



## WARE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED JULY 2016



The relationship between waterways and town is very special indeed.

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

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**Plan 1 – Adopted Conservation Area on historic map dating from 1874-1894.**

**Plan 2 - Management Plan.**

# **WARE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

**ADOPTED JULY 2016**

**This document is the adopted Ware Conservation Area Appraisal and Management Plan which replaces the draft document that was subject to a public consultation exercise during December 2015/January 2016. There was a public meeting on 8 December 2015. Members considered the responses to this consultation at their Executive Committee and Council meetings on 7 June and 27 July 2016 respectively. Members resolved to adopt the document on 27 July 2016. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption. Additionally changes have been made to reflect updated information regarding buildings included on the Council's Heritage at Risk Register.**

**The content of Appraisals written from 2015 which include this paragraph differs slightly from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date. This process is ongoing.**

## **1. INTRODUCTION.**

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

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

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

**1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its Conservation Areas and their boundaries. The production of this document is part of this process.**

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

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

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

**1.8. This Conservation Appraisal:**

- **Identifies the special character of the Conservation Area.**
- **Identifies elements that should be retained or enhanced;**
- **Identifies detracting elements;**
- **Reviews the existing boundaries;**
- **Puts forward practical enhancement proposals;**

**1.9. The document has been prepared in partnership with the Parish Council and the local community through the consultation process.**

**1.10. East Herts District Council produced the Ware Character Statement in 1995 which particularly noted that *the central core of the Conservation Area despite development pressures over the intervening years, the ravages of traffic congestion, and associated road widening, still holds together remarkably well visually as a small historic market town.* Notwithstanding further development during the 20 year period since 1995 this statement remains essentially correct.**

**1.11. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Natural Historic and Built Environment Team has been particularly helpful.**

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

## **PART A - LEGAL AND POLICY FRAMEWORK**

### **2. LEGAL AND POLICY FRAMEWORK.**

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

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

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

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

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

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

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

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

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

**2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges.**

**2.10. National Planning Policy Framework. The principle emphasis of the framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because**

they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

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

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

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and

**technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. Details are available on the Council's web site.**

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

**2.14. The Council also has a 'Heritage at Risk Register', originally produced in 2006 and updated in 2012/13. A further update was undertaken in 2016. This document is available on the Council's website. In relation to the Conservation Area there are two such buildings/heritage assets identified as being 'At Risk'. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security. Details are available on the Council's web site.**

**2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in section 7). The Local Plan notes that Ware's medieval street pattern is of immense historical and environmental value.**

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

that its *unique market town character and the heritage qualities of the town's historic core will be maintained*. It is hoped the production of this Appraisal will assist in achieving that objective.

**2.17. Ware Conservation Area was first designated in 1981 and reviewed in 1995.**

## **Part B - APPRAISAL**

### **3. ORIGINS AND HISTORICAL DEVELOPMENT**

**3.1. There are about 200 records within the existing Conservation Area held by the County Archaeologist. Many of these relate to Listed Buildings, some descriptions being included later in this document. To give a flavour of the rich and diverse heritage of Ware the following provide a snapshot of the range and diversity of heritage and history. They are not arranged by date or geography. Spigot Mortar base, bank of New River; Iron Age ditches, Bury Fields; site of almshouses Priory Street (formerly Mill Lane) demolished circa 1960; possible site of Benedictine Priory near St Mary's church; evidence of Roman timber buildings, south of River Lea; Star Brewery by Caleb Hitch 1862, Watton Road; Ware railway station, attributed to Robert Stephenson; New River built by Sir Hugh Myddleton early 1600's; Roman features at Ware Locks, finds include a Roman iron shackle; Late Saxon occupation Baldock Street; Roman burials Buryfield, finds various including hobnails, bronze finger ring and 4 No. stone coffins; Roman cemetery Park Road; foundations to Medieval church and cloisters, The Priory area; Independent chapel Church street, first minister relative by marriage to the poet Shelley; site of Friends Meeting House, Kibes Lane (demolished late 1800's); 19th century gardens, The Priory, use of Pulhamite artificial stone; various gazebos; Site of Monkey Row, Baldock Street roundabout; WW2 Communications and Control post, Ware Museum.**

**3.2. Most of the general historical information below has been sourced from The Extensive Urban Survey Project Assessment report undertaken by Hertfordshire County Council in conjunction with English Heritage (now Historic England) in 1998. This latter document is available on line to which the reader is referred.**

**3.3. Prehistoric. There is evidence of habitation from the late Mesolithic period.**

**3.4. Roman settlement. A scheduled Ancient monument site to the south of the River Lea revealed the alignment of Ermine Street, the Roman Road from London to York. Finds included 4th century Constantinian coins and some first and second century Samian fragments. It is believed a modest Roman town may have straddled Ermine Street and is likely to have had a manufacturing base, including the possible**

presence of Roman wharves at Ware Lock. Excavations at the GSK site north of the River Lea identified the Roman road to have had three distinct surfaces with wheel ruts in the topmost. The alignment of Ermine Street at Ware runs slightly north east across GKS sites.

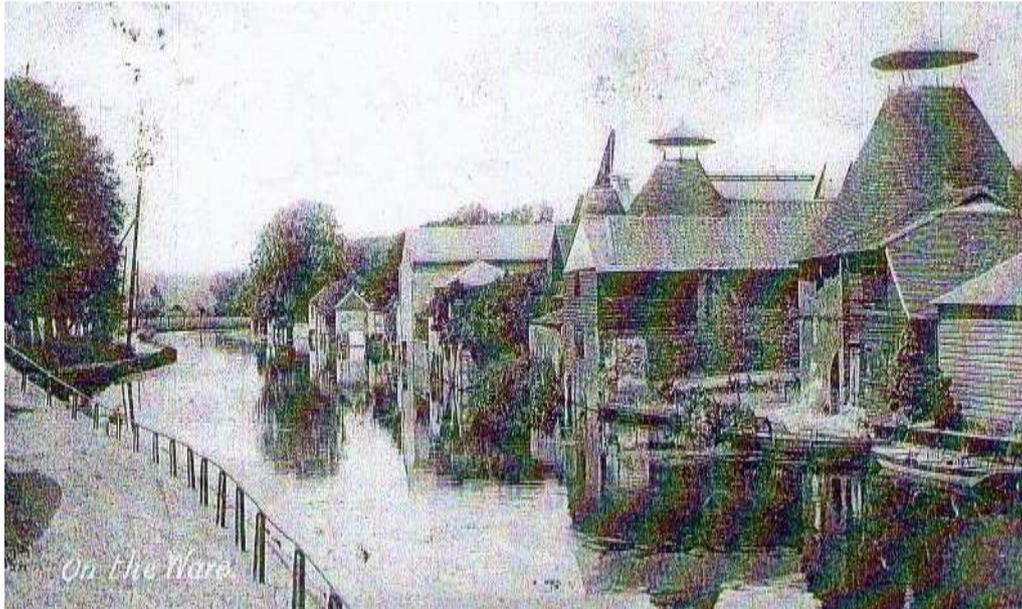
**3.5. Anglo Saxon.** It is believed there may have been a late Saxon settlement in the Baldock Street area.

**3.6. The Domesday Book** was a census commissioned by William I in 1086. In relation to Ware it states that the land was that of a Hugh de Grandmesnil who held 24 hides in Ware. *There is land for 38 ploughs. In demense 13 hides and 3 ploughs and there can be another 3. There 38 villans with a priest and the reeve of the vill and with 3 Frenchmen and 2 Englishmen have 2 1/2 ploughs and there are 27 bordars and 12 cottars and 9 slaves. There are 2 mills rendering 24s and 400 eels less 25; and other men have 3 mills rendering 10s a year. Meadow for 20 ploughs, woodland for 400 pigs. There is a park for wild beasts and 4 arpents of vineyard just planted. In all it is worth £45.* Clearly an important settlement in those days. Source: Domesday Book, a complete translation, Alecto Historical Associations Penguin Books 2002.

**3.7. Interpretation:** A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' or 'cottar'. The latter occupied a cottage in return for services provided. 'Demesne' essentially means land belonging to the lord of the manor. An arpent was a measure of land, interpretation of its extent varies. A Reeve was similar to a foreman but chosen from the lower ranks.

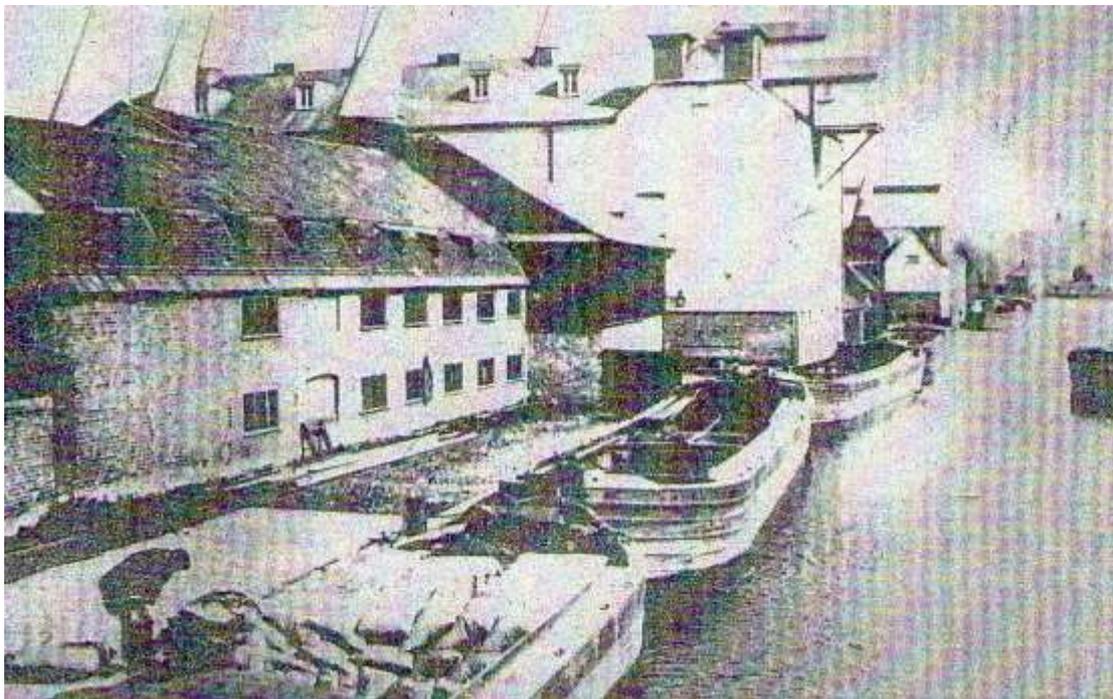
**3.8. Medieval settlement.** Medieval occupation had moved and was centred around High Street, the Church, the Friary (now called the Priory) and the manorial site (Place House). During this time passing trade and pilgrims travelling the route to Walsingham may have been important. It is believed there were about 20 inns in Ware by the 16th century.

**3.9. The Malting industry** expanded in the 18th century and in 1788 there were 33 Maltings at Ware. It is reported this number had swelled to about 65 in 1839 making it probably the most important town of this industry in the country. The Malting industry waned in the early part of the 20th century. Other industries included barge building with barges constructed here to carry ammunition to France in WW1. Brick making was also a significant industry and a notable brick maker was Calib Hitch who invented the heavy Hitch brick. Large scale brick works were located south of Park Lane.



Picture 1. Taken from postcard postmarked 1916 entitled *On the Ware*. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

**3.10. River transport and the links between town and river have always been important although the roles have altered. At the end of the 19th century river trade was thriving with goods such as malt and bricks being transported to London.**



Picture 2. Barge traffic on the river, photo believed to have been taken in the 1920's. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

**3.11. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows: *Ware is a Market town and head of a union...and station on the Broxbourne and***

*Hertford branch of The Great Eastern railway...The town is lighted with gas. A handsome road bridge on the river Lea was erected in 1854. ..The parish church of St Mary the Virgin has undergone complete restoration at a cost of £3,810...The principal trade of the town is malt; there is some brewing, and brick making...Ware is the town to which the Danes, in the reign of Alfred, are said to have brought their vessels...The parish contained a population in 1871 of 5,403. Schools identified were as follows: Ware side - an endowed Grammar school and also a National school. The British school on Star Lane; a National school near the church and a National school on New Road. The Directory lists large numbers of about 300 commercial entries and trades carried out in the town which represented a community of wealth, diversity and self sufficiency.*

**3.12. Mapping from 1874 -1894 (Plan 1) identifies the location of many of the activities listed above. These include malt houses throughout the town, including a concentration on what is now Burgage Lane; a barge building yard on Star Street; the railway line and station; Water works at Amwell End south of the station; Gas Works north side of Star Street; what are interpreted as being large scale Brick works with associated engine houses south of Park Lane; a very large gravel pit north of Park Lane (now Road); the Ware Union Workhouse and Infirmary. At this time about 15 Gazebos can be seen alongside the river Lea to the south of the High Street.**

**3.13. Looking at mapping from the early 1920's it is interpreted that the barge building yard and large gravel pit no longer existed by this time and that the brickworks site had been significantly reduced in size, with allotments being located on a large part of it. The railway had expanded with sidings, goods yard and cattle pen. Notably by this time Ware Mills (food and drugs) was established at a large complex on Priory Street, the genesis of what is now GSK. This was clearly a time of significant change but not as dramatic as what later followed with both the ongoing decline of traditional industry and on the other hand an increasing population and economic growth.**

**3.14. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which are included thus: Waras (1086), Waer (circa 1150), Warre (1255). May be derived from Old English word translated as modern day weir.**

**3.15. Plan 1 shows the adopted Conservation Area plotted on historic map dating from 1874-1894.**

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

**4.1. Scheduled Ancient Monuments. A National designation.**

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

**4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website [List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk) Listed buildings are protected from unauthorised demolition, alteration or extension.**

**4.4. In total there are 202 listed buildings/listings in Ware, 180 of which are in the Conservation Area. Most of this 180 are Grade II but 14 are Grade II\* and 3 are Grade I. The latter Grade I buildings are St. Mary's Church, The Priory and Place House.**

**4.5. Most listed buildings date from the 17th century (34%). 21% originate from the 19th century; 19% from the 16th century, 13% from the 18th century and 9% from the 15th century. The 13th/14th and 20th centuries are also represented. In relation to the 20th century there are three such listings namely a K6 telephone box, a plaque at New River and the War Memorial.**

**4.6. Most of the earlier listed buildings have been modified and altered in subsequent centuries, some many times. It is quite common for early timber framed buildings to have been refaced in later materials and with later facades. A key component of Ware's earlier listed buildings is steeply sloping roofs surfaced with old traditional tiles. Retention of these is key in considering any applications for alterations.**

**4.7. Buildings within the curtilage of listed buildings. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.**

**4.8. Non listed buildings of quality and worthy of protection. Such other non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area are identified by this Appraisal. The basic questions asked in assessing such buildings/structures are:**

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

**4.9. Important trees and Hedgerows are identified by this Appraisal. The basic criteria for identifying important trees and hedgerows are:-**

- (a) They are in good condition.**
- (b) They are visible at least in part from public view points.**
- (c) They make a significant contribution to the street scene or other publicly accessible areas.**

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

**4.11. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a Conservation Area 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.**

**4.12. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development rights has eroded other parts of some Conservation Areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled.**

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

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

4.14. Important views are identified.

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

## 5. CHARACTER ANALYSIS.

5.1. General Landscape setting. In terms of its wider setting, the Conservation Area is centrally located within a wider urban area that has a population of about 18,000. Ware's main employer is GSK whose expanding presence is most important to the local economy and beyond. The historic core is well defined with a concentration of ancient buildings, more than 50% of which date from the 16th and 17th centuries. The River Lea and New River are water features in the south of the Conservation area which make a significant contribution to the

visual and recreational qualities of the town. The relationship between river and historic built form is very special and important. A finger of the Lee Valley Regional Park extends into the south east corner of the Conservation Area along the south side of the River Lea.

