane – Grade II listed – 1101438

Bengeo Rural

- The Garden Walls at Garden Cottage, Coldharbour Wood, Marshall's Lane – Grade II listed – 1341435

Benington

- Summerhouse and curtain wall Benington Lordship – Grade II listed – 1101405

Bishop's Stortford

- Foxdells Farmhouse, Foxdells Lane – Grade II listed – 1347883
- The Old Butchers, 8 Dane Street, Bishop's Stortford – Grade II listed – 1175812

Brent Pelham

- The Old Windmill, The Kennels – Grade II listed – 1176043

Cottered

- Farm buildings to Cheynes Farmhouse, Warren Road – Curtilage listed

Eastwick

- Frampton Tomb in St Botolph's Churchyard, Church Lane – Grade II listed – 1101265

Gilston

- Turvin Tomb at St Mary's Church, Gilston Lane – Grade II listed – 1175665

Great Munden

- Cross base in churchyard of Church of St Nicholas, Wood End Road – Grade II listed – 1102256

Haultwick

- Rest and Welcome Public House, Haultwick – Grade II listed - 1102230

Hertford

- Sedilia in St Mary's Churchyard, St Mary's Lane, Hertingfordbury – Grade II listed – 1268727
- Curtilage buildings to United Reform Church, Dimsdale Street, Cowbridge – Curtilage listed
- 22-24 St Andrew Street, Hertford – Grade II listed – 1268771
- Hermitage and Grotto Gardens at Ware Park – Grade II listed – 1268994
- Walls to walled gardens south-east of Balls Park Mansion – Grade II listed – 1269020
- 33 North Road, Hertford – Grade II listed – 1268846
- 25 Parliament Square and 13 Castle Street, Hertford - Grade II listed – 1268940
- Hertford East Station Grade II listed - 1268875
- Hertford East Station Lamp Standards Grade II listed - 1268876

Hertingfordbury

- Panshanger Orangery Birchall Lane Cole Green – Grade II listed – 1054057

High Wych

- South barn at Tharbies Farm, Rook End Lane, Rook End – Grade II listed – 1220516

Hormead

- Barn at Little Meadow, Hormead Dane, Great Hormead – Grade II listed – 1176592

Hunsdon

- Stables at Olives Farm, Stanstead Road, Hunsdon (attached stables and granary in Stanstead Abbotts) – Grade II listed – 1176672
- Walker Monument at St Dunstan's Church, Eastwick Road – Grade II listed – 1101974
- Gates and Gate Piers at Briggens House, Harlow Road, Hunsdon – Grade II listed – 1101977

- Kitchen Garden walls etc. grounds of Briggens House – Grade II listed – 1101978
- The North Lodge at Briggens House – Grade II listed – 1347688
- West terrace walls, steps, and seat at Briggens House – Grade II listed – 1347689
- Briggens House and Attached Upper Terrace – Grade II listed – 1307983
- Stable Block at Briggens House – Grade II listed – 1176287

Little Hadham

- Farm buildings at Acremans, Acreman Street, Bury Green – Grade II listed – 1220767
- South barn at The Old Farmhouse, Green Street – Grade II listed – 1210755
- Wall attached to the Brewhouse at Ford House, The Ford, Hadham Ford – Grade II listed – 1290484
- Windmill tower, Mill House, Albury Road – Grade II listed – 1290727
- Stable at Hadham Park – Grade II listed – 1290180

Little Munden

- Tomb chest at All Saints Church, Church Lane, Dane End – Grade II listed – 1173757
- Curtilage barn at Horseshoe Villa, Dane End, Ware – Curtilage listed

Meesden

- Farm buildings to Walkers Farm, Meesden Green – Curtilage listed

Much Hadham

- Granary at Camwell Hall Farm – Grade II listed – 1445216
- Walled Garden at Montagu House, Moor Place, Much Hadham – Grade II listed – 1213384

Sawbridgeworth

- North range of barns at Tednambury London Road Spellbrook – Grade II listed – 1347829
- Redricks Farmhouse, Redricks Lane – Grade II – 1347850

Standon

- Gatehouse at front entrance to St Edmund's College, Cambridge Road, Old Hall Green – Curtilage listed

Stanstead Abbotts

- Stables and granary at Olives Farm, Stanstead Road, Stanstead Abbotts (attached stables in Hunsdon) – Grade II listed – 1203927
- Stables at Olives Farm, Stanstead Road – Curtilage listed
- North and South Lodges, Briggens House, Roydon Road, Roydon – Grade II listed – 1149361
- Part of Bonningtons (billiard room) Hunsdon Road – Grade II listed – 1078722

Tewin

- Stables at the Old Rectory – Grade II listed – 1055846

Walkern

- Granary at The Old Rectory, Church End – Grade II listed – 1101393

Ware

- GK's Mini Mart, 79, 79A And 79B High Street, Ware – Grade II listed - 1274465
- Marker Stone at Lea Cut on The Meads, New River – Grade II listed – 1221275
- Westmill Farmhouse, Westmill Farm, Ware Road, Near Ware – Grade II listed – 1089152
- 12/14 Crib Street – Grade II listed – 1222116

Wareside

- East Barn at Mardocks Farm, 30 metres southeast of the house Grade II - 1204940 and curtilage listed west barn

Watton-at-Stone

- Milestone, Ware Road – Grade II listed – 1089076

Westmill

- North barn at Wakeley Farm – Grade II listed – 1295904
- North barn at Knights Hill Farm – Grade II listed – 1102246
- South barn at Knights Hill Farm – Grade II listed – 1102245

Widford

- South barn and stables Priory Farm High St – Grade II listed – 1347718
- West barn, Priory Farm, High St – Grade II listed – 1307755

5.0 East Herts Heritage at Risk Register assessment reports

Parish: Albury

Name and Address: Three Bay C17 Barn at Tile Kiln Farm, Standon Road, Albury

Heritage Asset Number: 1101910

Date of photograph: 02/04/2025



Description: Grade II. C17 or earlier timber-framed, weatherboarded with corrugated asbestos roof, all on a brick plinth. Three bays remain of what was an eight-bay barn. Double aisled. One gabled entrance remains in the most northerly bay.

Works required:

- Prop structure / repair frame with new framing where necessary
- Replace missing roof sheeting / replace rood covering
- Repair / replace weatherboarding
- Record building
- Long-term use needs to be found to ensure full repair and future maintenance

Latest update: New addition.

Parish: Aston

Name and Address: Barn at Rose and Crown Public House, Benington Road, Aston

Heritage Asset Number: 1347957

Date of photograph: 21/12/2022



Description: Grade II. C17, extended in C19. Timber frame on brick sill, dark weatherboarded (some with edge roll) with steep pitched roof now of black corrugated iron. A tall single bay barn facing W with later rear outshut and lower contemporary building against W side with entrance in W gable, extended to rear in C19 and re-roofed in line with barn. Taller barn has jowled posts, curved braces to tie beam, clasped-purlin roof with collar beam truss with inclined queen-struts. Holes for wattle infill in wall-plate of barn and W building. Pidgeon holes and small porch over gable doors to barn.