5.2. For the purposes of this Appraisal the Conservation Area has been divided into four separate geographical Identity areas namely:

Area 1 principally being the central historic core essentially consisting of High Street south to the River Lea, Church Street, part Baldock Street, south part of Crib Street , West Street, East Street and Kibes Lane.

Area 2 principally being south of the River Lea consisting of Amwell End, Broadmeads, Station Road and London Road/Hertford Road, including New River and bounded in the east by Viaduct Road.

Area 3 principally being Collett Road, Musley Hill, High Oak Road, part of Baldock Street, northern part of Crib Street and New Road.

Area 4 principally being centred on Priory Street and Buryfield Recreation Ground, parts of Watton Road and Gladstone Road and bounded by the River Lea in the south.

#### **IDENTITY AREA 1.**

5.3. **General overview.** This central historic core contains a most important concentration of listed buildings and narrow streets such as East Street and West Street, Bluecoat Yard which are visually most attractive. The view overlooking the town from the southern path of the River Lea displaying a number of Gazebos at the waters edge represents an aspect for which Ware is properly famous. The relationship between the river and historic buildings is most important and the water features in their own right make a significant contribution to the quality of the townscape. Some interesting design solutions for modern development have been achieved representing both traditional and contemporary design solutions, respectively including Christopher Court and Swan Mews. However there are some areas that are visually less satisfactory. These include the Tesco store, also an earlier shopping complex at the eastern end of High Street at Bridge Foot and elsewhere Tudor Square for which the Town Council has recently commissioned landscape improvements. There are opportunities for improvements to shop fronts and facia design which over a long time period and with cooperation between Councils' and shopkeepers and through the development control process could introduce significant improvements.



**Picture 3. Christopher Court represents a satisfactory safe and traditional design solution. Its use of materials and surfaces is harmonious and reflects the traditional built form of some elements of its historical neighbours. However there is also a place for more contemporary solutions some would say.**



**Picture 4. Swan Mews represents a contemporary solution that will not be to every persons taste but history shows with such designs that as time passes appreciation grows.**



**Pictures 5-6. George Walk rear of High Street and between River Lea in same general location as above two examples. A traditional successful solution with use of traditional materials. Simple but effective design. Very importantly the original surfacing has been retained.**



Picture 7. Prominent feature of a converted historic building prominent in the townscape. It is very important that the limited number of such symbols of Ware's past are retained.



Picture 8. The satisfactory integration of large scale commercial premises in relatively small scale historic environments will always be difficult.

**5.4. Shop facias.** Throughout the town centre including the High Street where the highest concentration of quality listed buildings is located there are examples of poor sign and facia design that detract. There are District Plan policies relating to shop fronts and advertisements. Whilst the views of the shopkeeper and the planner may appear to differ this should not be the case as both parties have the same general objective of securing the viability of shopping centres which can be achieved in part by creating a high quality environment which attracts new businesses and shoppers. The Council has produced a number of Conservation Area guidance notes including a leaflet on shop fronts which is available on line. A number of Councils elsewhere in the

country have produced similar guidance and it may be worthwhile contacting a selection and exploring this subject further (see below).



Picture 9. Some shop fronts display eye catching displays that many would consider inappropriate to the historic environment. It is not only the individual property that is affected but also its historic neighbours.

**5.5. Scheduled Ancient Monuments.** There are none in Area 1.

**5.6. Areas of Archaeological Significance.** The whole of the area north of the River Lea so included on the emerging District Plan.

**5.7. Individually Listed Buildings.** The total in the whole of the Conservation Area has been previously provided. A selection of Listed Buildings, with abbreviated descriptions based on the National list within Area 1 is provided below. Any additional comments by the fieldworker are in *italics*.

**5.8. Gazebo, iron gate and railings, rear of 65 - 67 High Street and boundary wall to no. 63 - Grade II. Mid 18th century, restored 1992. Single storey, timber-framed and weatherboarded. Canted oriel bay window on brackets over river, with weatherboarded spandrel, 3 sash windows with glazing bars, separated by pilasters, moulded wood cornice and lead flat roof. 19th century extension with Welsh slated roof. Weathervane with lurcher dog motif.**

**5.9. Church of St Mary - Grade I. Parish church. 13th century chancel and transepts, remnants of smaller building, nave rebuilt early 15th century with clerestory, and aisles added, tower at west end circa 1330, 15th century south porch and south chapel, and north chapel, now organ chamber. Restored 1847-9 by George Godwin, who renewed the stonework of many of the windows, and again in 1886. Fittings: font**

circa 1380 octagonal, stone, with figures of high relief. Mid 17th century pulpit. The church was badly damaged by storms in autumn 1703.

**5.10. No.12 High Street - Grade II. Former maltsters house became shop late 19th century. Front range 3 storeys. First and second floors, 4 sash windows with glazing bars flush-set with exposed boxes, under rubbed flat arches. In the 18th century the house was the home of the Burr family, prominent Quaker maltsters, and the Friends Meeting House (demolished 1889) was directly behind. *This building no longer appears on the Councils Heritage at Risk Register following recent improvements and restoration and occupation of the ground floor. However upper windows still appear to be in need of restoration.***



Picture 10. No. 12 High Street. Removed from Register following improvements and occupation of ground floor - condition of upper windows need repairs.

**5.11. Nos. 3-12 Bluecoat Yard - Grade II\*. Terrace of 10 houses, all one building, built as `nurse cottages' for Bluecoat School. Circa 1687-89. Timber-framed, plastered, pebbledashed and colourwashed, old tiled roof above coved plastered eaves cornice, with one gabled casement dormer to each dwelling, 5 red brick chimneys, 2 storeys and attics. Behind each dwelling, and linked in some by a covered passageway, is a single storey continuous range of washhouses, mid 19th century. Christ's Hospital purchased the Bluecoat Yard buildings in November 1685.**



Picture 11. 17th century 'nurses cottages' for Bluecoat School.

**5.12. No.19 Church Street, former old independent chapel - Grade II.** Chapel now subdivided as printing works and offices (*i.e. at the time of listing*). 1778, altered mid 19th century. Dark red brick with both stone dressings and quoins, old tiled roofs, hipped. Bands of fish-scale tiles. Brick dentil cornice. Central entrance with mid 19th century Neo-Norman arched surround with colonnettes and zig zag ornament. Above is stone panel, 19th century bearing date of original construction, 1778. Arched windows with glazing bars and quoin surrounds, and zig zag ornament. Built as Independent Chapel, first Minister, William Goodwin, a radical writer, who became father-in-law to the poet Shelley. The Old Independent Chapel closed in 1918, and was subsequently used as a church hall, Masonic Hall, United Services Club, auction room and **printing works**. *This building is in a deteriorating condition and has been included on the Council's Heritage at Risk Register. Seek to remedy through the planning process.*



Pictures 12-13. The high quality and deteriorating condition of no. 19 Church Street- building now included on the Council's Heritage at Risk Register.

**5.13. Edward Chuck tomb in west churchyard, Church Street - Grade II. 1852. In the form of a sarcophagus on a stepped plinth, all in Portland stone. Neo-classical design raised on 4 claw feet. Moulded base, coved sides with inscribed panels, overhanging top, with surround of carved leaves, and raised lid. Edward Chuck (1782-1852) was the principal maltster in Ware. For the last 20 years of his life he resided at No.87 High Street. He was killed in a carriage accident. His widow Elizabeth Moore Chuck is also interred in the tomb.**



Picture 14. The Edward Chuck tomb in the west churchyard - a fine example of its type and period.

**5.14. Ware Library - Grade II\*.** Former dwelling, now public library. Mid and late 18th with 19/20 century alterations. Hipped old tiled roof. Lead rainwater head on SE corner of 3 storey building dated 1827 with initials EC, Edward Chuck. The building stands on the historic site of The Crown Inn, demolished circa 1765 at which time it housed the Great Bed\*. The present building represents a fine example of the house of a prosperous maltster, embellished with fashionable decorative features over the years. It was the home of Edward Chuck, and Henry Page, two of the town's most prosperous maltsters. *See previous entry regarding Edward Chuck's tomb.* \*The Great Bed of Ware is referenced in Shakespeare's *12th Night*. It is rumoured that 26 butchers and their wives slept in the bed for a night to honour a wager! The bed is now in the Victoria and Albert museum.

**5.15. No. 2 West Street - Grade II\*.** Part mid/late 13th century, timber-framed, front bay rebuilt 18th century. Stuccoed, old tiled roof edged with Welsh slate. Surviving framing includes an open roof truss. Based on the typology of the truss, and the use of notched lap dovetail joints, a date of circa 1260 has been suggested. The smoke-blackened rafters indicate that the building was initially open to the roof, and it may have functioned as a kitchen, rather than an open hall. The front of the building was rebuilt in the early 18th century. *Description included because of its early origin.*

**5.16. War Memorial - Grade II.** 1921. Designed by Sir Reginald Blomfield. Portland stone memorial, incorporating central 'cross of sacrifice', with octagonal shaft and arms, with bronze sword fixed to face.



**Picture 15. The prominent and centrally located War Memorial, erected 1921.**

**5.17. Nos. 96 - 96A High Street, Rear elevation to West Street. Listed buildings in deteriorating conditions. Source owners and seek their co operation in carrying out remedial works.**



**Picture16. Nos.96 - 96A High Street facing onto Tudor Square. Remedial works required.**

**5.18. Nos. 77- 79 High Street, rear elevations. Listed buildings in deteriorating conditions. This issue was identified through the consultation process. The area is generally untidy and some deterioration of old tiled roofs was particularly noted. However an application relating to No.77 involving the conversion of the listed building with additional limited enabling development**

*should partly resolve this issue once implemented. It may act as a catalyst to further improvements rear of No. 79. In interim source owner and seek co-operation in undertaking necessary remedial works. Maintain a watching brief.*

**5.19. Leaside Methodist Church and United Reform Church, Leaside Walk - Grade II. Built as The Independent Chapel 1816, rebuilt as the Congregational Church 1858-1859. Brick with stone window surrounds, south facade coursed limestone rubble with ashlar limestone dressings, bands, quoins and ornamental window and door surrounds, Welsh slated roofs. Interior: Roof over church has exposed tie-beam trusses, braced below from corbels, with queen posts, king post, curved braces, collar and struts, supporting 3 purlins. Principal rafters, and curved bracing exposed beneath boarded ceiling. Historical note: the Independent Chapel was established by a dissenting group from the Old Independent Chapel in Church Street in 1811, and their first chapel opened 5 years later. The 1859 rebuilding was financed to half the cost by Joseph Chuck of Widbury House, a leading Ware maltster.**



Pictures 17-18. Internal detailing - Leaside Methodist Church.

**5.20. Important buildings within the curtilages of Listed Building. One has been identified in Area 1. However the fieldworker has not examined the rear areas of the complex of listed buildings in great detail particularly in relation to some areas rear of the High Street, East Street**

and West Street. In part this was because access to some areas was not available at the time of survey. The detailed processing of future applications may reveal other such buildings. Leaside Church Hall. Interpreted as being in the curtilage of Leaside Methodist Church and United Reform Church, the latter being a grade II listed building. Stone detailing and window surrounds. Prominent central entrance. Slate roof.



Picture 19. Leaside Church Hall a good quality building of its type.

**5.21. Other non listed buildings that make an important architectural or historic contribution.** This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th century and are an important element in the high environmental quality of the Conservation Area and make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

**5.22. Ware Neighbourhood Police Station and Hertfordshire Social Care, Entrance to Burgage Lane.** Two storey, principally of brick construction with tiled roof. Early door detailing being entrance to the old Fire Station? Opportunities for repainting/ refurbishment. Repairs to window/door frames. Modest expenditure and the introduction of a coordinated colour painting scheme could secure significant visual improvements to this building fronting a public car parking space. Detail administered by existing planning controls.



Picture 20. Simple building identified on modern mapping as being 'The Old Fire Station' that should be retained. Some coordinated repainting/refurbishment would be beneficial.