Works required:

- General renovation
- Assessment of damp / rot throughout
- Repair / replace weatherboarding
- Repair / replace doors

Latest update: New addition. Visited January 2025. Permission has been granted for its conversion. Asset to be monitored until that is enacted.

Parish: Aston

Name and Address: South Barn and Stables at Staples Farm, Raffin Green Lane, Datchworth

Heritage Asset Number: 1101438

Date of photograph: 24/07/2025



Description: Grade II Barn and two stables in one range. Early C17. Timber framed dark weatherboarded. Steep pitched roofs. Barn has old red tiles to gabled front porch but corrugated iron elsewhere (half-hip at South). Short stable at North end of barn also roofed in corrugated iron. Long stable at North thatched with hipped North end. A tall six-bay barn facing East with gabled front porch with double-doors and small winnowing door in rear wall of same bay. Jowled posts with straight braces to cambered tie-beams. Inclined queen-posts to clasped purlin roof. Some re-used timbers. An impressive group of old farm buildings.

Works required: The roof covering has holes in it and is not watertight on the main barn and adjacent two storey element. Single-storey stable roof is watertight, but thatch mentioned in description has some years ago been changed to corrugated metal. The timber frame especially in the main barn is in poor condition, showing signs of buckling above plinth/sole plate level, but has been propped internally with scaffolding.

Latest update: New addition. Owner to investigate feasibility of the replacing the degraded corrugated roofing with an alternative temporary roof covering as well as exploring feasibility of longer term works to the roof and the frame.

Parish: Bengoe Rural

Name and Address: The Garden Walls at Garden Cottage, Coldharbour Wood, Marshall's Lane, Sacombe Green, SG12 0JE

Heritage Asset Number: 1341435

Date of photograph: 05/11/2017



Description: Grade II. Former kitchen garden wall dating from about 1785. Part of the garden wall has collapsed. Cottage and the rest of the garden wall are in good condition. Owner advised us that many works had been carried out to other sections of walling and that restoration of this element was a future project.

Works required: The objective is to secure the rebuilding of collapsed wall whilst maximising the use of the original bricks, with new bricks to match where necessary.

Latest update: No change.

Parish: Benington

Name and Address: Summer house and curtain wall, Benington Castle.
Benington Lordship, Church Lane, Benington

Heritage Asset Number: 1101405

Date of photograph: January 2025



Description: Grade II Summerhouse and adjoining curtain wall. Mid-C19th by James Pulham for the Proctor family.

Works required: Overall objective – secure consolidation and safety of ruin and prevent ongoing deterioration. Significant split in flint wall needs repairs. Remove vegetation. Obtain specialist advice regarding consolidation and safety.

Latest update: No change. Vegetation planned to be removed in winter 2025

Parish: Bishop's Stortford

Name and Address: Foxdells Farmhouse and Barn, Foxdells Lane, Bishop's Stortford

Heritage Asset Number: 1347883

Date of photograph: 26/04/2022



Description: Grade II. Mid-C19th Farmhouse. Red brick with white brick dressings to windows and door, red tile roof. Two storeys, symmetrical, five sash windows (now boarded). On opposite side of yard mid-C19th 10-bay aisled barn.

Works required:

- General renovation to be habitable
- Assessment of damp / rot throughout
- Repairs to roof covering, possible replacement of entire roof
- Repair / replace doors and windows

Latest update: No change. Scaffolding erected around farmhouse building with temporary roof. Needs to be monitored.

Parish: Bishop's Stortford

Name and Address: The Old Butchers, 8 Dane Street, Bishop's Stortford

Heritage Asset Number: 1175812

Date of photograph: 19/05/2021



Description: Grade II. C17 timber frame, plaster and painted brick front, old red tile roof. Two and a half storeys. Central third storey overhanging sack hoist on curved brackets. Two pargetted roses on soffit and other C17 pargetted armorial motifs on walls. C19 sash windows. Modern shop front to north. Parallel timber frame pitched roof block at rear.

Works required:

- General renovations to be habitable
- Assessment of damp/rot throughout
- Repairs to roof and rainwater goods
- Repairs or replacement of windows and doors

Latest update: No change. Works to repair the building throughout were granted consent by 3/20/0529/LBC which has now expired. An application for a similar scheme is being prepared for submission. The building has been kept secure and watertight, and the agents have been monitoring its condition

Parish: Brent Pelham

Name and Address: The Old Windmill, The Kennels, Brent Pelham, SG9 0AT

Heritage Asset Number: 1176043

Date of photograph: 10/04/2025



Description: Grade II. Windmill. Dated 1826 by plaque over door 'Erected by Wm Halden 1826'. Octagonal red brick base surmounted by timber smock, clad in corrugated iron, supporting a water tank. Interior denuded of all fittings, vertical softwood panelling intact on first and second floor.

Works required:

- Needs to be made watertight or complete restoration
- Assessment of damp / rot throughout
- Assessment of roof structure
- Repair / replace roof covering
- Repair / replace doors and windows
- Remove vegetation to tower

Latest update: No change.

Parish: Cottered

Name and Address: Curtilage farm buildings to Cheynes Farmhouse, Warren Road, Cottered, SG9 9QD

Heritage Asset Number: (1295347)

Date of photograph: 12/03/2025



Description: Curtilage listed Farm buildings. C18/19th. Post and truss construction. Timber frame on a brick rendered sill, weatherboarding to the exterior. Doorway face into farmyard. Pantile gabled roofs. Three buildings attached to one another, L-shaped next to roadside with a third part attached at the rear. Owned by Cheynes Farmhouse.

Works required:

- Repair / replace brick base
- Repair roof
- Repair gutters
- Repair doors
- Repair tie beam and reinstate post and brace to cartshed.

Latest update: Listed Building Consent granted for repairs to all farm buildings (3/25/0151/LBC). Not yet implemented.

Parish: Eastwick

Name and Address: Frampton Tomb in St Botolph's Churchyard (S of church near W end of nave), Church Lane, Eastwick

Heritage Asset Number: 1101266

Date of photograph: 20/05/2025



Description: Grade II. Tomb. 1789. Stone tomb chest with inset baluster corners and moulded top slab, to William Frampton, Merchant of the City of London.

Works required:

- Contact Eastwick Parish Council and the Rector of St Botolph's Church
- Assess stability
- General restoration

Latest update: Grass and vegetation cleared from the tomb but there is masonry damage and repairs are required.

Parish: Gilston

Name and Address: Turvin Tomb at St Mary's Church, Gilston Lane, Gilston

Heritage Asset Number: 1175665

Date of photograph: 19/05/2025



Description: Grade II. Tomb. Late C17th. Stone rectangular tomb chest with moulded plinth and boldly moulded slab. Tomb of Turvin family, owners of Terlings 1683-1847.

Works required:

- Contact Gilston Parish Council and the Rector of St Mary's Church
- General restoration
- Re-assess the condition of the tomb

Latest update: Some vegetation removed from the tomb but there is masonry damage and repairs are required.

Parish: Great Munden

Name and Address: Cross base in churchyard of Church of St Nicholas, Wood End Road, Great Munden, SG11 1HH

Heritage Asset Number: 1102256

Date of photograph: 04/02/2025



Description: Grade II. Monument. Cross base for churchyard cross. Probably C14th. Stone. A regular octagonal monolithic base about one meter wide and half a meter high with a large, deep, square socket in the middle of the upper face. Covered with moss and vegetation.

Works required: Removal of vegetation and cleaning of stone. Longer term management needs to be agreed.

Latest update: No change. Moss now covers most of the stone.

Parish: Haultwick

Name and Address: Rest and Welcome Public House, Haultwick

Heritage Asset Number: 1102230

Date of photograph: October 2023



Description: Grade II House, now a public house. C17 or earlier, N wing C19 and extended to rear in early C20. Timber frame roughcast with steep pitched roof now of black corrugated iron. A 3-unit, central chimney plan house of one and a half storeys facing S. Central chimney roughcast, a third from E end. 2 lean-to dormer windows at eaves with small-paned wooden 2-light flush casements. Plank door and 2-light casement linked under a dripboard to E part. Lower single-storey long weatherboarded outbuilding with red pantile roof extends to E. W end to road has 2-light casement window in gable over pilastered window and door surround on left. Roughcast N wing has old red tile roof and gable chimney. Half glazed panelled door with casement windows, one with gothic pointed heads to top lights.

Works required:

- General internal and external renovation
- Assessment of damp / rot throughout
- Assessment of structural integrity
- Assessment of roof and rainwater goods condition
- Repair / replacement of doors and windows
- New roof materials to be considered to replace corrugated iron

Latest update: New addition. Application pending to renovate and put building back into Public House use under refs: 3/25/1003FUL and 3/25/1004/LBC

Parish: Hertford

Name and Address: Sedilia from church in St Mary's Churchyard, St Mary's Lane, Hertingfordbury, Hertford

Heritage Asset Number: 1268727

Date of photograph: 19/05/2025



Description: Grade II. Sedilia (seats for clergy). C14th. Decorated Gothic style, triple stall, with stone seats, and three recessed bays, subdivided with attached colonnettes. Canted backs panelled with trefoil arches in blind tracery, roll moulded cornice. Badly eroded. Removed from church during restoration and rebuilding in 1891. Loss of historic C14th fabric of great concern.

Works required:

- Removal of foliage growing over and around the structure
- General restoration to consolidate
- Repair to stone and joints
- Long-term protection from erosion (possibly return to within the church or construct a shelter)

Latest update: Condition has deteriorated since last inspection in 2021. Cracks worsening and further degradation of joints. Environmental conditions need to be addressed to prevent further deterioration.

Parish: Hertford

Name and Address: Curtilage buildings to United Reform Church, Dimsdale Street, Cowbridge, Hertford

Heritage Asset Number: (1268925)

Date of photograph: 19/05/2025



Description: Curtilage listed School buildings. Built in 1862/3 with United Reform Church (formerly Congregational Church). Architects and builders probably as for church, T Smith & Son and Henry Norris, Hertford. Stands at the rear of and is attached to the church. Three ranges in U-plan. Red gauged brick in Flemish bond. Gabled slate roof. Arch-headed windows to W and S elevations, segmental-headed windows to N range. Hooded doorway to S elevation. Three metal ventilators to roof of S, N and W ranges. Three chimneys, stepped brickwork to tops. Surrounded by low wall with railings, gate to W.

Works required:

- Contact Hertfordshire County Council
- General renovation to be usable, or make watertight
- Assessment of damp / rot throughout
- Repair / replace roof covering and guttering
- Repair / replace windows and doors

Latest update: No change.

Parish: Hertford

Name and Address: 22-24 St. Andrews Street, Hertford, SG14 1JA

Heritage Asset Number: 1268771

Date of photograph: 19/05/25



Description: Grade II House, now shops and offices, early C17th, altered C19th and extended C20th. Timber-framed and stuccoed, double gabled old tiled roofs, with early C19th Gothick moulded and traceried barge boards and cut pinnacle finials and pendants, facing street, Welsh slated, C19th raised infill between gables at rear. Red brick chimneystack of 2 back-to-back shafts with oversailing band and orange clay pots centre right. Double-depth plan with 2 bay jettied front.

Works required:

- Assessment of general condition throughout
- General renovation to be habitable
- Repairs to roof and rainwater goods
- Repairs or replacement of shopfront

Latest update: No change.

Parish: Hertford

Name and Address: Hermitage and grotto gardens at Ware Park, The Pomerium, Ware Park, Hertford

Heritage Asset Number: 1268994

Date of photograph: 26/02/2019



Description: Grade II. Hermitage with grotto gardens dating from C17th. Various structures. Now in ruinous condition (and as described at time of listing). Remote location in woodland setting removed from house.

Works required: Overall objective to consolidate and prevent slow but inevitable and continuous decline unless minimal action taken. No economic use with future of unusual structure dependant on owner's guardianship. Remove vegetation.

Latest update: No change.

Parish: Hertford

Name and Address: Walls to walled gardens south-east of Balls Park Mansion, Hertford

Heritage Asset Number: 1269020

Date of photograph: 15/08/2019



Description: Grade II. Two walled gardens. Former Kitchen Garden Walls for Balls Park. Early C18, with C19 and C20 alterations and repairs. Red brick laid to Flemish bond, with Portland stone copings and finials to piers. Lean-to glasshouse to east section of north wall in north garden.

Works required: To restore the walled garden and architectural detailing as described in listing description following removal of vegetation.

Latest update: No change.

Parish: Hertford

Name and Address: 33 North Road, Hertford

Heritage Asset Number: 1268846

Date of photograph: 05/04/2022



Description: Grade II. One of a pair of semi-detached houses. c1825, with C20th alterations and extensions. Stuccoed front below hipped Welsh slated roofs above moulded cornice, with widely spaced modillions and central stuccoed multi-flue chimneystack. 3 storeys, 4-bay front, with recessed single bay 3-storey wings, with later 2-storey extensions left and right with castellated parapets. Second floor has 4 recessed 6-pane sash windows, with band and swag frieze above; first floor has 4 recessed 12-pane sash windows above band with honeysuckle ornament. Ground floor has 4 recessed 15-pane sash windows, with semi-circular heads, set within outer arched recess with projecting impost band, stucco plinth. Entrance doors below semi-circular fanlights. Later wings, early C20, have projecting bay windows on ground floor. This development of semi-detached housing was part of the growth of Hertford along North Road towards the County Hospital during the late 1820s. It was shown as 'North Crescent' on an 1830 map.

Works required:

- General renovation
- Assessment of rainwater goods and roof
- Assessment of damp / rot throughout
- Repair doors and windows

Latest update: New addition. Permission has been given for extension and alterations to reinstate as a single dwelling, but not yet implemented.