**5.23. Group of buildings in various non residential uses, St Mary's Courtyard. Late 19th century in appearance and interpreted as having been part of former school complex that occupied the site. Flint and brick construction with tiled roofs and chimneys. Many good quality original features including fine stone window detailing to no.1 St. Mary's Court. Later plaque commemorating restoration in mid 1980's. As buildings are in commercial use retention of detail administered by normal development control.**



Picture 21. Fine window detailing interpreted as being originally part of 19th century National School that existed on this site.

**5.24. Andrews Pharmacy and The Lodge - High Street. Interesting range of commercial properties to ground floor, 19/20 century in appearance. Complex tiled roof structure with tall brick chimneys, some decorative ridge tiles. Oriel window detailing including circular corner detailing and turret. An unusual grouping worthy of retention. A more co-ordinated**

and sympathetic facia design would be most beneficial. Retention of commercial and ancillary use detail administered by normal development control.



Picture 22. Interesting commercial premises High Street where a more coordinated shopfront and facia design would be most beneficial to the townscape.

**5.25. No. 92 High Street - Wok u Like. A tall building with early window detailing to first and second floors. Bay windows to first floor. In some respects a mediocre building but bay windows features worthy of retention. In need of repairs but as it is not listed it is not a candidate for the Council's Heritage at Risk Register. However the owner's cooperation in undertaking necessary repairs should be sought.**



Picture 23. A prominent shop in the High Street in urgent need of restoration and improvement. The dominant nature of the facia detracts.

**5.26. Surgery building - West Street. Of red/yellow brick construction with slate roof; central plaque inscribed BCB 1879.**

**5.27. Former Sorting Office - south side High Street. Ground floor now Saffron Walden Building Society offices. Red brick façade above with two ranges of early/original vertical sliding sash windows with central three to first floor having semi circular red brick arched detailing.**



Picture 24. Former sorting office, now ground floor occupied by Saffron Walden Building Society. A good quality non listed building of late 19th/early 20th century appearance that contributes to the quality of the street scene with features that should be retained via normal planning control.

**5.28. National Westminster Bank - south side High Street. Good quality window detailing. Façade late 19th/early 20th century in appearance. Fieldworker unable to make any further observations due to scaffolding and plastic sheeting obscuring view of structure at time of survey. However despite this, the building is clearly of quality with architectural features worthy of retention.**

**5.29. Commercial properties (Bailey Gomm) to rear of High Street. A range of commercial properties constructed of brick tiled roof and some weather boarding. Presumed to be former 19th century malt houses, whose historic presence and linear form dominated this area. Distinctive gate providing access to the river Lea beyond.**





Pictures 25-26. Former Maltings buildings linked by distinctive archway and gate, providing access to river Lea beyond, probably of 19th century date.

**5.30. Ware Dental building - Star Street. Tall narrow painted brick two storey late 19/early 20th century building with slate roof chimneys with pots. Adds to quality of the street scene in this location and now included within the Conservation Area.**



Picture 27. Ware Dental building Star Street, a small extension to the Conservation Area now includes this building.

**5.31. Nos. 5 - 10 Leaside Walk. Group of two storey yellow brick with tiled roof. Probably early 20th century. Common window and door detailing throughout. Later porch additions but to common design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.32. Nos. 22 - 24 Church Street. 19th century of earlier. Rendered two storey building with dormers in slate mansard roof. Vertical sliding sash window detailing to common design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 28. Nos 22 - 24 Church Street. An interesting building whose common window design to ground and first floors is harmonious.**

**5.33. Nos. 14 - 15 Bluecoat Yard. Two storey cottages of early 20th century date of yellow brick construction with slate roof and chimneys with pots. Early/original windows. Original street lamp attached? An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 29. Early 20th century pair of cottages - Bluecoat Yard, worthy of retention adding to the general visual and historic interest of this most important area.**

5.34. AJ's Pet Store corner of East Street/New Road. Small 19/20th century commercial building with slate roof. Provides a different style and scale in comparison with adjoining listed properties on East Street, thus adding interest and diversity to the street scene in this location.



Picture 30. Small scale commercial building whose different scale and historic detailing adds visual interest and diversity to the street scene.

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

5.36. Impressive tall red brick wall to west of no. 87 High Street forming boundary with The Priory.



Picture 31. Tall red brick wall to west of no. 87 High Street forming boundary with The Priory.

**5.37. Contemporary bridge over river inscribed with maker's name, Tubewrights Ltd. Newport Mon.**



Picture 32. Fine contemporary footbridge. Modern architectural solutions certainly can be appropriate in an historic location.

**5.38. Tall wall approximately 3m in height to south of George Walk, rear of High Street and between River Lea.**

**5.39. Red brick wall less than 2m in height between High Street and River Lea and to west of no. 27a. If considered within curtilage of a listed building it is thus protected.**

**5.40. Boundary walls to Tesco car park. Two walls forming northern and eastern boundaries to car park. Of red brick construction height varies some being below 2m and thus unprotected; some above 2m. Rebuilt in places. An important enclosing feature. Judicial removal of selected vegetation may be appropriate. Consideration for additional protection via an Article 4 Direction is an option available for consideration.**

**5.41. Important Open Spaces. Western churchyard - an important open space flanked by War Memorial and containing listed tomb to Edward Chuck. (See picture above).**

**5.42. Tudor Square. An important central square. A rather desolate paved area in a key location in the historic core. It is understood the Town Council have commissioned a landscaping scheme; one the fieldworker agrees is much needed.**

**5.43. Malt makers Garden (Margaret Davenport Garden of Remembrance). This garden provides an important and pleasant open space with seating in a key location. It is maintained by the District Council who perhaps might consider whether further improvements can be achieved.**



Picture 33. What is the general opinion of the quality of this important open space in a key historic location?

**5.44. Main churchyard. A fine open space providing a setting for one of the principle historic buildings in the town. A formal avenue of Lime trees traditional to churchyards adds real quality. The area adjacent to Church Street requires some attention including the permanent removal of self set sycamores. In landscape terms the presence of Rose bushes is questioned on two counts. Firstly there is the issue of high maintenance and incidence of a large weed presence in their earth beds. Secondly there is a question mark about the visual contribution they make to the essential open nature of the churchyard. Perhaps when they reach the end of their lives thought can be given as to the wisdom of replacing them.**



Picture 34. Rose bushes in the churchyard. Would not a simpler and easier solution be to replace them and problematic earth beds (seasonally weedy) seeded with grass at their eventual demise?

**5.45. Former Quaker burial ground Kibes Lane. This is an important open space located between two areas of car parking. It is laid out in a formal manner with good quality seating provided by the Ware Society. However it lacks a sense of enclosure and the rather bedraggled**

boundary hedging does not formally define the edge in a fitting manner. It is suggested landscape advice be sought. Also small area of open space with trees, corner Kibes Lane/Bowling Road.



Picture 35. Former Quaker burial ground - Kibes Lane. It is considered this generally attractive and historically important open space lacks a sense of enclosure and could be improved by a more satisfactory and effective boundary treatment.

**5.46. Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Trees on the banks of the River Lea, within St Mary's churchyard are particularly important.

**5.47. Important views.** A selection is shown on accompanying plans.

**5.48. Elements out of character with the Conservation Area.** Upper windows to no. 12 High Street need repairs. No. 19 Church Street - important Listed Building in decline – has been included on the Council's Heritage at Risk Register - untidy site - potentially eligible for grant assistance. Poor condition to front elevation to no. 92 High Street - Wok u Like. Poor condition to rear elevation of listed building 96 - 96A High Street (see photos above in respective sections). Poor condition to rear elevations of listed buildings No.77 and No. 79 High Street.

**5.49. Strategic corner east end of High Street /Bridge Foot.** A poor quality mid 20th century development with car park to rear located in a key historic location backing on to the river. It detracts from the high quality neighbouring buildings. Perhaps the identification of this site in the Appraisal may generate interest for appropriate redevelopment.



Pictures 36-37. Modern mid 20th century development in strategic historic location at east end of High Street whose scale and quality detracts. Should there be future interest in redevelopment great care will need to be exercised in achieving a satisfactory design solution.

**5.50. Sites south side of Star Street including Ware Bathroom Centre and adjacent building including Beds to Go etc. The Bathroom Centre building has a more recent extension to the rear but this aside, the remainder of these buildings are visually unattractive with their shallow pitched roofs and advertising. The area in whole or part could be a candidate for future redevelopment.**



Picture 38. Large commercial site south side of Star Street which detracts from the quality of the Conservation Area and which may be a suitable candidate for future redevelopment.

**5.51. Modern 20th century telephone kiosk - car park area corner Kibes Lane/New Road. Telephone kiosk in poor condition and of poor appearance. Missing glass panel. It should either be repaired or if not in active use, consideration given to its removal.**



Picture 39. Modern 20th century telephone kiosk, vandalised and in poor condition. Its repair or removal if no longer in active use recommended.

**5.52. Poor quality wall forming northern boundary to EHDC car Park, Kibes Lane/New Road. Consider options to make improvements.**

**5.53. Opportunities to secure improvements. Minor improvements and coordinated repainting scheme of elements of The Old Fire Station building etc Burgage Lane. Improvements needed to land and building at no. 19 Church Street. Improvements to various shopfront facias in the main central commercial areas. Improvements to rear elevation of Nos.**

96- 96A High Street and Nos. 77 and 79 High Street. Repair/ remove telephone kiosk corner of Kibes Lane/ New Road. Consider options to improve poor quality wall northern boundary to EHDC car park, Kibes Lane/New Road.

5.54. **Facias and shop fronts.** As a general principle throughout principal commercial area consider means of securing improvements to facia and signage improvements to commercial premises. Options available are consideration of best practice nationally, enhance existing leaflet on 'shopfronts', involve local community and increase awareness both of the commercial sector and the public decision making bodies.

5.55. **Boundary changes.** In Identity Area 1 the Ware Dental building, no. 6 Star Street, has been included in the conservation area as this building is considered to make a positive visual contribution at this entrance point to the Conservation Area.

5.56. **Other actions.** Consider long term future of rose bushes in churchyard. Inform Historic England regarding inaccurate plotting on their system of Place House.

## **IDENTITY AREA 2.**

5.57. **General overview.** Bounded by the River Lea, Viaduct Road and London Road, Area 2 at the southern extremity of the Conservation Area is characterised by a grouping of listed buildings on the east side of Amwell End and others on Station Road and London Road. New River and its associated historic railings are features of significant environmental value. The area is traversed east to west by the main railway line. There are areas of other development some of which are best described as being neutral in quality, an extensive car parking area at Broadmeads and a large open unkempt low lying field at the junction of London Road and Viaduct Road. The latter area is a gateway to the Conservation Area and perhaps more generally to the town. There are many features which contribute to the quality of the Conservation Area and many opportunities to initiate further improvements which are referred to below.

5.58. Within Area 2 there are several modern developments and conversions which the fieldworker considers to be most appropriate.



Picture 40. Successful conversion of non listed Ware Flour Mills buildings corner of Amwell End and Viaduct Road. The visual impact of modern window detailing is limited and works relatively well because of its repetitive design.

**5.59. Commercial buildings on the western side of Amwell End are modern and in combination they make little or no visual contribution to the Conservation area. In addition to the condition of some individual buildings referred to below there is a lack of co-ordination in the shop front and fascia designs. In relation to shop fronts and fascia design there are proposals set out in the Management Section to which the reader is referred. As a whole Amwell End would benefit from general environmental improvement. In this respect it may be appropriate to consider obtaining the views of a landscape consultant.**



Picture 41. The whole of Amwell End would benefit from general improvements. This is particularly the case in respect of the western side which is composed of later ranges of properties.

**5.60. Scheduled Ancient Monuments. There are none in Area 2.**

**5.61. Areas of Archaeological Significance.** Most of Area 2 is so designated, the exceptions being the low lying field at the junction of London Road /Viaduct Road and an area to the west of Amwell End. The designation as shown is that as identified on the emerging District Plan.

**5.62. Individually Listed Buildings.** The total in the whole of the Conservation Area has been previously provided. A selection of Listed Buildings with abbreviated descriptions based on the National list within Area 2 is provided below. One of these, 19 Amwell End, formerly considered to be 'at risk' needs repair. Many listed buildings are located on the east side of Amwell End and many date from the 17th century. Any additional comments by the fieldworker are in *italics*.

**5.63. Bridge over New River on north side of Hertford Road - Grade II.** One of a series of prefabricated bridges over the New River. 1817 Formed of cast-iron girders, with perforated spandrels, ornamental keystones with date inscribed New River Co, 'Priestfield Iron Works near Bilston' (Staffordshire). This bridge now carries a flat concrete slab for the roadway. *Surface vegetation should be removed and the structure examined to assess its stability and integrity.*



Picture 42. Vegetation on surface to listed bridge Hertford Road in need of removal. It is hoped it remains structurally sound?

**5.64. Amwell House, Hertford Regional College, Hertford Road - Grade II\*.** Formerly known as: Ware Grammar School for Girls now part of Hertford Regional College. Early 18th century, extended circa 1740, remodelled late 19th century, altered 1973 when wings truncated for road widening. Red and plum coloured brick with cherry red dressings, Flemish Bond. Welsh slate gabled roof, hipped Welsh slate roofs. Historical note. Amwell House identified with residence of John Scott (1730-83), the Quaker poet, from circa 1750 to his death. His father,

**Samuel Scott, moved to Amwell in 1740, and may have built the west wing. He reputedly paid for improving the Amwell to Hertford Road which passes the house, and later came under the Cheshunt Turnpike Trust. After Scott's death, his daughter remained in the house until 1863. Acquired by the Tite family, the interior was embellished in the late 19th century. In 1906 the house became the Ware Girl's Grammar School,**

**5.65. Railings north side of London Road - Grade II. Mid 19th century. Cast-iron railings forming southern boundary to New River Company land, running along back of footpath, north side of London Road. Standard pattern of railing with pointed shafts in lengths between square uprights, with acorn finials, and curved braces, set on cast-iron saddleback copings, and a yellow-brown stock brick base with buttresses. (There is a similar grouping of listed railings nearby and to the west alongside Hertford Road).**



**Picture 43. Fine listed railings believed to be owned by Thames Water which make a very positive contribution to this part of the Conservation Area.**



Picture 44. Detail of railings some of which are in need of repair and or repainting. In some areas removal of self set sycamores would be beneficial.

**5.66. Main Goods Shed at Ware Railway Station, Station Road (*now converted to residential - The Carriages*) Grade II. Former railway goods shed incorporating granary. Mid 19th century. Main front of 9 bays: semicircular windows set back under round gauged brick arches, alternate with high-level rectangular windows with glazing bars set in the top of tall recessed panels under camber bricked arches, each with a parapet above. Simple brick eaves cornice.**



Picture 45. Former Goods Station now most satisfactorily converted.



Picture 46. Surface detail adjacent to former Goods Station - a small but important detail.

**5.67. Weight Restriction Plaque, New River - Grade II. Weight restriction plaque. Circa 1908. Lozenge-shaped cast-iron plaque bolted to timber post attached to railings, (north of Hertford Road) to give warning of weight limits on adjacent bridge. Raised lettering records that the plaque was erected by the Metropolitan Water Board to advise of weight limits under the Motor Car Acts, 1896 and 1908, three tons registered axle weight, or aggregate axle weights of five tons.**



Picture 47. Most interesting and unusual listed weight restriction plaque.

**5.68. Amwell End Pumping Station - Grade II.** Pumping station, circa 1867 with 20th century alterations. The earliest pumping station to be erected on the New River was at Amwell Hill in 1847, followed by Amwell End in 1867. The latter consists of an Italianate single T-shaped building, in yellow-brown stock brick, with a Welsh slated roof. Pediment gables to ends of cross-wing, eaves cornice, and building terminates in a low square tower, with one semicircular headed tall small paned window in each side, below brick band, cornice and parapet concealing roof.

**5.69. The Drill Hall Amwell End - Grade II.** Built in 1899, with late 20th century alterations. Designed by Vivian Young of Westminster and built by J Simpson and Son of Paddington. Built of brick with a slate roof. It

has a roughly rectangular plan and can be divided into two distinct parts: a front section providing ancillary accommodation and the drill hall behind. The drill hall is formed by elliptical cross-braced iron girders and is of a particularly elegant and unusual design. History: the idea of building a drill hall in Ware came initially from Dr A J Boyd who was also concerned with the unsanitary slum conditions of the narrow yards and courts in Amwell End, which he wished to see demolished. Money for the clearance of 27 cottages and the building of the drill hall was provided by Edmund Smith Hanbury, who was the grandson and heir of Robert Hanbury, a wealthy brewer and evangelical churchman who had previously financed the building of a Mission Hall, which once stood on the west side of Amwell End.

**5.70. Chadwell Lodge. Mid 19th century stone-built, with squared, coursed rubble, and ashlar plat band, window surrounds and quoins. Broad-eaved Welsh-slated roof with moulded fascias and barge boards. Elaborate stone chimneys.**



Picture 48. Chadwell Lodge an unusual mid 19th century building.

**5.71. No.19 Amwell End - Grade II. 18th century front to earlier building, 20th century alterations. Stucco, with plat band at second floor level and moulded cornice, parapet partly conceals corrugated asbestos roof. 3 storeys, 2 sash windows, with divided glazing, and horns, on first floor; 2 sash windows, with small panes on second floor, all recessed with concealed boxes, within stucco reveals. Modern shopfront on ground floor. *This building is in poor condition and repairs need initiating.***



Picture 49. No.19 Amwell End, a building in need of repair and occupation.

**5.72. Important buildings within the curtilages of Listed Building.** None have been identified in Area 2. However the fieldworker has not examined the rear areas of the complex of listed buildings at Amwell End where the detailed processing of future applications may reveal such buildings.

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

**5.74. The Maltings Surgery.** Simple rendered three storey commercial building with slate roof and central chimney. Three range early window detailing. Building contributes to the variety of the street scene. Features protected by existing controls.

**5.75. Station Building.** 19th century yellow brick with slate roof and 2 no. chimneys with pots. Platform area with wooden canopy above supported by 6 no. decorative metal supports. An important building

representative of the town's industrial heritage and diversity. Features protected by existing controls.



Picture 50. 19th century station part of the industrial heritage of the town. Canopy and cast iron supports are typical.

**5.76. No. 18 London Road. Simple two storey rendered building with slate roof and tall chimney probably dating from the late 19th century. Modern windows. Despite this the building adds to the quality and diversity of the street scene and is worthy of retention.**

**5.77. Converted 19th century Maltings buildings, Hoe Lane - now used as Fitness Club. A number of original features add considerably to the quality of the roofscape in this location. Others however, such as a repetitive series of roof lights are less satisfactory.**

**5.78. Converted Ware Flour Mill buildings - Viaduct Road. A good and successful conversion to flats. In respect of the latter normal planning controls over detailed features exists. Retention of original lettering most satisfactory (see previous illustration).**

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

**5.80. Boundary metal railings west side Viaduct Road and north bank of New River. The low railings less than 1m in height abutting road or waterway (and so exempt from Conservation Area control relating to demolition) are assumed to date from the late 19th/early 20th century and are of robust construction and are of environmental merit and historic interest. Their extent (both within and beyond the Conservation Area)**

makes them features of considerable visual interest and add to the environmental quality of New River. Constructed of horizontal rails supported by metal posts. Several sections are in need of repair and removal of vegetation. Careful consideration needs to be given as to the potential of making them subject to an Article 4 Direction. However in the first instance the issue should be discussed with the owners who are believed to be Thames Water. Ideally an incremental ongoing programme of maintenance repair and repainting needs agreeing.



Picture 51. Low railings less than 1m in height and thus unprotected from demolition within the Conservation Area. Potential candidates for formal protection by Article 4 Direction. Need to remove vegetation repair and repaint. In first instance need to discuss issue with Thames Water if indeed they are the owners.

**5.81. Yellow brick wall south side of London Road. Approximately 2m in height. Probably of late 19th/early 20th century date. Together with fine conifer and trees of other species to the south it forms an interesting historic and visually important feature at this gateway entrance to Ware.**

**5.82. 19th century three bay bridge carrying Viaduct Road over railway line.**

**5.83. Important Open Spaces. Low lying field untended and unkempt and not in agricultural use. Junction London Road/ Viaduct Road. The**

field can be regarded as a gateway to Ware in this location and is properly designated as Green Belt. It is bounded by a hedge and tree screen on Viaduct Road and by fencing and New River on London Road. It is not known if the field is subject to flooding. The area is surrounded by modern neutral development beyond the Conservation Area which heightens its importance as an open space that should remain as such.

**5.84. It would be of considerable benefit if the site could be improved and landscaped appropriately. Ideal if it could be made accessible for to the public. Resolution of this issue is regarded as being most important and discussions with the owners who are believed to be Thames Water would be an essential first step.**



Picture 52. Low lying field junction London Road/ Viaduct Road. It is most important this field remains as open land and its visual appearance improved. Public access would be a real bonus.

**5.85. New River and parallel open space, north of Hertford Road and south of railway line. Important landscape feature called New River Path. Display board need cleaning.**



Picture 53. New River Path, an important open space of considerable visual quality.

**5.86. Wildlife sites.** The eastern extremity of a narrow finger of the Meads Wildlife site intrudes into the western part of the Conservation Area.

**5.87. Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Of particular note are conifer and other species now included within the Conservation Area between London Road and Grange Gardens. Elsewhere trees alongside New River, the River Lea and Viaduct Road are also important.

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

**5.89. Elements out of character with the Conservation Area.** The poor condition of no. 19 Amwell End (picture above). Vegetation on listed bridge, Hertford Road (picture above).

**5.90. Temporary building on EHDC car park.** This temporary structure detracts to a degree and its continued future needs consideration. In the short term some repainting is required.



Picture 54. Temporary structure on EHDC car park Broadmeads which detracts. Should be removed or replaced. As a short term measure it needs repainting.

**5.91. Prefabricated buildings for Scouts and Air Training Corps.** This group of buildings both within and beyond the Conservation Area detracts from the quality of the area. The long term future of this site is unknown but it might represent a redevelopment opportunity.



**Picture 55. Prefabricated buildings (Scouts and Air Training Corps) Broadmeads. This site detracts from the quality of the Conservation Area and needs improvement.**

**5.92. In addition to the overall and generally less than satisfactory appearance of Amwell End there is an unoccupied building centrally located on the western side that detracts and one in particular at the end of north western corner overlooking the River Lea. As previously suggested it may be appropriate to seek the advice of a landscape consultant to devise a schedule of improvements.**



**Picture 56. Poor quality building at strategic north western corner of Amwell End whose appearance seriously detracts from the Conservation Area.**

**5.93. Information board relating to Gazebos. Corner of Amwell End/River Lea. This most informative and interesting information board was thought to be suffering from damp penetration but the Ware Society advise this is not moisture ingress but the effect of background shading of the main drawing.**

**5.94. Vandalised notice board containing no information. Consider its removal.**



**Picture 57. Vandalised information Board that probably should be removed unless it is to be refurbished.**

**5.95. David Collier Autos - corner Amwell End/Station Road. A vehicle sales area where an accumulation of parked cars is visually disruptive. Do some of the parked vehicles intrude onto the highway?**



Picture 58. David Collier Auto site. Does this site have a more visually acceptable long term alternative ? Are the cars intruding onto public highway space?

**5.96. Display board at New River Path. Informative display board needs improvement/replacement. Damp penetration?**



Picture 59. Information Board on New River Path in need of improvement/replacement.

**5.97. Opportunities to secure improvements. Enter negotiations with Thames Water and consider initiating repairs to a number of identified railings adjacent to New River. Similarly discuss with Thames Water condition of listed bridge on Hertford Road and removing vegetation. Source owner of no.19 Amwell End and seek improvements to property. Consider future of prefabricated buildings and site at Broadmeads occupied by Scouts and Air Training Corps. Consider opportunities for general visual improvements to Amwell End. Consider respectively improving and or removing 2 no. information boards corner of Amwell End, River Lea. Also notice board, New River Path. Improve site corner of Amwell End, Station Road.**

**5.98. Boundary changes.** Councils have a responsibility to ensure such areas justify Conservation Area status and are not devalued through the designation of areas that lack special interest.

**5.99.** In Area 2 the Conservation Area has been extended to remove ambiguity relating to the status of the wall (i.e. is it currently in or beyond the Conservation Area) and to include an area of trees of conifer and other species between London Road and Grange Gardens. Both the boundary wall and trees to the south represent an important feature at this gateway entrance to Ware whose protection by Conservation Area status is justified.



Picture 60. Fine wall and trees now included within the Conservation Area at this London Road gateway entrance to the town.

**5.100. Other actions.** Inform Historic England that listed building 'Station Hotel' is wrongly plotted on their system.

### **IDENTITY AREA 3**

**5.101. General overview.** Principally being Collett Road, Musley Hill, High Oak Road, part of Baldock Street, northern part of Crib Street and New Road. Within this northern part of the Conservation Area there is only a scattering of listed buildings most notable of which is the former Ware Union Workhouse off Collett Road. A large central part of Area 3 consists of neutral quality 20th century buildings of limited architectural or historic interest in which location there formerly existed many groups of 19th century Malshouses. However elsewhere there are concentrations of later non listed buildings of considerable architectural and historic interest dating from the late 19th/ early 20th century. Such concentrations are located along New Road, the south part of Milton Road and Coronation Road areas.

5.102. Scheduled Ancient Monuments There are none in Area 3.

5. 103. Areas of Archaeological Significance. Most of Area 3 is so designated.

5. 104. Individually Listed Buildings. The total in the whole of the Conservation Area has been previously provided. A selection of Listed Building abbreviated descriptions within Area 3, based on the National list is provided below. Any additional comments by the fieldworker are in *italics*.

5.105. Christ Church, New Road - Grade II. Anglican church. Constructed 1858- 59 to serve new parish east of New Road. Architect Nehemiah Edward Stevens of Tunbridge Wells. Kentish Ragstone squared coursed rubble, with Bath stone dressings and windows, Welsh slated roof. Early English style.

5.106. Boundary wall and gate to Christ Church, New Road - Grade II. Embattled and buttressed wall, with offset caps and splayed copings. 1858. Kentish ragstone. Sections of cast-iron railing originally filled embrasures, but were removed for salvage in World War II. In need of repair.



Picture 61. Mid 19th century boundary wall to Christ Church in need of repair.

5.107. Western House, Collett Road - Grade II. Former workhouse of the Ware Poor Law Institution, now flats. 1839-40, now converted to flats 1993-4. Designed by Brown & Herman (London). Stucco front block has Welsh slated roof behind parapet. Single storey with plinth, frieze and cornice. Central pedimented portico has outer Doric pillars flanking Greek Ionic columns, all on plinth broken by central flight of steps. *The 1897-1898 mapping shows two pumps and a well within the complex and an*

*Infirmery for infectious diseases to the North east. Now called The Old Boardroom and The Octagon.*



Picture 62. Western House (The Old Boardroom and Octagon) former workhouse originally with attached infirmery for infectious diseases.

**5.108. Thunder Hall and boundary wall, Wadesmill Road - Grade II. Late 17th century, extended later and converted to flats 1972. Architect John Snellgrove Associates for 1850-52 remodelling, George Godwin. Interior: Fireplace in south-east room on ground floor contains mid 19<sup>th</sup> century arched fireplace, with marble tablet inscribed 'This marble from the room in which the Emperor Napoleon died was brought from St Helena by Capt. Amb. Fred. Proctor, AD 1833'. Grounds and land to north altered by modern residential development of Thundercourt in early 1970s, extinguishing original road access from The Bourne. Boundary wall to Wadesmill Road partly in red and yellow Hitch patent brickwork, with Hitch coping bricks. *The exterior of the building appears in poor condition in several locations and in need of refurbishment. Vegetation should be removed from the listed wall.***



Picture 63. Thunder Hall, Wadesmill Road - a listed building in need of renovation. Recent improvements made and situation will be monitored.