Parish: Hertford

Name and Address: 25 Parliament Square and 13 Castle Street, Hertford

Heritage Asset Number: 1268940

Date of photograph: 09/01/2022



Description: Grade II. One building, formerly houses, now shops. C16th, substantially rebuilt early-C18th, extended and altered C19th. Timber-framed, plastered, old tiled roofs with moulded eaves cornice at front. First floor has 2 flush-set 12-pane sash windows with architrave surrounds, with plastered front divided into large, raised panels. Jettied first floor with C19 shopfronts on ground floor below, and fascias on bressummer. Timber framing exposed inside both shops; in No.13 Castle Street downward curved bracing indicates C16th origin of building, which incorporates a lower 2 bay outshut with a pegged rafter roof. No. 25 Parliament Square has a central chamfered beam with tongue stop above ground floor, steep winder stair alongside fireplace and party wall, wide boarded cambered first floor, corner fireplace.

Works required:

- General renovation including to timber-frame.
- Repairs to roof and gutters.
- Repairs to windows.

Latest update: New addition. A temporary roof has been installed, and permission has been given to carry out full roof repairs, but not yet carried out.

Parish: Hertford

Name and Address: Hertford East Station, Mill Road Hertford

Heritage Asset Number: 1268875

Date of photograph: 02/07/2025



Description: Grade II Railway station with terminal booking hall, concourse, porte cochère, platform canopies and screen walls. 1888, with C20 alterations. Built for the Great Eastern Railway. Architect WN Ashbee (d.1919).

Works required:

- Addressing water ingress to booking hall roof/ceiling.
- Addressing vegetation at roof level.
- Check general condition of stonework and brickwork and repair where necessary.

Latest update: New addition. Schedule of repair works being drawn up by the railway company.

Parish: Hertford

Name and Address: Buffer Stops, Hertford East Station, Mill Road Hertford

Heritage Asset Number: 1268876

Date of photograph: 2023



Description: Grade II 2 columns, supporting lamps at terminal end of station platform. c1843. Cast-iron fluted columns with bell caps. Reset 1888 having been brought from the earlier station, built 1843 by the Eastern Counties Railway, further east along Railway Street, and demolished 1964 after use as goods station.

Works required:

- General renovation and relocation.
- Reinstatement of lamps.

Latest update: New addition. The columns have recently been removed and are in storage. There is a current application to reinstate the lamps to the tops of the columns and relocate them elsewhere in the station.

Parish: Hertingfordbury

Name and Address: Panshanger Orangery, Panshanger Park

Heritage Asset Number: 1054057

Date of photograph: 23/10/2012



Description: Grade II. Mid-C19th former Orangery and Conservatory to Panshanger House for the 7th Earl Cowper in classical style with rich distinctive detailing. Formal gardens once lay south of Orangery leading on to landscaped grounds and Mimram valley laid out by H. Repton, 1799-1801. Panshanger House demolished mid-C20th; footprint still exists adjacent to the Orangery.

Works required: A clear vision for the future of this unique building is needed. It should be returned to its original use, or to a use that complements the form of the building. A potential candidate for consideration of an associated enabling development, possibly involving the replacement of Panshanger House. Further strategic discussions needed that work with the Country Park use of the wider site and respect the significance of the designed landscape.

Latest update: No change.

Parish: High Wych

Name and Address: South barn at Tharbies Farm, Rook End Lane, Rook End, High Wych

Heritage Asset Number: 1220516

Date of photograph: 13/05/2025



Description: Grade II. Barn. C17th. Timber framed on a brick sill, weather-boarded. Steep pitched corrugated roof, half-hipped at ends. Projecting central porch with half-hipped roof and overhanging gable. Double doorway to porch currently without doors. Clapsed purlin roof structure with collars and inclined queen struts. Long curved braces from posts to tie beams.

Works required:

- General renovation
- Assessment of damp / rot throughout
- Assessment to condition of timber frame
- Repair / replace weatherboarding and roof covering
- Repair / replace doors

Latest update: No change.

Parish: Hormead

Name and Address: Barn at Little Meadow, Conduit Lane, Great Hormead

Heritage Asset Number: 1176592

Date of photograph: 27/02/2025



Description: Grade II. Barn. C17th. 5-bay. Timber frame on tarred offset brick plinth. Part externally weather-boarded, part corrugated iron walls. Steep half-hipped corrugated iron roof. Central bay rear outshot opposite the central double doors. Jowled posts, long curved braces to tie-beams, clasped purlin roof with thin rafters. Mid height rail staggered with straight tension braces above and below. Face-halved bladed scarf joint in wall plates. Owned by Little Meadow.

Works required:

- General renovation
- Assessment of damp / rot to timber frame and roof structure
- Repair / replace weatherboarding including some reinstatement
- Replace roof covering

Latest update: 3/19/0854/LBC granted that does not appear to have been implemented however the lean-to on the southwest elevation has been removed and weatherboarding and doors reinstated on the southwest elevation. The overall condition has improved.

Parish: Hunsdon

Name and Address: Stables at Olives Farm, Stanstead Road, Hunsdon (attached Stables and Granary is in Stanstead Abbots)

Heritage Asset Number: 1176672

Date of photograph: 03/04/25



Description: Grade II. Stables attached to separately listed central granary and further stables. Early C19th. Brick stable range with hipped red tile roof. Four boarded stable doors with multi-light fanlights under a yellow brick gauged arch. Flanked by small high-set windows, each under a yellow brick gauged arch.

Works required:

- General renovation, or to be made watertight
- Assessment of damp / rot to roof structure
- Repair / replace roof covering
- Repair / replace doors and windows

Latest update: Further deterioration of roof covering, windows, and sills.

Parish: Hunsdon

Name and Address: Walker Monument at St Dunstan's Church, Eastwick Road, Hunsdon

Heritage Asset Number: 1101974

Date of photograph: 20/05/2025



Description: Grade II. Monument. 1881. White limestone, hard plaster mouldings to surrounding wall. Rectangular Gothic tomb chest within a stone walled enclosure. Random squared rubble walls, freestone quoins, base topped by a heavy ogee base moulding. Row of five trefoil pierced stones in the middle of long side. Heavy series of plaster capping mouldings. Upper part with foliate recumbent cross carved in high relief. Lombardic lettered inscription to Walter family. Significant vegetative growth needs to be removed.

Works required:

- Contact Hunsdon Parish Council and the Rector of St Dunstan's Church
- Assess stability and damage by tree stump
- General restoration
- Complete removal of vegetation from the monument
- Long term maintenance to be agreed

Latest update: Hidden almost completely with vegetation.

Parish: Hunsdon

Name and Address: Gates and Gate Piers at Briggens House, Hunsdon

Heritage Asset Number: 1101977

Date of photograph: 28/06/2019



Description: Grade II. Gates and gate piers. Early C19th. Neo-classical cast iron gates and piers at entrance to North Drive at Briggens. Tall openwork cast iron piers in the form of tapered square pylons on ball feet, a saltire with superimposed oval at top and bottom, and a stylized anthemion ornament up each face within a margin of rosettes, all topped by deep flat square caps. Similar side railings sweep down to lower terminal piers of cast iron of similar design to the higher piers. Gates have been removed.

Works required:

- General repairs to surviving piers and side railings
- Repair and reinstatement or replacement of gates and pier
- Replacement of missing railings

Latest update: No change.

Parish: Hunsdon

Name and Address: Kitchen garden walls, sundial column and gates. Briggens House, Hunsdon

Heritage Asset Number: 1101978

Date of photograph: 09/07/2020



Description: Grade II. Kitchen garden walls, sundial, and 2 gates, dating from C18th. Probably part of the extensive works at Briggens c1770 by the Blackmore family. Gates probably for H C Gibbs c1908. An historic C18 walled garden.

Works required: To restore the walled garden and architectural detailing as described in the listed building description following the removal of vegetation.

Latest update: No change

Parish: Hunsdon

Name and Address: The North Lodge at Briggens House

Heritage Asset Number: 1347688

Date of photograph: 28/06/2019



Description: Grade II. Lodge. Mid-C19th. Single storey grey brick Tudor style gate house at the entrance to the North Drive. Low pitched gabled roofs of large patent scalloped buff tiles. Stone coat of arms over the door with motto 'Pro Ars et Focis' and a serpentine, pierced wooden bargeboard with finial to the roof overhang. Tall brick central chimney with 2 square shafts. Similar details on lower gabled wing set back to E. (Note: For other lodges at Briggens see Stanstead Abbots parish).

Works required:

- General renovation to be habitable
- Assessment of damp / rot throughout and condition roof structure
- Longer term repairs to roof and guttering
- Repair or replace windows and doors

Latest update: No change to condition, but the building has been secured and a temporary roof protection installed.

Parish: Hunsdon

Name and Address: West terrace walls, steps, and seat at Briggens House

Heritage Asset Number: 1347689

Date of photograph: 09/07/2020



Description: Grade II. Terrace walls and steps. Circa 1908 for H C Gibbs. Plum brick with recessed joints in walls, deeply chamfered stone copings, stone and moulded stucco seat, York stone paving. Formal lower terrace to S of house, 80 metres long with seat in recess at W end at upper level. 2 flights of 7 semi-circular brick steps project southward, 1 near each end, flanked by low square brick piers with stone capping set in the long brick retaining wall with similar capping. Seat modelled in Florentine style with circular central achievement in the back with motto 'Tenax roposite'. An impressive architectural feature, essential to the setting of the house.

Works required: To restore the terrace and architectural detailing as described in listed building description following the removal of vegetation.

Latest update: No change.

Parish: Hunsdon

Name and Address: Briggens House and Attached Upper Terrace

Heritage Asset Number: 1307983

Date of photograph: 09/07/2020



Description: Grade II. Country House. Circa 1719 by the mason Christopher Cass (1678-1734) for Robert Chester, a director of South Sea Company: 2-bay N and S blocks and 2nd floor added for Thomas Blackmore probably c1770. N end and W side extensions in 1899: alterations 1908. On hilltop site facing W in a landscaped park designed by Charles Bridgeman in c.1720. Grey brick with stone dressings, hipped slate roof, Portland stone upper terrace on S end overlooking a tank of York stone. 3 storeys above basement, 7 windows front. Balustrade of low square piers with stone rails between supported on stone balls.

Works required:

- General renovation to be habitable
- Assessment of damp / rot throughout
- Assessment to condition roof structure
- Repairs to roof and guttering
- Repair / replace windows and doors

Latest update: No change to overall condition, but the house has been secured, and some localised temporary works to address water ingress have been carried out.

Parish: Hunsdon

Name and Address: Stable Block at Briggens House

Heritage Asset Number: 1176287

Date of photograph: 09/07/2020



Description: Grade II. Stable block. C18, probably 1770 for the Blackmore family. 2 storeys. Wooden cornice with paired brackets. Rectangular block with 2-window central projection on W with triangular pediment and clockface in tympanum. White wooden square cupola over, topped by low dome and windvane with a fox. Round-headed openings in each face, dentilled cornice and Tuscan columns recessed at each corner. Bell said to be cracked. Recessed sash windows with glazing bars. Front arches now blocked and large sash windows inserted.

Works required:

- General renovation to be habitable
- Assessment of damp / rot throughout
- Assessment to condition roof structure
- Repairs to roof and guttering
- Repair / replace windows and doors

Latest update: No change.

Parish: Little Hadham

Name and Address: Farm buildings at Acremans, Acreman Street, Bury Green, Little Hadham

Heritage Asset Number: 1220767

Date of photograph: March 2025



Description: Grade II. Farm buildings. Later C17th. L-shaped range, thatched, timber framed, on roadside. T-plan barn with longer part N-S and projection on W. Lower stables extend to E along roadside and at S end. Red brick bases in English bond, plastered walls with weather-boarded aprons to all. Barn has ventilation holes under eaves, closed by battens. Wind-vane with stork. Steep thatched roofs half-hipped at ends. All doors open to yard on SE.

Works required:

- Structural assessment
- Propping and weatherproofing required
- New uses need to be explored in order to secure full restoration

Latest update: Rapidly deteriorating, at risk of total loss. A vehicle strike in 2021 has caused extensive damage to the range on the roadside. Building has partially collapsed. Other range also in disrepair and roof has collapsed.

Parish: Little Hadham

Name and Address: South barn at The Old Farmhouse, Green Street, Little Hadham

Heritage Asset Number: 1210755

Date of photograph: 04/04/2017



Description: Grade II. Aisled barn. C17th or earlier. 4-bay. Timber framed on a red brick sill, external weatherboarding. Steep gabled roof thatched with red tiled valleys to thatched gabled porch in second bay from E. Rear slope now covered in corrugated iron. Shouldered jowled posts, curved braces to tie beams and arcade plates. Thin clasped purlin roof with curved wind braces and lap jointed collars. Arcade plate scarfed over entrance with face halved and bladed scarf. Wall plates have edge-halved scarf joints with bridled butts. Owned by The Old Farmhouse.

Works required:

- General renovation
- Assessment of damp / rot to timber frame and roof structure
- Repair / replace weatherboarding
- Repair / replace thatched roof
- Repair / replace doors and windows

Latest update: No change.

Parish: Little Hadham

Name and Address: Wall attached to the Brewhouse at Ford House, The Ford, Hadham Ford, Little Hadham

Heritage Asset Number: 1290484

Date of photograph: 19/03/2024



Description: Grade II. Wall. C18th or earlier red brick wall, top rebuilt in C19th. C18th to early-C19th single storey, brewhouse adjoining N end of wall, facing E. Red brick W, N and E walls of brewhouse. Steep red tiled gabled roof. Long red brick wall fronting street. Old irregularly bonded brickwork with chamfered plinth offset stepping up at piers for wide and narrow gateways beside house. Now blocked and small gateway next to S pier of larger opening. Owned by Ford House.

Works required:

- Repairs to wall / assess if need to rebuild in sections

Latest update: No change. Repairs discussed with owner in March 2024, but not yet carried out.

Parish: Little Hadham

Name and Address: Windmill Tower, Mill House, Albury Road, Little Hadham

Heritage Asset Number: 1290727

Date of photograph: 03/10/2024



Description: Grade II Windmill tower. Upper part destroyed by fire in 1981. Mid-C18th. Formerly a tall 2 storeys red brick octagonal tower. In use up to 1930s. Used to represent a striking industrial monument of considerable historic and technological interest. Now only a stump remains.

Works required: Overall objective, to assess remains and consolidate the stump. Immediate task to remove existing vegetation and keep under control until assessment and consolidation works can be undertaken. Contact owner and await response and discuss options. Monitor progress.