**5.109. Maltings and Kibes Lane Art Centre, New Road - Grade II.** Range of 3 large maltings. Early 19th century with modern alterations. Yellow-grey stock brickwork, Flemish bond, part colour washed and part rendered. Roof of corrugated asbestos to N and S range. 3 storeys. Each malting has 3 floors, and 3 double kilns, and malt stores at east end. The South range, converted to an art centre, has cast-iron circular tie plates, by 'Chas. Wells Ware'. *The north maltings has now been converted to residential use, the central building presently remains in commercial use and the south maltings is being marketed. The future use of the southern Maltings building is a matter of concern for some residents of the town. The fieldworker has not undertaken an internal inspection and cannot comment on its condition. However the illustration below shows its poor visual appearance when viewing its northern elevation.*



Picture 64. Original surface to Maltings access which is important to retain.



Picture 65. South Maltings building whose future use is a matter of concern to some residents. The visual appearance of the building and its surrounds are less than satisfactory. It is hoped an acceptable use can be found which results in its significantly enhanced visual appearance.



Picture 66. North Maltings now converted to residential use.

**5.110. Milestone in verge east of Fire Station, Baldock Street - Grade II.** Circa 1810-1820. Erected by Cheshunt Turnpike Trust. Cast-iron with semicircular top, and splayed faces. Raised lettering, 'Ware Parish', 'Wadesmill 2' 'London 21'. Appears to have been resited back from its original position in 1960's road widening. *This milestone marker is on the Council's Heritage at Risk Register and is in need of repair. The iron work of the top panel is punctured and rusty in part.*



Picture 67. 19th century milestone on Baldock Street that is of early transportation interest and in need of repair.

**5.111. Important buildings within the curtilages of Listed Building.**

Several have been identified in Area 3 assumed to be within the curtilage of Christ Church. However the detailed processing of future individual applications may reveal other such buildings.

5.112. Frontage building Christ church C of E Primary School. Identified as School on mid/late 19th century mapping for Boys Girls and Infants. Red brick with decorative window dressing detailing. Circular window to front. Cupola atop slate roof.

5.113. Christ Church Memorial Hall. Single storey red brick with tiled roof. Stone window detailing. Central plaque reads Christ Church Memorial Hall 1895.



Picture 68. Good quality window and other detailing to Christ Church Memorial Hall, rear of Christ Church, New Road.

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

**5.115.** Properties on both sides of High Oak Road. These properties date from the 19th century. Despite some areas having been considerably altered by permitted development e.g. later doors, windows, porches and satellite dishes, some original features remain on some properties. An essential common denominator of environment merit is the roofscape which predominately consist of slate roofs and chimneys. It is considered appropriate for High Oak Road as designated remains within the Conservation Area.

**5.116. (a)** Nos. 69-83 west side. Two storeys of yellow brick construction with slate roofs and chimneys with pots. Various window and door replacements detract as do satellite dishes and variety of walls/ fences/railings to front.

**(b)** Nos. 53-67 west side. Two storey of yellow brick construction with slate roofs and chimneys with pots. Various window door and replacements detract as do porches, satellite dishes and roof light.

**(c)** Nos. 35-51 west side. Two storeys of yellow brick construction with slate roofs and chimneys with pots. Some window and door replacements and satellite dishes detract but not to same degree as elsewhere in the street.

**(d)** Nos. 27-29. Of yellow brick construction with pyramidal tiled roof with central chimney with pots and vertical sliding sash windows. Bay window to ground floor to no.29. Later extension to no.27.

**(e)** Nos. 2-62 east side. A miscellany of 19th century buildings, principally residential, of varying quality and various design including terrace and semi detached two storey development. Some original features including bay window detailing and date plaque of 1894. Original chimney detailing and predominately original slate roofs. Includes the High Oak PH.

**5.117.** An Article 4 Direction to provide protection for selected features in relation to the properties collectively described on High Oak Road may be appropriate subject to further consideration and notification.



**Picture 69. Typical terrace development at High Oak Road. The continuous slate roofs and repetitive chimneys particularly add character to this 19th century street despite inappropriate other alterations principally brought about by the exercise of Householder Permitted Development Rights.**

**5.118. Nos.18-19 Collett Road. Tall 19th century yellow brick building. Would appear no. 18 is in single residential use whilst no.19 is flats - the latter being protected by existing planning controls. Fine bay window detailing to both floors. Good barge board detailing. Slate roof with central chimney with pots. An Article 4 Direction to provide protection for selected features in relation to no.18 may be appropriate subject to further consideration and notification.**



**Picture 70. Nos. 18-19 Collett Road - a tall 19th century pair with good quality external features worthy of retention.**

**5.119. The Rifle Volunteer PH corner Collett Road/Musley Hill. Dating from the 19<sup>th</sup> century painted brickwork slate roof, various chimneys with pots. Identified as a PH on late 19th century mapping. Later**

windows detract but nevertheless an interesting building of visual and historic importance on an elevated corner position.

5.120. Nos. 1- 45 and Nos. 2- 56 Musley Hill (now included in an extended Conservation Area) - see below. A 19th century street consisting of two storey terraced housing generally of original brick and slate roofs. Although there are some later additions and façade treatments/ material changes and inappropriate window/door/porch changes the overall street scene is visually attractive particularly with long stretches of slate roofs and chimneys at regular intervals that results in a street scene that is pleasantly composed and seen as an architectural entity. Because of proximity of buildings to road there is limited off street car parking that can be so visually disruptive. The brick walls of various heights to frontages enclose the street scene although some have been modified. Date plaques Mount Ephraim erected 1849 and Skippers Row Constitution Hill erected AD 1850 noted. Early street sign. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.





**Pictures 71, 72 and 73. Musley Hill - a 19th century street with a number of original features that, despite changes, essentially remains a compact visual entity and is of historical importance in the later development of the town. Pictures 71 -72 show interesting steps and access detail and the importance of chimneys in the street scene respectively.**

**5.121. Nos. 50 - 54 New Road. Yellow brick and brickwork painted. No. 54 has early vertical sliding sash window and possibly also early door detailing, slate roof and 2 no. chimneys with pots. Nos. 50-52 has central classical entrance detailing although modern windows detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.122. No. 48 New Road. Former Chapel now in residential use (shows on 1874-1894 mapping as Zoar Chapel Par. Bapt. Catholic Apostolic Church). Typical Victorian stone/window dressings, good buttress detail, tall central slate finial. Advised now 3 separate dwelling units. If considered as flats protected by existing planning controls otherwise an Article 4 Direction may be appropriate.**



Picture 74. No. 48 New Road - Former chapel now in residential use.

**5.123. No. 40 New Road. House in large plot, probably late 19th century. Pebble dash with tiled and slate roof. Some original windows; good barge board detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.124. No.36 New Road. 19th century two storey painted brickwork with tiled roof chimney with pots. Centrally located entrance in classical style. A building whose pleasing simple design contributes to the street scene in this location. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.125. Roman Catholic Church corner of New Road/St. Edwards Road. The fieldworker was informed by a representative of the church that the present church was built in the early to mid 20th century. Of flint with stone window and door surrounds; tiled roof. A much smaller building shows as a RC Church on mapping dating from 1920-1924.**



Picture 75. Roman Catholic Church corner of New Road/ St Edwards Road believed to have been constructed in the 1930's.

**5.126. No. 83 New Road. Two storey yellow brick residence with slate roof and 4 no. chimneys with pots. Probably of early 20th century date. Central recessed doorway flanked either side by bay windows to both floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 76. No. 83 New Road - a good quality residence probably dating from the early 20th century, one off many quality buildings to be found in this part of New Road.

**5.127. Nightingale Nursery- New Road. Tall red brick building, probably early 20th century. Tiled roof chimneys, boxed window detailing, central door. A striking large building that adds variety in the street scene. Protected by existing planning controls.**



Picture 77. Nightingale Nursery - a striking early 20th century building.

**5.128. Nos. 89 - 91 New Road. Late 19th century white render, slate roof central chimney. Good quality decorative detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.129. Nos. 93- 95 New Road - late 19th century. No. 93 inaccessible at time of survey, constructed of yellow brick with red brick banding; tiled roof and chimney. No. 95 has pebble dash frontage with fine window and stone quoin detailing. Central porch entrance with classical columns. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 78. Fine architecture detailing no. 95 New Road.

**5.130. No. 97 New Road. Probably of late 19th century date. Render/ashlar and semi circular bay window detailing to ground floor.**

**Central entrance. Yellow brick to first floor with prominent centrally located window and 2 no. pairs of windows above each bay window. Deep eaves with good wood detailing. Flats and thus protected by existing planning controls.**

**5.131. Nos. 105a-105b New Road. No. 105a appears to be in commercial use (NJS Designs Ltd). Tall prominent and finely detailed building with semi circular bay windows to ground floor. Painted brickwork above. High quality decorative detailing including quoins, cornice and pediments above upper windows. A building whose visual contribution to the street scene is most important. Those elements in commercial use are protected by existing planning controls. Further investigation regarding residential use needed concerning potential of Article 4 Direction.**



**Picture 79. Nos. 105a- 105b New Road. A finely detailed building that makes a significant visual contribution to the street scene.**

**5.132. Nos. 26-28 New Road. Pair of semi detached houses dating from the early 20th century. Brick and pebble dashed; tiled roof with large chimneys. Bay window detailing to both floors, many original features worthy of preservation including barge boarding and stone window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.133. No.14 New Road. White painted brickwork and slate roof. Two storeys central 'window' to upper floor blocked. Likely to be of late 19/early20th century date and may have been a PH at one time? Appears**

to be in commercial use and thus protected by normal development control administration.

**5.134. Nos. 73 and 75/77/79 New Road. Group of 19th century dwellings. Of yellow brick construction with hipped slate roofs. Nos. 75/79 have bay windows to ground floor and recessed central entrance. Rubbed brick window detailing. No. 73 similar with bay windows to both floors and metal finials on roof. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Pictures 80-81. Attractive 19th century residences with detailed features worthy of additional protection. Lower picture demonstrates the important visual role chimneys play in adding character and interest to the roofscape, not only here but also in many other streets elsewhere in the Conservation Area.

**5.135. Nos. 69-71 New Road. Although much altered with modern windows and doors, the slate roof and chimneys contribute to the street scene and an Article 4 Direction to provide additional protection to these features may be appropriate subject to further consideration and notification.**

**5.136. Nos. 31-59 New Road. A 19th century terrace of yellow brick construction, principally with slate roofs and chimneys. Rubbed brick**

lintels. Many original details replaced including doors and windows, occasional replacement roofing materials and painting of brickwork. Nevertheless the terrace makes a positive contribution to the street scene and certain original features notably the slate roofing and chimneys are candidates for additional protection. An Article 4 Direction to provide additional protection to these features may be appropriate subject to further consideration and notification.



Picture 82. Nos. 31-59 New Road make a positive and worthwhile contribution to the street scene despite many detailed features having been altered.

5.137. Springs Christian Fellowship and hall to rear. Shows on 19th century mapping as a Methodist Chapel. Constructed of red brick with central entrance and fine window detailing above, this building makes a significant contribution to the street scene. Would appear to have original window glass. Interesting initialled bricks presumably commemorating patrons.





Picture 83-84. Springs Christian Fellowship building south end of New Street. It makes a significant contribution to the street scene. Upper picture shows interesting inscribed brick.

**5.138. Nos. 27 - 29 New Road. Fine late 19th century three storey building of yellow brick construction with slate roof and 2 no. chimney pots. Central carriage entrance with plaque above reading *Christ Church School House 1884*. Good quality bay windows to ground floor. Above two ranges of 3 No. vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 85. Nos. 27 - 29 New Road an imposing three storey building set back from the road with central carriage entrance.

**5.139. Nos. 9 - 25 New Road. A 19th century terrace of two storey buildings principally residential in use. Of yellow brick construction generally with slate roofs and good chimney detailing. Despite some exercise of Permitted Development Rights the terrace and its general mass and roofscape makes a positive contribution to the Conservation Area. Thus an Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.**



Picture 86. Nos. 9 - 25 New Road an attractive 19th century terrace where the exercise of Permitted Development Rights has been more restrained than other examples elsewhere.

**5.140. Nos. 3-15 Collett Road. A 19th century terrace of seven where the original unity and architectural cohesion has been compromised by the exercise of Householder Permitted Development Rights. These include application of render, different roofing materials and various windows and doors. Satellite dishes also detract. Nevertheless the buildings are worthy of retention and represent part of the historical development of the town.**



**Pictures 87-88. Nos 3-15 Collett Road. Upper shows the impact of individual householders' exercise of Permitted Development Rights. Lower photo shows quality of original brickwork detailing.**

**5.141. Nos. 1-2 Little Horse Lane. Probably early 20th century. Pair of yellow brick cottages with shallow arched red brick lintels, two storey with slate roof and large central chimney. Early and matching replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.142. No. 1 Bourne Cottage (between Orchard Close and Little Horse Lane). Of 19th century date, two storey brick residence with tiled roof and chimneys. Modern windows but overall mass and appearance pleasing.**

**5.143. Nos. 6-8 Milton Road. 19th century pair of two storey yellow brick with pyramidal roof of slate with large central chimney and pots. No. 8 has early windows whilst no. 6 has replacements that are unsympathetic in design. Central plaque reads The Firs 1885. On balance an Article 4 Direction to provide protection for selected features original may be appropriate subject to further consideration and notification.**

**5.144. No. 10 Milton Road. 19th century painted brickwork with pyramidal slate roof. Central entrance and 4 no. early/original windows. A pleasing symmetrical property. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.145. Nos. 9-19 Milton Road. Three pairs of late 19th/early 20th century dwellings. Constructed of yellow brick with slate roofs and chimneys with pots. Nos. 9-11 and 17-19 have recessed entrances. Nos. 17-19 have decorative bay windows to both floors; Nos. 9-11 have bay windows to ground floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 89. Nos. 9-19 Milton Road, pleasantly proportioned late 19th and early 20th century properties which are visually pleasing and historically important.**

**5.146. No. 62 Baldock Street. Two storey painted brickwork with hipped slate roof. Probably dates from late 19th century and surviving building of dense grouping at that time, now all replaced. Its simple historic design adds to the quality of the street scene in this immediate location.**



Picture 90. No 62 Baldock Street, solitary historic building remaining in this immediate part of the street.