Latest update: No change. Stump now completely covered in vegetation and masonry is no longer visible.

Parish: Little Hadham

Name and Address: Stable at Hadham Park

Heritage Asset Number: 1290180

Date of photograph: 14/07/2020



Description: Grade II Stable. C17th. Timber-frame stable with steep pitched roof. Part of a courtyard group. List description advises it is an “unusual survival”. Now in an advanced stage of deterioration but capable of restoration.

Works required: Overall objective to repair and restore building consistent with retaining its existing small scale and form. Assess structural stability and undertake appropriate restoration, including re-roofing with historically appropriate material. Other former agricultural buildings on site have been converted to commercial uses.

Latest update: No change. The owners have installed a temporary roof that has been in place since at least 2020 to protect the building.

Parish: Little Munden

Name and Address: Tomb chest at All Saints Church, Church Lane, Dane End, SG12 0NJ

Heritage Asset Number: 1173757

Date of photograph: 04/02/2025



Description: Grade II. Chest-tomb. C18th. White limestone with grey stone top slab. Rectangular chest-tomb with a step, a moulded base, and moulded edges to the outstanding top slab. Rectangular fielded panel in the middle of both sides and end with recessed moulded and gadrooned corners.

Works required:

- Contact Little Munden Parish Council and the Rector of All Saints Church
- Assess stability
- General restoration
- Removal of vegetation

Latest update: No change.

Parish: Little Munden

Name and Address: Curtilage barn at Horseshoe Villa, Dane End, Ware

Heritage Asset Number: (1296030)

Date of photograph: Summer 2025



Description: Curtilage listed barn to the rear of main dwelling, running parallel. Red brick with clay tiles above. Evidence of prior uses including a brick chimney stack.

Works required:

- Assessment of structural integrity of existing roof structure and overall structure.
- Reinstatement of tiles to replace temporary roof.

Latest update: New addition. Owner removed clay tiles due to safety concerns and replaced them with a metal roof to keep the building weatherproof. Tiles are stored within the building. Works carried out as emergency works with the view of applying for a new roof structure in the near future.

Parish: Meesden

Name and Address: Curtilage farm buildings to Walkers Farm, Meesden Green, Meesden

Heritage Asset Number: (1176988)

Date of photograph: 19/05/2025



Description: Curtilage listed Farm buildings. C18th to C19th. Two 3-bay cart-sheds. Post and truss construction. Timber frame on a brick sill with external weatherboarding. Corrugated iron gable ended roofs. Open sided into farmyard.

Works required:

- General renovation
- Assessment of damp and rot to timber frame
- Assessment of structural stability of timber frame
- Repair / replace weatherboarding
- Repair / replace roof covering

Latest update: Condition is deteriorating.

Parish: Much Hadham

Name and Address: Granary at Camwell Hall Farm

Heritage Asset Number: 1445216

Date of photograph: 14/08/2025



Description: Grade II. C16th Granary. Two-storey two-bay timber-frame building. Weather-boarded. Corrugated iron roof. Owned by Camwell Hall Farm.

Works required:

- Replace failing roof with tiled roof.
- Assessment of rot to timber-frame and repairs as necessary.
- General renovation

Latest update: The owner has partially implemented repairs to the timber frame. The roof ridge covering has been replaced, and the building is being kept watertight.

Parish: Much Hadham

Name and Address: Walled Garden at Montagu House, Moor Place, Much Hadham

Heritage Asset Number: 1213384

Date of photograph: 15/11/2017



Description: Grade II. Former Kitchen Garden Wall to Moor Place. C18th in red brick, and approximately 3 metres high. Owned by Montagu House.

Works required: South side of wall and archway are structurally unsound and have leaned but appear to be stable. Owner to investigate repairs to the bottom of the column supporting the arch. The owner has been requested to repair and reinstate missing copings to protect the wall from the rain.

Latest update: No change since 2017.

Parish: Sawbridgeworth

Name and Address: North range of barns at Tednambury, London Road, Spellbrook, Sawbridgeworth

Heritage Asset Number: 1347829

Date of photograph: 02/02/2016



Description: Grade II C19th timber-framed and weather-boarded with corrugated iron roof. All elements in poor condition; roof appears to leak in places; some weatherboarding missing. Used for accommodation of 100 Shire horses in late-C19th when owner of this time had a Hackney carriage enterprise.

Works required: Overall objective to repair and restore buildings and replace original slate roof. Maintain agricultural characteristics. The potential for conversion to an appropriate use might be worthy of consideration. Contact owner and await response.

Latest update: No change. Visited 25/02/2025.

Parish: Sawbridgeworth

Name and Address: Redricks Farmhouse, Redricks Lane, Sawbridgeworth

Heritage Asset Number: 1347850

Date of photograph: 27/11/2024



Description: Grade II. C17 or earlier, late C19 front wing. 2 storey timber frame plastered house under steep old tiled gabled roof. Front wing 2 storey brick rendered under hipped slate roof. Main range has low 1st floor windows suggesting that it is possibly C16 or earlier with C17 floor and chimney stack inserted in hall. A massive chimney with stumpy diagonal shafts rises through rear slope of roof near middle of range. 3 light wood mullioned windows with rectangular leaded panes and iron casement. Single storey C18 timber-framed gabled rear storage wing on S. Weatherboarded and pantiled. Some scalloped slating, metal ridges and square finial.

Works required:

- General renovation
- Assessment of damp / rot throughout
- Assessment of roof and rainwater goods condition
- Repair / replacement of external plaster
- Repair / replacement of doors and windows

Latest update: New addition. Further deteriorated since initial survey in 2022. Front door and windows now boarded. Plastic sheeting added to east elevation.

Parish: Standon

Name and Address: Curtilage gatehouse at front entrance to St Edmund's College, Cambridge Road, Old Hall Green

Heritage Asset Number: (1102394)

Date of photograph: July 2024



Description: Curtilage listed Gatehouse. C19th. Single storey. Classic style building at front entrance of St Edmund's College next to gate and gate piers. White painted render over yellow brick scored to look like ashlar. Black painted render base sill. Slate gable ended roof. Simple pediment to ends. Two rendered yellow brick chimney stacks with pots. Blind and open windows. 6-over-6 sash windows with stone/concrete sills. Door to north side. Owned by St Edmund's College.

Works required:

- General renovation
- Assessment of damp and rot throughout
- Repair or replace windows and doors as appropriate
- The second chimney was removed prior to 2017, needs to be reinstated

Latest update: No change.

Parish: Stanstead Abbotts

Name and Address: Stables and granary at Olives Farm, Stanstead Road, Stanstead Abbotts (attached stables is in Hunsdon)

Heritage Asset Number: 1203927

Date of photograph: 03/04/2025



Description: Grade II. Central granary and stables attached to separately listed further stables. Early C19th. Brick stable range with hipped red tile roof. Four boarded stable doors with multi-light fanlights under a yellow brick gauged arch. Flanked by small high-set windows, each under a yellow brick gauged arch. Each window has a wooden frame with 10/10 or 2/2 panes. Granary with brick band at mid-height. Central doorway under a yellow brick gauged arch to ground and first floor. Each flanked by 2/2 window to ground floor and 15/10 window to first floor.