**5.147. Nos. 63-65 Crib Street. Diminutive pair of 19th century two storey of brick construction with tiled roof and central chimney with pots. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**

**5.148. Nos. 67-69 Crib Street. Pair of two storey houses of brick construction with slate roof and central chimney stack. Notwithstanding detracting modern windows the mass and general form of the pair and their historic interest make them worthy of retention. Central plaque reads Albert Cottages.**

**5.149. Nos. 1- 6 Century Road and Nos. 1- 10 and Nos. 11- 22 Coronation Road. Three groups of simply designed early 20th century pebble dashed properties all with slate roofs and repetitive chimneys with pots. Despite some modern windows and doors and render/painted surfaces their simplicity and uniformity and historical interest make them most worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 91. Typical early 20th century terrace properties at Century Road and Coronation Road whose simplicity form and roofscape add to the quality of the environment despite the exercise of some Permitted Development rights.

**5.150. Nos. 29-35 Crib Street. 19th century cottages. Painted brickwork and individual windows and doors detract. Nevertheless the group with**

its common chimney detailing worthy of additional protection by an Article 4 Direction is worthy of retention.

5.151. No. 42 Crib Street. Yellow brick 19/early 20th century two storey building whose gable end fronting the road adds interest and diversity to the street scene generally and to the attached group of listed buildings to its north.

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

5.153. Wall forming boundary between Christ Church and converted Maltings building. Of various heights, some parts exceeding 2m. Some newly constructed.

5.154. Tall brick wall in two lengths forming south eastern boundary of Western House (now The Old Boardroom and the Octagon) of varying height exceeding 2m, red and yellow brick.

5.155. Wall to frontage of Nos. 40-45 New Road. Exceeds 1m. Frontage to no. 40 consists of metal railings on dwarf wall.

5.156. Front boundary wall to Nos. 93- 95 New Road. Height exceeds 1m. Some repair work would be beneficial.

5.157. Wall at eastern boundary to EHDC season ticket holder's car park, south end of New Road. Red brick 19/20th century, exceeds 2m.

5.158. Wall in deteriorating condition to rear of South Maltings, New Street.



Picture 92. Wall in deteriorating condition to be retained; to rear of South Maltings, New Road.

**5.159. Wall adjacent to public footpath 5 - Little Horse Lane. Probably of late 19th/early 20th century date. A short but visually important length of wall adjacent to a public footpath and thus protected as it exceeds 1m. Careful removal of vegetation would be beneficial.**



**Picture 93. A short but important length of wall adjacent to footpath 5 Little Horse Lane, most worthy of retention.**

**5.160. Wall south of junction Thunder court/south end of Milton Road. Prominent yellow brick wall probably dating from late 19/early 20th century. Height varies but exceeds 2m in the main.**

**5.161. Wall to front of no. 21 Crib Street. Of red brick construction up to 2m in height and visually prominent in the street scene.**



**Picture 94. Restored and prominent wall which adds visual interest to this part of Crib Street.**

**5.162. Brick wall corner Crib Street/Coronation Road. Of 19th/20th century date. Up to about 2m in height, mostly rebuilt but a good feature worthy of retention.**

5.163. Yellow brick wall to north side of Deerfield Close; exceeds 1m in height.

5.164. ***Important Open Spaces.*** Open space surrounding Christ Church, New Road. This open space is a most important feature in New Road characterised elsewhere nearby by high density urban built form. Together with its traditional trees it makes a significant visual contribution to the street scene. It is well kept and cared for.

5.165. Open space to front of The Old Boardroom and The Octagon. A small but important open space that provides a fine setting for the listed building and a much needed 'breathing space' in this dense urban area.



Picture 95. Open space and formal tree planting provides a fine setting for the listed building and a 'breathing space' in this dense part of town.

5.166. Open space to front of Fire Station, Baldock Street. An elevated open space with trees that makes an important contribution to the street scene in this location. Also narrow triangle of open space opposite Fire Station site, east side of Baldock Street.



Picture 96. Narrow triangle of open space Baldock Street, is there opportunity to plant a few additional trees?

**5.167. Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Planting along parts of Baldock Street is particularly important. Individual trees within modern development areas at Crib Street, Princes Street and Francis Road are also important and where opportunities may be found to plant additional ones.

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

**5.169. Elements out of character with the Conservation Area.** Area around Goldstone Close. Mid/late 20th century housing that does little to contribute to the quality of the Conservation Area. Wooden fences and small gardens to front of Nos. 1-5 capable of being enhanced by hedge planting.

**5.170.** Also in the same general area there is a small communal sitting area that is shabby and weed infested and uncared for. Self set sycamores are establishing and these need removing before they become established. An old millstone feature has been displaced from its original position. The whole area represents an opportunity for improvement.



**Picture 97. Housing corner of High Oak Road where hedge planting would significantly improve the general quality of the Conservation Area in this location. Is this possible?**



Picture 98. Communal sitting area at Goldstone Close in real need of improvement.

**5.171. Roundabout at junction of Watton Road/Baldock Street. This roundabout is a key entrance point to the historic town. It is a large open space rather desolate in appearance, planted with various flower beds and consisting of grass with some centrally located trees. Roundabouts are difficult areas to satisfactorily landscape and high quality design solutions are the exception but not impossible to attain. However in this key location it is considered worthwhile to explore the potential of making significant improvements and this Appraisal recommends, if there is support for the idea, that a landscape consultancy be appointed to prepare an uplifting design worthy for this important entrance to a most important historic town. Solutions noted elsewhere in the country range from sensitively designed low maintenance soft landscape treatment to hard landscape solutions and other schemes involving sculpture of either a traditional or contemporary nature.**



Pictures 99-100. The roundabout at Watton Road/ Baldock Street is a key entrance point to the historic town and would benefit from the preparation and implementation of a landscape uplift worthy of the historic qualities of Ware.

**5.172. Corner of The Bourne/ Baldock Street. A corner on which is a small accumulation of signage and redundant posts. Explore potential of rationalisation.**

**5.173. Opportunities to secure improvements. Consider appointing an experienced consultancy to prepare an uplifting landscape solution for the Watton Road/ Baldock Street roundabout, a key entrance point to the historic town. Repair frontage wall to Christ Church, New Road. Undertake refurbishment to Thunder Hall, a listed building; also remove vegetation from attached listed wall. Consider hedge planting, corner of High Oak Road. Initiate improvements to sitting area at Goldstone Close. Seek to remove vegetation from wall adjacent to footpath 5 Little Horse Lane. Consider the potential of additional tree planting, triangle of open**

space east side of Baldock Street. Explore potential of rationalising signage corner of The Bourne/ Baldock Street.

5.174. Wider area including parts of The Bourne that extends eastwards along Collett Road including the north part of Crib Street, Princes Street and Francis Road. This mid/late 20th century group of housing forms a large island of relatively neutral and undistinguished development whose varied housing types includes large blocks of flats. The undistinguished designs of some developments would not today be considered appropriate for a Conservation Area. Removing this area from the designated Conservation Area is not appropriate as it would leave a curious administrative island within which different development controls would operate.

5.175. Within this area there is a large desolate parking area that the fieldworker considers to be underused. Nearby the concentration of parked cars on the road may be an issue of highway safety concern. It is advertised as being run by PCM (UK) Ltd and assumed to have been provided for the residents nearby.



Picture 101. Large desolate car parking area off Crib Street. What options, if any, are there to make improvements here?

5.176. The whole area contains some trees but there may be opportunity to provide additional ones. Perhaps the opportunity exists to plant additional trees within highway areas subject to consent from the Highway Authority or there may be other opportunities to improve the environment by planting in private front gardens to improve the setting (e.g. front gardens to Nos.14-32 The Bourne).



Picture 102. Large scale development off Crib Street. Here it would seem there is opportunity to plant additional trees, subject to services.

**5.177.** It is therefore suggested this area is identified for further consideration by the three councils to identify opportunities to improve the general environment. In this respect surface improvements and tree planting may be options.

**5.178. Boundary changes.** Councils have a responsibility to ensure such areas justify Conservation Area status and are not devalued through the designation of areas that lack special interest.

**5.179.** In Identity Area 3 the Conservation Area has been extended to include Nos. 1- 45 and Nos. 2- 56 Musley Hill, an important 19th century street that retains a number of original features that are both visually and historically important. See description and illustrations above.

**5.180. Other actions.** Contact Hertfordshire County Council and seek their co- operation in repairing milestone marker, Baldock Street.

#### **IDENTITY AREA 4.**

**5.181. General overview.** Area 4 is principally centred on Priory Street and Buryfield Recreation Ground, parts of Watton Road and Gladstone Road (parts of which are now included in the Conservation Area) and bounded by the River Lea in the south and including the western edge of Baldock Street. There is a concentration of listed properties along Baldock Street which principally date from the 16/17th centuries; also former Maltings to the east of Buryfield Recreation Ground and a scattering along Priory Street including the grade I Priory.

5.182. There are numbers of non listed properties most worthy of retention dating from the 19th and early 20th centuries. In respect of the latter converted Mill buildings along Priory Street are very fine. The south of Area 4 is dominated by the River Lea and the open area (Lock keepers Island) enclosed by its arms. Open space and gardens around The Priory and Buryfield Recreation Ground play important visual, communal and land use roles.

5.183. Scheduled Ancient Monuments. Within Area 4 there is one such designation. Ware Friary (Now called the Priory - the description following is based on Historic England text but very much abbreviated). A friary is an institution housing a community of friars. Owing no property of their own, they lived by moving from community to community begging for alms and gifts. By the time of the dissolution in the 1530's *about 190* friaries had been founded, each with their individual missions. The sites chosen were usually within towns, often in the less valuable marginal areas. The buildings were centred on a church and a cloister and usually contained a refectory, a chapter house and an infirmary.

5.184. At the time of its foundation, the Franciscan Friary at Ware was one of only three such houses to the north of the Alps. The monument includes the known extent of the buried remains of the Franciscan friary founded in 1338. The religious house was largely demolished after its suppression in 1538. The buried evidence and other features of the friary now lies within the grounds of this house, misleadingly termed 'The Priory'.

5.185. The Priory is a Grade I Listed Building (see below). The west wing contains evidence of a free standing hall, the earliest known building on the site. The central part and eastern wing of the house includes sections of the cloister walk. The roof structure consisting of scissor based rafters is thought to be substantially 15th century in date. The Priory, which houses offices is excluded from the scheduling although the ground beneath it is included.

5.186. The plan of the demolished friary buildings, which were noted as being 'not altogether beaten down' in 1631, has been partly identified through small scale excavations and chance discoveries within the grounds. The full extent of the friary precinct is not known. The friary enjoyed fishing rights on the adjoining section of the river and it is probable that this privilege was of long standing. Osier beds were mentioned by Thomas Birch, yeoman of the Crown, following the Dissolution. By the late 14th century there was some conflict with the Franciscans of Cambridge concerning their respective begging and preaching rights within the district.

5.187. From Thomas Birch, whose family may have played a part in the suppression, the property passed through various owners and the house saw periods of major refurbishment - most notably in the 1850s

when the architect George Godwin inserted copies of the 15th century windows alongside the surviving originals and his own 'Gothick' additions to the building. Residential use ceased during the First World War when the house served as a Red Cross hospital, and in 1920 the owner effectively gave the house and the grounds to the people of Ware through a 999 year lease to the Urban District Council.

5.188. Just beyond the Conservation Area to the south of the River Lea is another Scheduled Ancient Monument site of Roman significance (See previous reference above under 'Origins and Historical Development' section).

5.189. Areas of Archaeological Significance. Most of Area 4 is so designated.

5.190. Individually Listed Buildings. The total in the whole of the Conservation Area has been previously provided. A selection of Listed Buildings within Area 4 with abbreviated descriptions based on the National list is provided below. Any additional comments by the fieldworker are in *italics*.

5.191. South Maltings Watton Road- Grade II. Circa late 1840s. Flemish bond yellow stock brick, east and west ends weatherboarded timber frame. Pantile roof with gabled ends. *This building forms part of one of the few complexes of Maltings buildings remaining. In the 19th century until the early 20th century as previously mentioned, there were large numbers of such complexes throughout the town located both within what is now the Conservation Area and beyond.*

5.192. No. 3 Baldock Street - Grade II. 17th century and 18th century, with 19th and 20th century alterations. Timber-framed, plastered, with modillioned eaves cornice and old tiled roofs. Of 2 heights, Cruciform narrow-brick chimneystack at right, set diagonally above base with moulded cornice and offsets also serves No.5. Ground floor detailing has replaced 19th century shopfront. Together with No.1 Priory Street and Nos. 1 and 5 Baldock Street possibly formed the site of The Griffin Inn in mid 17th century. *Included to typically demonstrate the alterations that have occurred quite commonly to many early listed buildings throughout the Conservation Area.*

5.193. The Priory, Ware Town Council Offices - Grade I. Medieval Franciscan friary, later house, then local government offices, restored as Ware Town Council Offices. 14th and mid to late 15th century, becoming a private house 1544 after dissolution, altered mid 18th century, rebuilt after 1849 and extended late 19th century. Converted to offices for the former Ware Urban District Council 1920s. Chalk blocks, stucco covered, part flint rubble with ashlar quoins, gabled and hipped roofs, covered with old tiles in part. Brick chimneystacks, 18/ 19th centuries. Ware Priory is an 18th century misnomer for the Franciscan house, given to Friars Minor of Ware by Thomas, Lord Wake of Liddell in

1338. The situation of Ware on the historic Ermine Street brought travellers and mendicant friars seeking lodgings (see above). The complex probably included a Friary church. The Duke of York, father of Edward IV and Richard III lodged in the Friary after the Battle of St Albans in 1455. During the Commonwealth, the building was leased to Sir Richard Fanshawe, Secretary of War to the Prince of Wales, later Charles II. In 1913 the building was acquired by Mrs Elizabeth Anne Croft, the only child of Ware's richest maltster, Henry Page. The setting of The Priory includes a reach of the River Lea, and grounds laid out in the picturesque Loudon style in the early 19th century.

5.194. Nos. 44 - 45 Priory Street - Grade II. 16th century, altered 17th and later, extended in 18th century. Timber-framed, stucco faced, stuccoed brick ground floor under building former jetty, old tiled roof, central yellow brick chimney, with oversailing course and 4 pots. 2 storeys. Timber-framing visible internally. No.45 appears to be a 2 bay structure, originally with jettied front, with a braced tie-beam truss, and a pegged collar roof, without purlins.

5.195. Important buildings within the curtilages of Listed Building. None have been identified in Area 4. However the fieldworker has not surveyed the rear of Baldock Street where detailed processing of future individual applications may reveal other such buildings.

5.196. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th and 20th centuries and are an important element in the high environmental quality of the Conservation Area and make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.197. Nos. 1 - 18 and Nos. 21 - 33/33a/34/34a Gladstone Road. Interesting late 19th century properties located in a street part of which is now included within the Conservation Area. Properties are generally two storeys and of yellow brick construction with slate roofs and chimneys with pots. Many windows and doors and the occasional replacement of roofing material has occurred. Despite this the overall visual and historic importance of the street remains largely intact. The Royal British Legion is an interesting building with curved (asbestos?) roof. Some properties have original bay window detailing and some successful modern development has taken place at the southern end of the street. An Article 4 Direction to provide protection for selected features on historic buildings may be appropriate subject to further consideration and notification.



Picture 103. The Conservation Area has been extended to include some of Gladstone Road, a late 19th century street whose overall visual and historic importance remains largely intact. Note successful modern development on bottom left of picture.

**5.198. No. 4 and Nos. 6- 8 Watton Road. No.4, Cambridge Villa - two storey yellow brick with slate roof and 2 no. chimneys with pots; bay windows to ground floor. Decorative canopy to ground floor entrance. Wooden barge board detailing with finials. Plaque reads Cambridge Villa 1880. Nos.6- 8 of similar late 19th century date. This property has prominent barge boarding detail, a central chimney with pots and bay windows to ground floor. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**



Picture 104. No.4 and Nos. 6 - 8 Watton Road. Late 19th century houses with good quality architectural detailing.

**5.199. Nelson Court, Watton Road several commercial activities occupy. East corner of Watton Road/Gladstone Road. Fine late 19th century building that shows as Police Station (?) on 1897-1898 mapping. Of brick construction with tiled roof. Semi circular rubbed brick and other good quality brick detailing. Finely detailed chimneys with pots. Many features worthy of retention including tall window detailing and governed by existing planning controls.**



**Picture 105. Nelson Court, a fine group of late 19th century buildings with architectural features most worthy of retention, interpreted as originally having been a Police Station.**

**5.200. Nos. 2 - 26 Park Road. Late 19th century terrace. Despite usual exercise of Permitted Development Rights including replacement windows and doors and painted/ rendered surfaces this grouping on the edge of the Conservation Area retains sufficient qualities to remain within the Conservation Area. Its slate roofscape and good quality chimneys makes a worthwhile visual and historic contribution. Plaque reading Palmerston Cottages to Nos. 8 - 10 noted. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**

**5.201. Nos. 45 - 47 Park Road. Pair of early 20th century single storey brick and tiled cottages. Recessed entrances with original wooden detailing above. 2 no. chimneys. Plaques read Harrison Bequest; erected AD 1908. Despite modern windows a charming pair and good representatives of their type and period. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**



Picture106. Nos. 45-47 Park Road. Pair of single storey charming early 20th century bungalows retaining many original features.

**5.202. Withers Thomas and Chequers House, south side of Watton Road. Small scale attractive two storey building in commercial use. Painted brickwork and render, slate roof and central chimney with pots. Traditional historic feature that makes an important contribution to the street scene. Former PH shown on 19th century mapping; McMullen Ales and Stout sign to side. Detail protected by existing planning control.**

**5.203. Salvation Army Hall, west side Baldock Street. Two storey red brick construction with unusual parapet detailing. Dating from the early 20th century with plaque of 1907. An unusual building that adds variety to the street scene and which should be retained. Identified on 1920-24 mapping as S.A. Hall. Detail protected by existing planning control.**



Picture 107. Early 20th century Salvation Army Hall of architectural and historic interest that adds variety to the street scene.

**5.204. Nos. 35 - 37 Priory Street. Interesting grouping of late 19/early20th century residential properties of yellow and red brick construction. Tiled roofs/ chimneys. Decorative barge board detailing to both and impressive vertical hung tiles to no. 37. Many original features although exercise of some Permitted Development rights has interrupted the buildings' original harmony. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**

**5.205. Commercial building abutting the highway, located between Buryfield Terrace and Maplethorpe Court. Simple red brick with slate roof; metal windows. Adds interest and diversity to street scene and should be retained.**

**5.206. No. 46 Priory Street. Interesting late 19th century building of brick with decorative timber detailing to first floor. Also cast iron Arts and Crafts windows to first floor. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**



Picture 108. No. 46 Priory Street, interesting late 19th century building.

**5.207. Nos. 1- 5 Buryfield Terrace and adjacent barn to south. 19th century two storey terrace of yellow brick construction with continuous slate roof and chimneys with pots. Set back from Priory Street. Adjacent single storey red brick with pantiled roof to south. Modern windows of common design. An Article 4 Direction to provide protection for selected features on both may be appropriate subject to further consideration and notification.**

**5.208. Long range of industrial building three storeys in height constructed of yellow brick, now occupied by GSK, north side of Priory Street. Fine entrance detail includes clock and date plaque 1911. Part of building complex shown on 1920-24 mapping as *Ware Mills (Food & Drugs)*. Detail protected by existing planning control.**



Picture 109. A most satisfactory adaptation of an earlier industrial building of fine proportions.

**5.209. Similar building range occupied by GSK on south side of Priory Street of yellow brick with decorative brick detailing. Detail protected by existing planning control.**

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

**5.211. Early street signs. Several of these have been noted and it is important they are retained and where appropriate restored. The one illustrated below is attached to a listed building and in need of restoration.**



Picture 110. Early Street sign. One of several. This one located on the Worppell PH.

**5.212. Bridge over River Lea. Date unknown to the writer without research but probably from the 19th century. Metal bridge with handrails and decorative triangular central supports. Certainly a bridge appears in this position on 1874-1894 mapping.**



Picture 111. Bridge over the River Lea, a fine feature of considerable interest. Is there any knowledge regarding the date of its construction?

**5.213. Traditional metal railings along side River Lea, Priory Street. These railings make a very visual positive contribution and are of historic interest. Below 1m in height and thus unprotected by Conservation Area legislation. Some repairs necessary. As discussed earlier in this document in relation to similar railings elsewhere in the town the issue should be discussed with the owners (details need establishing). Ideally an incremental ongoing programme of maintenance repair and repainting regarding all such railings in the town needs agreeing. Potential control by Article 4 Direction.**





Pictures 112-113. Quality railings of historic importance contribute to the street scene; some sections are in need of repair.

**5.214. Important Open Spaces.** Small but strategically located green with sitting area, Watton Road, west of Gladstone Road. This small sitting area houses various street furniture including litter receptacles, signage, flower box and seat. In parts concrete slab surface uneven. Some minor rationalisation/ improvements would be beneficial.



Picture 114. Sitting area Watton Road where some improvements and or rationalisation could be carried out.

**5.215. The Buryfield Recreation Ground.** An extremely important open space well used for walking sitting and sports activities. Located in a key location and surrounded/contained in part by former Maltings buildings and with views across to the church. Its essential quality is its openness which should not be compromised. At the northern end of the site there is a raised display illustrating a brief Roman history and finds from the adjacent GSK site. Metal railings would benefit from repainting. Litter bins could perhaps be sited so as to be less visually intrusive.



Picture 115. Buryfield Recreation Ground. Its open nature and views it provides must not be compromised.

**5.216. The Gardens around The Priory, those to the south of The Priory, Lockkeepers Island, the main arm of the River Lea westwards and upstream on the southern extremity of the Conservation Area and its northern arm adjacent to Priory Street. The significant environmental qualities of this area are dominated by the River Lea and associated water features. The river in this area is most picturesque and its slow flowing water is enhanced by boats and wildlife and most importantly lined with trees. The complex lock and weir system at the western end can be a hive of boating activity and onlookers.**



Picture 116. The picturesque locks, Priory Street.

**5.217. Nearby is the Priory and its well maintained grounds which are accessible to the public. Elsewhere is the Bowling Green to the west of which is a large GSK car park. To the west of the latter is an area of private land.**

5.218. The south bank of the River Lea is well used by pedestrians, cyclists and those exercising. The access path on the north bank is not well used and is ended abruptly by fencing denying access to the short distance needed to reach the lock area.

5.219. The presence of mature trees lining the river in most important and with this in mind the Conservation Area has been extended in a southerly direction to remove any ambiguity regarding the Conservation Area status of those on the existing boundary and to include others on the school playing field and King's Meads nature reserve to the south.



Picture 117. The importance of trees and the visual contribution they make to the River Lea.

5.220. It is also suggested the potential of extending the access path on the north side of the river be explored although this may be difficult.

5.221. **Wildlife site.** There is a Nature Reserve to south of the River Lea into which the Conservation Area now extends. The latter is described as being thus *part of an extensive area of common land on the old flood plain of the River Lea.*

5.222 **Historic Parks and Gardens.** The gardens around the Priory are described in the Council's Supplementary Planning Document 'Historic Parks and Gardens' thus *Founded by the Franciscans in the 14th century, but dissolved in 1535. It was presented to the town by a local benefactor, Mrs Croft. It remains a public park with a strong Victorian flavour.*

5.223. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Those around The Priory and on the banks of the River Lea are

most important. Also trees and hedges around Buryfield Recreation Ground.

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

5.225. **Elements out of character with the Conservation Area.** Travis Perkins site, south of Watton Road. This industrial complex hemmed in by two important groupings of listed buildings could be a candidate for appropriate future redevelopment.



Picture 118. Travis Perkins site, contained by two groups of listed buildings this site could be a candidate for appropriate future development.

5.226. **Crook Brothers site.** Adjacent to Travis Perkins site. Potential candidate for future redevelopment. Contains one single storey brick building with pyramidal tiled roof and good quality circular arched rubbed brick detailing. This building may be worthy of retention subject to further investigation (access to site not available on day of survey).



Picture 119. Crook Brothers site. Potential site for appropriate redevelopment. The building with the arched entrance may be worthy of retention subject to further consideration.

**5.227. Opportunities to secure improvements.** Consider improvements/ rationalisation of street furniture on small sitting area on Watton Road to west of Gladstone Road. Repaint railings north boundary to Buryfield Recreation Ground.

**5.228. Boundary changes.** These details are shown on accompanying plans. Councils have a responsibility to ensure such areas justify Conservation Area status and are not devalued through the designation of areas that lack special interest. The following areas have been included.

**5.229.** In Identity Area 4 the boundary has been extended to include Nos. 1-18 and nos. 21 - 33/33a/34/34a Gladstone Road. This street is typically representative of the 19th century and retains a number of original features that are both visually and historically important. See description and picture illustration above.

**5.230.** The boundary has also been extended to include area to the south of the River Lea with purpose of removing ambiguity regarding status of trees on its boundary and also to include other trees, such trees significantly adding to the character of the area in this location.

**5.231. Other actions.** Explore the possibility of extending access path on north side of River Lea westerly to lock area.

## **6 OVERALL SUMMARY**

**6.232. Overall Summary.** Ware's Conservation Area is expansive and its large area is an urban environment which is this Appraisal concludes is of '*special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'.

**6.233** In relation to the requirement relating to conserving the character of Ware's Conservation Area one very significant asset is the concentration of listed buildings of the highest quality, principally concentrated in the historic core. The special relationship this area enjoys with the River Lea and New River is particularly important and where the processing of new proposals needs particular care and attention.



**6.234. Ware's history and character until the beginning of the 20th century was formed and dominated by the malting industry and the many unique buildings whose distinctive features and cowlings would then have dominated the skyline. Sadly there are only few of these left and any proposals affecting the remaining features need particular care and attention.**



**6.235. The concentration of listed buildings in the historic core is generally ancient with over 60% dating from the 16th and 17th centuries and earlier. This is considerably higher than the similar national figure which Historic England advise is 34%. Of course most of Ware's early buildings have been altered over the centuries and many have later facades. Nevertheless their variety and the contribution they make to the townscape associated with burgage plots and narrow streets is very considerable.**



**6.236. A few such listings are already entered on the Councils Heritage at Risk Register and this Appraisal has identified a few others which the Council is particularly concerned about.**



**6.237. Most importantly this Appraisal has identified many late 19<sup>th</sup>/early 20<sup>th</sup> century buildings that add considerably to the town's heritage and which are most worthy of protection from demolition. Their spread and variety is considerable with one particular concentration of residences being located on New Road. Elsewhere there are commercial and institutional and religious buildings. Their retention through the planning process is essential. Some are modest in size and simple in design but that is part of their charm.**



**6.238. Many have architectural detailing and features worthy of protection and preservation, some by the possible use of Article 4 Directions, principally removing Householder Permitted Development Rights. Such Directions are proposed to be applied selectively and sparingly and could, inter alia, protect windows, chimneys and other selected architectural detailing following notification of owners and further consideration. It is thought that such a procedure is well justified in Ware as 'Permitted Development' executed in some areas has eroded the architectural qualities of some buildings. This is particularly the case in relation to some 19<sup>th</sup> century terraces.**



**6.239. There are also a considerable number of other features of importance that should be retained. These include railings and walls that add to the quality and diversity of the Conservation Area. In this respect and of particular note are significant lengths of railings, some listed, others not, that define the edges to the New River and River Lea. Elsewhere brick walls make worthwhile visual contributions and both are often reminders of Ware's industrial and transportation heritage. Additionally there are other features of note that should be retained.**



**6.240. Open spaces that are important to retain have been identified and set out in summary form in the Management section below. Their scale and the contribution they make vary but it is important that those identified are retained as they all make important visual and recreational contributions to a generally tightly packed urban area. Of particular importance is the low lying field at the junction of London Road and Viaduct Road, properly protected by Green Belt designation. If carefully considered landscape improvements could be implemented this would be a most satisfactory outcome.**



**6.241. In relation to the requirement to enhance many such improvements have been identified which are set out in summary tabular form in the Management section below. Some strategic objectives such as the potential comprehensive development of large scale visually intrusive sites and improvement to the gateway roundabout at Watton Road/Baldock Street have been suggested, whilst at the other end of the scale more modest improvements are identified. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners. However the Council may be able to offer advice and guidance and, subject to staff resources will be prepared to do so, as and when appropriate. Some improvements are very minor indeed but each single visual improvement will be worthwhile. The quality of shop fronts and**

associated fascia signage varies considerably and there are some sites where it detracts; this Appraisal suggests further consideration be given to this issue and discussions take place locally and best national practice researched and where there is accord, implemented.