Works required:

- General renovation, or to be made watertight
- Assessment of damp / rot to roof structure
- Repair / replace roof covering
- Repair / replace doors and windows

Latest update: There was a large collapse of the roof structure above the single-storey element in Autumn 2019. There was discussion with the agents of the owners to secure urgent repairs in 2019, but no repairs have been undertaken. Further deterioration of roof covering, windows, and sills.

Parish: Stanstead Abbotts

Name and Address: Curtilage stables at barn, Olives Farm, Stanstead Road, Stanstead Abbotts

Heritage Asset Number: (1078743)

Date of photograph: 23/07/2015



Description: Curtilage listed Stables. C19th. Timber framed on a brick sill, weather-boarded with steep hipped roof exposed. Attached to large barn to W. Series of stable doors to N. Brick boundary wall to E. Further building to S completing U-plan with barn.

Works required:

- Total renovation, or to be made watertight
- Assessment of damp / rot to timber frame and roof structure
- Repairs to brick base
- Repair / replace timber weatherboarding
- Replace roof covering
- Repair / replace doors

Latest update: Deteriorating. Potential for conversion should be encouraged in the near future to avoid total loss.

Parish: Stanstead Abbots

Name and Address: North and South Lodges, Briggens House, Roydon Road, Roydon, Stanstead Abbots

Heritage Asset Number: 1149361

Date of photograph: February 2025



Description: Grade II. Pair of gate-lodges 'HCG 1914' on approach bridge parapet. Plum brick with red brick dressings, steep Coniston slate hipped roofs. Tall single-storey and attics. Square central chimney and flat-topped dormer with moulded cornice on each side. Two flush box sash windows with 6/6 panes, each set in a round arched panel with keystone. Moulded wooden eaves cornice. Matching brick extensions at rear of each lodge. Parapeted flat roofed open porch links each lodge to a gate pier with wrought iron gates. (Note: For another lodge at Briggens see Hunsdon parish).

Works required:

- General renovation to be habitable
- Assessment of damp / rot throughout and condition roof structure
- Repairs to roof and guttering
- Repair or replace windows and doors as appropriate

Latest update: No change to condition but building secured and a temporary roof protection installed.

Parish: Stanstead Abbots

Name and Address: Billiard room and other elements being part of Bonningtons, Hunsdon Road, Stanstead Abbots, SG12 8PS

Heritage Asset Number: 1078722

Date of photograph: Surveyed in 2012 but no photo taken and limited access available.

Description: Grade II. Country house. C17th or earlier farmhouse enlarged as a country seat 1687 by Ralph Byshe, a much larger block added at SW corner; improvements circa 1725 for John Byshe. Mid-C19th billiard room added. Billiard Room roof covered in plastic sheeting with windows boarded. Buildings on track way to North Cottage appear in need of repairs.

Works required: Overall objective to repair and restore Billiard room. Also examine condition and potential to restore as necessary of buildings adjoining trackway to North Cottage where conversion to an appropriate use might be worthy of consideration.

Latest update: Needs further investigation.

Parish: Tewin

Name and Address: Former stable (25m SE of the Old Rectory), Churchfield Road, Tewin AL6 0JW

Heritage Asset Number: 1055846

Date of photograph: 13/05/2025



Description: Grade II. Former stables with hay loft, now workshop and storage. Late C17 / early C18. Exposed timber frame with red brick, largely infill. Some weather-boarding. Steeply pitched tiled roof. 3 bays. Left gable end exposed small panel framing of thin scantling, mid rail with upper tension braces, cambered tie beam, struts to collar clasp purlins. Ground floor plank door and small pane casement. First floor 2 light window with a diagonal mullion. Right gable-end all boarded. Rear catslide roof over a boarded and rendered lean-to. Central double doors with ground floor boarding. First floor 2 loft doors, exposed framing with a tension brace, 2 light window with a diagonal mullion. Owned by the Old Rectory.

Works required:

- General renovation
- Assessment of damp / rot to timber frame and roof structure
- Repairs to brick base and brick in-filling
- Repair / replace render to lean-to and timber weatherboarding
- Repair roof covering and guttering
- Repair / replace doors and windows

Latest update: No change. Application 3/23/1349/FUL, 3/23/1350/LBC approved in 2024 for residential conversion; this was not begun at the time of assessment.

Parish: Walkern

Name and Address: Granary at The Old Rectory, Church End, Walkern

Heritage Asset Number: 1101393

Date of photograph: 15/01/2025



Description: Grade II. Granary. C18th. Timber frame on red brick piers with projecting stone caps. Weather-boarded. Steep hipped tiled roof. Stuccoed brick stair at E end. Single storey rectangular granary raised on three rows of four piers. Plank door in middle of E end, now boarded up. Two windows have been inserted in S face, now partially boarded up and partially smashed. Only remaining building of College Farm which was burned down in early-C20th. Owned by The Old Rectory.

Works required:

- General renovation, or to be made watertight
- Assessment of damp / rot to timber frame and roof structure
- Repairs to brick piers
- Repair / replace timber weatherboarding
- Repair / replace roof covering
- Repair / replace doors and windows

Latest update: Condition is deteriorating.

Parish: Ware

Name and Address: GK's Mini Mart, 79, 79A And 79B High Street, Ware, SG12 9AD

Heritage Asset Number: 1274465

Date of photograph: 10/05/2025



Description: Grade II. Former inn range, now shop with flats above. C17, altered C19 and C20. Timber-framed, stucco faced, old tiled roof with large gable end to street. Timber framed rear two storey and single storey outshoots. Access to the upper floors is now from an external metal staircase. The moulded flat hood above the central door to the east elevation has been lost and the late-C17th century internal staircase may no longer survive. The roof to the single storey outshoot has partially collapsed, external materials are either failing, deteriorating, or absent.

Works required:

- Roof repairs / replace roof covering to the single storey outshoot
- Remove foliage
- Repair / restore rainwater goods
- Repair / restore brick masonry and render
- Repair doors and windows
- Remove redundant window
- Reinstall cellar door to make watertight

Latest update: New addition. Discussions are underway with the owner, but no works have been undertaken. The rear of the building has been cordoned off due to falling roof tiles.

Parish: Ware

Name and Address: Marker Stone at Lea Cut on The Meads, New River, Ware

Heritage Asset Number: 1221275

Date of photograph: 30/03/2006



Description: Grade II. Marker stone. Mid-C18. Limestone block with recessed panel on face inscribed 'This belongs to New River Company', located approximately 100m west of the sluice gates on the cut joining The New River to the River Lea and set in the bank.

Works required:

- Contact Thames Water
- General restoration
- Reposition of stone, less than 20cm above ground

Latest update: No change.

Parish: Ware

Name and Address: Westmill Farmhouse, Westmill Farm, Ware Road, Near Ware

Heritage Asset Number: 1089152

Date of photograph: 23/01/2025



Description: Grade II. Late C17th Farmhouse, re-fronted 1840-50 in Gothic Style. Largely brick built, now covered by stucco, with red tile roofs. A large L-shaped house of 2-storeys, attics, and cellar, facing south. Later low extensions.