**6.242. There is one large area of neutral development around Crib Street in the north of the Conservation Area where opportunities to create an improved environment should be explored.**



**6.243. New development.** The design solutions of new development in the Conservation Area vary considerably. As demonstrated earlier some are tradition whilst others are more contemporary. Some conversions using contemporary materials have been most successful.



**6.244. Several extensions to the Conservation Area** have been made and these are identified immediately below.

## PART C - MANAGEMENT PROPOSALS.

### 7. MANAGEMENT PROPOSALS.

**7.1. *Revised Conservation Area Boundary.*** The adopted boundary is shown on the accompanying Management Plan to which the reader is referred and includes the following amendment/s.

(a) Extend the Conservation Area to include boundary wall, trees of conifer and other species between London Road and Grange Gardens.

(b) Extend the Conservation Area to include Nos. 1- 45 and Nos. 2- 56 Musley Hill, a 19th century street of visual and historic importance.

(c) Extend the Conservation Area to include Nos. 1-18 and Nos. 21 - 33/33a/34/34a Gladstone Road, a late 19th century street of visual and historic importance.

(d) Extend the Conservation Area on south side of River Lea to include important trees in general vicinity of Kings Meads Nature Reserve (up to edge of pathway) and school playing fields.

(e) Extend the Conservation area to principally include Ware dental building no. 6 Star Street.

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

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

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

E-mail: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

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

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

**7.5. *Planning Control - Potential need to undertake an Archaeological Evaluation.*** Within the sites designated as being a Scheduled Ancient Monument or within an Area of Archaeological Significance (as shown on either the adopted Local Plan and/or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

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

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

**7.8. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.*** Within the revised Conservation Area this Appraisal has identified about 70 unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. These are:

**7.9. Identity Area 1. In Identity Area 1 these unlisted buildings are: Ware Neighbourhood Police Station/Hertfordshire Social Care building Burgage Lane; group of 3 buildings, St Mary's Courtyard; on the High Street , Andrew Pharmacy/The Lodge, Wok u Like (no.92), Saffron Walden Building Society, National Westminster Bank, Bailey Gomm buildings r/o High Street; on West Street - Surgery; nos. 5-10 Leaside Walk; 22-24 Church Street; 14-15 Bluecoat Yard; AJ's Pet Store, corner East Street/New Road; Ware Dental building, Star Street.**

**7.10. Identity Area 2. In Identity Area 2 these unlisted buildings are: Maltings Surgery, Amwell End; Railway Station building; no. 18 London Road; converted Maltings buildings, Hoe Lane; converted Ware Flour Mill buildings, Viaduct Road.**

**7.11. Identity Area 3. In Identity Area 3 these unlisted buildings are: on High Oak Road - nos. 27-29, 35-83 and 2-62; on Collett Road - nos.18-19, Rifle Volunteer PH and nos. 3-15; on New Road - nos. 50-54, no.48, no.40, no.36, the RC church, no.83, Nightingale Nursery, nos. 89-91, nos. 93-95, no. 97, nos. 105a-105b, nos. 26-28, no.14, nos. 73 and 75-79, nos. 69-71, nos. 31-59, Springs Christian Fellowship and hall to rear, nos. 27-29 and nos. 9-25; on Little Horse Lane, nos. 1-2; off Orchard Close, no.1 Bourne Cottage; on Milton Road, nos. 6-8, no.10 and nos. 9-19; no 62 Baldock Street; on Crib Street - nos. 63-65, nos. 67-69, nos. 29-35 and no. 42 ; nos. 1-6 Century Road; nos. 1-10 and 11- 22 Coronation Road; nos.1- 45 and nos. 2- 56 Musley Hill.**

**7.12. Identity Area 4.** In Identity Area 4 these unlisted buildings are: on Watton Road - no.4 and nos.6-8, Nelson Court and Withers Thomas/Chequers House; on Park Road, nos. 2-26 and 45- 47; Salvation Army Hall, Baldock Street; on Priory Street, nos. 35-37, commercial building to street frontage between Buryfield Terrace and Maplethorpe Court, no.46, nos.1-5 Buryfield Terrace, GSK industrial range north side and GSK industrial range south side; nos. 1-18 and 21-33/33a/34/34a Gladstone Road.

**7.13.** Any proposal involving the demolition of these buildings is unlikely to be approved.

**7.14. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.*** This Appraisal has identified a number of railings and walls that make a particular contribution to the character of the Conservation Area. Some are protected from demolition virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving their demolition is unlikely to be approved. Removal of other PD rights involving alteration is also an available option. Walls and railings that are unprotected from demolition are potential candidates for protection by an Article 4 Direction (see below). Other distinctive features that contribute to the quality of the environment are also identified. These should be protected within the parameters of existing legislation.

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

**7.16. Improvement of features and architectural detailing.** This Appraisal has noted the diminishing quality of several 19th century terraces principally damaged by the exercise of Permitted Development Rights. If there is support for the idea one initiative could be the preparation of an improvement scheme for a specific terrace whereby Council officers in association with residents, would draw up improvement proposals to be implemented on a voluntary basis over a long period. This could involve the replacement of inappropriate architectural items such as windows and doors or non traditional materials such as inappropriate roofing.

**7.17. *Planning control - Wildlife Sites.*** Any development that adversely affects wildlife species occupying such a Wildlife site will not normally

be permitted and would need clear justification. King's Meads Wildlife site extending in easterly direction to Amwell End is so identified. Proposals will be considered against Policies ENV 14 and ENV 16.

**7.18. *Planning Control – Important Historic Parks and gardens.*** EHDC Supplementary Planning Document 'Historic Parks and Gardens' has identified The Priory Gardens as being locally important. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

**7.19. *Planning Control – Important open land, open spaces and gaps.*** This Appraisal has identified the following particularly important open spaces: the River Lea and New River; western churchyard and main churchyard; Tudor Square; Malt Makers Garden; former Quaker burial ground - Kibes Lane and small area nearby - corner Kibes Lane/Bowling Road; low lying field - London Road/Viaduct Road; parallel open space to New River north of Hertford Road; Christ church churchyard; open space to front of The Old Boardroom/Octagon; open space to front of Fire Station Baldock Street and narrow triangle opposite; small sitting area Watton Road/Gladstone Road; Buryfield Recreation Ground and gardens around and to the south of The Priory. These open spaces will be protected.

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

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

**7.22. Large scale sites that detract.** The schedule of Enhancement Proposals below identifies a number of large scale sites where opportunities may exist to secure improvement through possible future redevelopment. These are Travis Perkins and adj. Crook Bros site south of Watton Rd; commercial site south of Star Street; shopping to ground floor site east end of High Street/ Bridge Foot and site south side of Broadmeads, including several prefabricated buildings. Should redevelopment proposals emerge there will be a need to ensure that any such proposals are appropriate in land use terms and represent real visual improvements relating to scale and design, particularly in relation to nearby historic buildings.

**7.23. Enhancement Proposals.** The Appraisal has identified a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action</b>
<b>Selected commercial signs and shop front facias.</b>	<b>Throughout but concentrated in main commercial locations.</b>	<b>Consider means of securing improvements. Such options could include the investigation of best practice elsewhere and supplementing advice currently available. Increase awareness at local level by liaising with local shopkeepers and interested parties and through the determination of applications.</b>
<b>Large scale sites where opportunities may exist to secure improvement through possible future redevelopment.</b>	<b>Travis Perkins and adj. Crook Bros site south of Watton Rd; commercial site south of Star Street and shopping to ground floor site east end of High Street/ Bridge Foot. Site south side of Broadmeads including several prefabricated buildings.</b>	<b>Ensure that any redevelopment proposals that come forward are appropriate in land use terms and represent real visual improvements in terms of scale and design, particularly in relation to nearby historic buildings.</b>
<b>Poor overall quality of general street scene.</b>	<b>Amwell End.</b>	<b>Consider obtaining professional advice to draw up enhancement proposals. These could include references to street furniture landscaping</b>

		and shop front and facia improvement.
Poor environmental quality of main entrance point to historic Ware.	Roundabout at Watton Road/ Baldock Street.	If there is agreement suggest appointment of experienced consultancy to draw up landscape proposals that introduce significant improvements consist with road safety.
Mediocre overall quality of general street scenes.	Large area of 20th century residential developments centred along The Bourne and Collett Road and Crib Street, Francis Road and Princes Street.	A joint co-operative exercise between the three councils and private landowners is suggested to consider means of securing general landscape improvements, including tree planting and determining alternative future (if any) of desolate parking area off Crib Street.
Diminishing quality of several 19th century terraces principally damaged by the exercise of Permitted Development Rights	Various locations.	If there is support, consider an initiative whereby Council officers in association with residents draw up proposals to improve one such terrace. Such proposals to be implemented by residents on a voluntary basis.
Minor repainting/refurbishment.	The Old Fire Station building, Burgage Lane.	Seek to secure minor visual improvements including preparation of co-ordinated repainting scheme.
Damaged listed railings.	London Road and Hertford Road. Also Viaduct Road. Also Priory Street.	Enter negotiations with owners inc. Thames Water, with view of initiating appropriate repair/maintenance works.
Listed bridge.	Hertford Road.	Enter negotiations

		with Thames Water with view of initiating removal of surface vegetation and any other possible repair/maintenance works.
Temporary structure.	Broadmeads car park.	Ideally remove/replace. In interim repaint.
Gazebo information board.	Corner Amwell End/River Lea.	Retain/ improve appearance.
Listed building in deteriorating condition.	19 Amwell End.	Source owner and seek improvements to property.
Vandalised information Board.	Similar location as above.	Consider removal in absence of resolution.
Information board.	New River Path, Hertford Road.	Replace/resolve damp?/ faded information.
Listed front boundary wall in need of repair	Christ Church, New Road.	Contact owner with view of securing repairs. Grant assistance potentially available.
Listed building and attached listed wall in need of refurbishment.	Thunder Hall, Wadesmill Road.	Contact owner/s and seek cooperation in undertaking necessary refurbishment to building and removal of vegetation from wall.
Poor quality environment in strategic corner location.	Corner High Oak Road/Collett Road.	Source owner/s and discuss potential of improvements; possible hedge planting?
Poor quality environment in strategic corner location.	Corner High Oak Road/ Goldstone Close.	Source owner/s and discuss potential of improvements; minimum - regular weed control; reset ancient stone milling wheel feature.
Vegetation on wall.	Adjacent footpath 5 Little Horse Lane.	Contact owner and seek careful removal of vegetation.
Highway signage.	The Bourne/ Baldock Street.	Explore potential of rationalisation and removal of any

		redundant items.
Historic street name plates.	Various. Two noted Park Rd and Musley Hill.	Identify candidates and discuss with owners potential for restoration. If there is owner interest officers draft schedule of restoration.
Boundary railings.	North boundary to Buryfield Recreation Ground.	Undertake their repainting.
Deteriorating Listed Building and untidy site.	No. 19 Church Street.	Contact owner and discuss options. Potentially eligible for grant assistance (also see below).
Deteriorating front elevation of prominent commercial building.	No. 92 High Street - Wok u Like.	Contact owner and discuss options for improvements.
Deteriorating rear elevation of commercial listed buildings.	Nos. 96 - 96A and No.77 and No. 79 High Street.	Contact owner and discuss options for improvements.
Modern telephone kiosk, vandalised.	Corner Kibes Lane/ New Street.	Contact BT - repair/restore or consider its removal.
Poor quality wall - visually unattractive.	North boundary to EHDC car park Kibes Lane.	Consider options for its improvement.
<b>Other Actions.</b>		
On a general issue the question is raised as to whether there is any interest or opportunities to develop partnerships involving the Councils and/or the Water Authority and/or the largest employer in the town in developing and implementing any of the more strategic recommendations of this Appraisal.		
Of high importance discuss the potential of improving the visual appearance of the low lying field at the junction of London Road and Viaduct Road with an aspiration of making it accessible to the public. Its long term retention as open land is considered most important.		
Discuss possibilities of long term future of car sales site corner of Amwell End/ Station Road. Any issues of intrusion onto public highway land?		
Contact County Council and seek their co-operation in repairing listed milestone marker Baldock Street.		
Consider potential of additional tree planting, small triangle of open space, east side of Baldock Street.		
Consider potential of improving small sitting area at Watton Road to		

<b>west of Gladstone Road.</b>
<b>Consider extending access path on north bank of River Lea westerly to the lock area although it is accepted this may be difficult.</b>
<b>Contact owner of no. 12 High Street and investigate condition of upper windows further. Considerable improvements to ground floor now occupied by shop.</b>
<b>19 Church Street – now included on Council's Heritage at Risk Register.</b>
<b>Discuss potential of landscape improvements Malt makers Garden maintained by EHDC.</b>
<b>Discuss potential of landscape improvements and providing an enhanced sense of enclosure in respect of the former Quaker burial ground at Kibes Lane, maintained by EHDC.</b>
<b>Consider long term future of rose bushes in main churchyard; remove self set sycamores in same location adjacent to Church Street.</b>