Works required:

- General renovations to be habitable
- Assessment of damp/rot throughout
- Repairs to roof and rainwater goods
- Repairs or replacement of windows and doors

Latest update: Some works have been undertaken including reroofing, new/repared timber windows, and new render. Works not complete. Needs to be monitored.

Parish: Ware

Name and Address: 12/14 Crib Street, Ware

Heritage Asset Number: 1222116

Date of photograph: 27/02/2025



Description: Grade II listed building, built as a house, later a public house with living accommodation above, currently unoccupied. Dates from C15th, altered C17th, and early-C20th.

Works required:

- General renovations to be habitable
- Assessment of damp/rot/structural issues to number 14
- Repairs to roof and rainwater goods

Latest update: New addition. Number 14 is propped internally and subject of a current application.

Parish: Wareside

Name and Address: East Barn at Mardocks Farm, 30 metres south-east of the house, Bridleway 030, Wareside and curtilage listed west barn

Heritage Asset Number: 1204940

Date of photograph: 07/06/2023



Description: Grade II early-C18th 5-bay barn, re-roofed in early-C19th. Timber frame weatherboarded on tarred red brick sill wall in English-bond. Steep roof now slated. Lean-to at north (lower) end. Interior has long curved braces to heavy tie-beams and boarded walls. The West Barn is a 5-bay box-framed timber threshing barn cut into the sloping ground to the south with a brick plinth and pitched slate roof. Brick threshing floor with compacted earth to the north and south. The doors – which are stored within the building – are a later replacement.

Works required:

- Repairs to roof
- Repair/ replace rainwater goods
- Repair timber frame and brick plinth
- Repair weather-boarding and doors
- Reinstall doors stored within the building

Latest update: New addition. Permission for conversion was granted under 3/23/1872/FUL and 3/23/1873/LBC. Conditions in the process of being discharged.

Parish: Watton at Stone

Name and Address: Milestone, Ware Road, Watton-at-Stone SG14 3NQ
(On the north side of A602 about 50m to west of junction with Whempstead Road)

Heritage Asset Number: 1089076

Date of photograph: 14/03/2016



Description: Grade II. Milestone. Mid-C18th. Erected by Watton Turnpike Trust. White freestone. A low square pillar about 3/4m high with a rounded head. No inscription legible. Marks 25 miles to London.

Works required:

- General restoration
- Cleaning of stone
- Re-paint of stone
- Reposition of stone, no longer 3/4 metre in height

Latest update: No change.

Parish: Westmill

Name and Address: North Barn at Wakeley Farm, Wakeley, Westmill, SG9 9NH

Heritage Asset Number: 1295904

Date of photograph: 19/05/2021



Description: Grade II C17th barn, altered in late-C18th, North aisle removed late C20th. Timber frame now cased in red brick with steep half-hipped old red tile roof. 7-bay. Tall barn facing S with double doors in 2nd and 6th bays. West elevation bulging, openings not enclosed, and in some locations the condition of the brickwork is poor.

Works required: Overall objective to secure future of building, which after discussion with owner most likely to take place by incremental repairs. Following discussions, it is understood that progress is being made in this respect. Monitor progress. Seek securing and infilling of opening.

Latest update: Roof has been repaired.

Parish: Westmill

Name and Address: North Barn at Knights Hill Farm, Knights Hill, Westmill, SG9 9LX

Heritage Asset Number: 1102246

Date of photograph: 19/05/2022



Description: Grade II. Early-C19th barn. A tall un-aisled 6-bay barn facing E with 2 pairs of double doors. Un-jowled posts with long curved braces to tie-beams of king-post roof. Assortment of C19th and early-C20th curtilage barns and structures around the yard in very poor condition.

Works required: Overall objective to restore barns and improve yard by implementing consent and planning permission.

Latest update: Some repairs undertaken. Conditions in the process of being discharged for the scheme approved under 3/21/1792/LBC

Parish: Westmill

Name and Address: South Barn at Knights Hill Farm, Knights Hill, Westmill, SG9 9LX

Heritage Asset Number: 1102245

Date of photograph: 19/05/2022



Description: Grade II. Early-C18th barn. An unusually wide-span 7-bay tall un-aisled barn facing N. Opposed double doors in middle bay. Un-jowled posts and long curved braces to tie-beams. Mid-height rails tennoned in-line. Single purlin to each slope of queen-struts and collar roof. Undulating roof indicates present unstable condition; inadequate base showing some signs of movement; areas of weather-boarding missing. Other curtilage structures within yard also in very poor condition.

Works required: Overall objective to restore barn by implementing consent and planning permission.

Latest update: No change. Conditions in the process of being discharged for the scheme approved under 3/21/1792/LBC

Parish: Widford

Name and Address: South barn and adjacent stables, Priory Farm, High Street, Widford

Heritage Asset Number: 1347718

Date of photograph: 10/04/2025



Description: Grade II Barn, and stables. Early C18th extended and re-roofed in C19th. Timber-framed and black weather-boarded main barn on a low red brick sill. Steep roof now clad in corrugated grey tiles. Early C19th timber-framed and black weather-boarded low stable range with hipped slate roof encloses the yard. Historic timber-framed farm buildings forming part of a group with the West Barn and the house strategically located within the centre of the village and Widford Conservation Area. General poor condition. Areas of weather-boarding missing to stables and roof collapse in northern-most bay.

Works required:

- General renovation, or to be made watertight
- Assessment of damp / rot to timber-frame including roof structure
- Repairs to roof
- Repair / replace weatherboarding
- Repair / replace doors

Latest update: North aisle to barn collapsed 2024 and roof collapsed following storm in 2025. The owners have stabilised the remains of the building. There are current planning and listed building consent applications for the residential conversion of the barns that will secure the restoration of the buildings if consented.

Parish: Widford

Name and Address: West barn, Priory Farm, High Street, Widford

Heritage Asset Number: 1307755

Date of photograph: 19/03/2019



Description: Grade II Barn. Early C19th, extended c1900. Un-coursed, un-knapped flints in lifts with plum brick pilastered piers, extended by shorter parallel timber-framed weather-boarded range on E side and reroofed in corrugated iron to a low pitch. A tall 1 storey barn with 11 bays fronting Hunsdon Road and extending about 40 metres along roadside. The building is of special interest for its unusual construction for the period. It adds visual interest to the village centre and is essential in maintaining the enclosure, in this part of the Conservation Area.

Works required:

- General renovation, or to be made watertight
- Assessment of damp / rot to timber-frame including roof structure
- Repairs to roof
- Repair flint walls
- Repair / replace doors

Latest update: No change. There are current planning and listed building consent applications for the residential conversion of the barns that will secure the restoration of the buildings if consented.

BIBLIOGRAPHY

For individual listings see the National Heritage List for England which is on the Historic England website:

<https://historicengland.org.uk/listing/the-list/>



East Herts District Council
Wallfields, Pegs Lane, Hertford,
Hertfordshire, SG13 8EQ
Telephone: 01279 655261
E-mail: planning@eastherts.gov.uk
Website: www.eastherts.gov.uk