BOROUGH OF BROXBOURNE
www.broxbourne.gov.uk

Local List



Buildings and structures of local importance
which are worthy of local protection

Updated November 2026

Locally Listed assets

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Locally Listed Buildings, Structures and Landscapes in Broxbourne

Introduction

In July 2010 the Planning and Licensing Committee approved the principle of establishing a list of buildings and structures of local architectural and/or historic interest to complement the Borough's 258 statutory listed buildings.

Two further additions to the list have been added since initial publication in 2011:

- In 2017 147 Turners Hill (The Former Victoria Pub), Cheshunt was added to the list (Ches 10)
- In 2026 the Vicarage at St Augustine's Church, Broxbourne was added to the list (Brox 3)

Reasons for establishing the Broxbourne Local List

The National Planning Policy Framework supports the production of Local Lists. For the purposes of national planning policy, local lists contain recognised "non-designated heritage assets".

Broxbourne Council's interactive map includes maps of many heritage assets, including scheduled monuments, nationally listed buildings and structures, and locally listed buildings and structures. Other heritage assets can be seen on the Hertfordshire Historic Environment Record on the County Council's website.

In addition to Broxbourne's statutory listed buildings, there are many buildings and structures that are locally valued but which enjoy no measure of protection. The establishment of a local list will provide recognition of the architectural or historic value of such locally valued properties and add to Broxbourne's record of its local historic environment. This will help foster local community engagement and a greater public appreciation and understanding of the local environment.

Having a property, structure or landscape locally listed can be very beneficial to both the owner and the local community. A Local List provides a greater level of protection than if a building/structure or landscape were not included on a Local List and it also enables important architectural, historical and or locally valued features to be maintained for the benefit of the local community and for future generations to admire. Overall, a local list helps to create an attractive street scene and adds character and local distinctiveness to the surrounding area. In some circumstances a local listing could potentially add value to a property – as its importance has been formally recognised and could be a unique selling point.

Criteria for Local Listing

Local list entries will be defined as buildings or structures of local architectural or historic interest that contribute to a streetscape or landscape or that may be of interest because of an historic connection or some other local community significance.

The criteria used to decide whether a building, structure or landscape should be included on the local list is:

- ***Architectural significance:*** Buildings/structures should show their architectural significance through: their design, plan or materials used in construction, local architectural importance/history/design, associated with local historic events or well known local architect/developer; and/or materials used.

- ***Historic importance:*** Buildings/structures should illustrate: local architectural history or design; associations with local historic events; strong community or socio-economic development significance; and/or associations with people of local/ national importance that have lived at the address for a significant period of time.

- ***Contribution to the local built environment:*** Building/structures should demonstrate their contribution to the local landscape or urban/rural area. This includes buildings that have demonstrated a contribution through their size/impact upon the skyline / prominent position (such as a street corner), from forming part of a larger group of contemporary buildings or having formerly been within the curtilage of or abutting a statutory listed building.

If a building is subject to a current planning application, it will not be included on the list until that application is determined. Any proposal to locally list that building would be reported to the committee at the point of determination. Supporting information should consequently justify whether locally listing buildings /structures will have a positive or negative effect on the plans for the area.

Consideration of locally listed assets in the planning process

The Council will apply national policy for the conservation of the historic environment and the character of local areas when determining planning applications for buildings on the Local List.

In general, the following local guidelines will be considered:

Proposals that affect a building/structure or landscape included on the Local List should demonstrate that they safeguard the relevant features of the building and its setting in order to ensure that the appearance, character and setting are respected. Unsympathetic alterations or additions without good justification are not acceptable.

Any application should have regard to the following matters:

- the effect the proposal will have on the external elevation(s);
- whether any original features will be lost or altered as a result;
- whether the proposal affects aspects that led to the building being nominated, if so to what extent and can this be avoided;
- *whether the materials and colours proposed are sympathetic to those used originally;*

- *whether the style and proportions of additional or altered doors, windows and roof(s) match/complement/preserve the characteristics of the original doors/windows/ roof(s);*
- *whether the proposal is in keeping with the overall design/appearance of the existing building/s and its surroundings;*
- *whether the proposal will lead to unsympathetic and or adverse cumulative alterations;*
- *whether the proposal will improve/enhance existing aspects of, or alterations to, the building(s)*

One of the aims of the Local List is to ensure that any planning proposals are sympathetic and maintain or enhance the aspects of the building/structure/landscape that warranted the inclusion on a Local List. The demolition, alteration or extension of local list buildings would not require listed building consent but their inclusion within such a list would carry a presumption of protection and conservation. Inclusion on a local list would also be a material consideration in the determination of planning applications affecting such buildings/structures or landscapes. If you are considering carrying out an extension or alteration to your building/structure/or landscape that has been nominated for the Local List - planning officers can provide advice on your proposal before you either submit a formal planning application if one is required, or before any work commences.

Locally listed buildings and structures

The Lock Cottage, Hazlemere Marina

Address: The Lock Cottage, Hazlemere Marina, Lea Road, Herts	**Local List Number:** WX 1





Original Use	Lock Cottage
Current Use	residential
Conservation Area	No
Construction date/period	Mid Victorian - 1878
Group Value	No

Reason For Nomination:

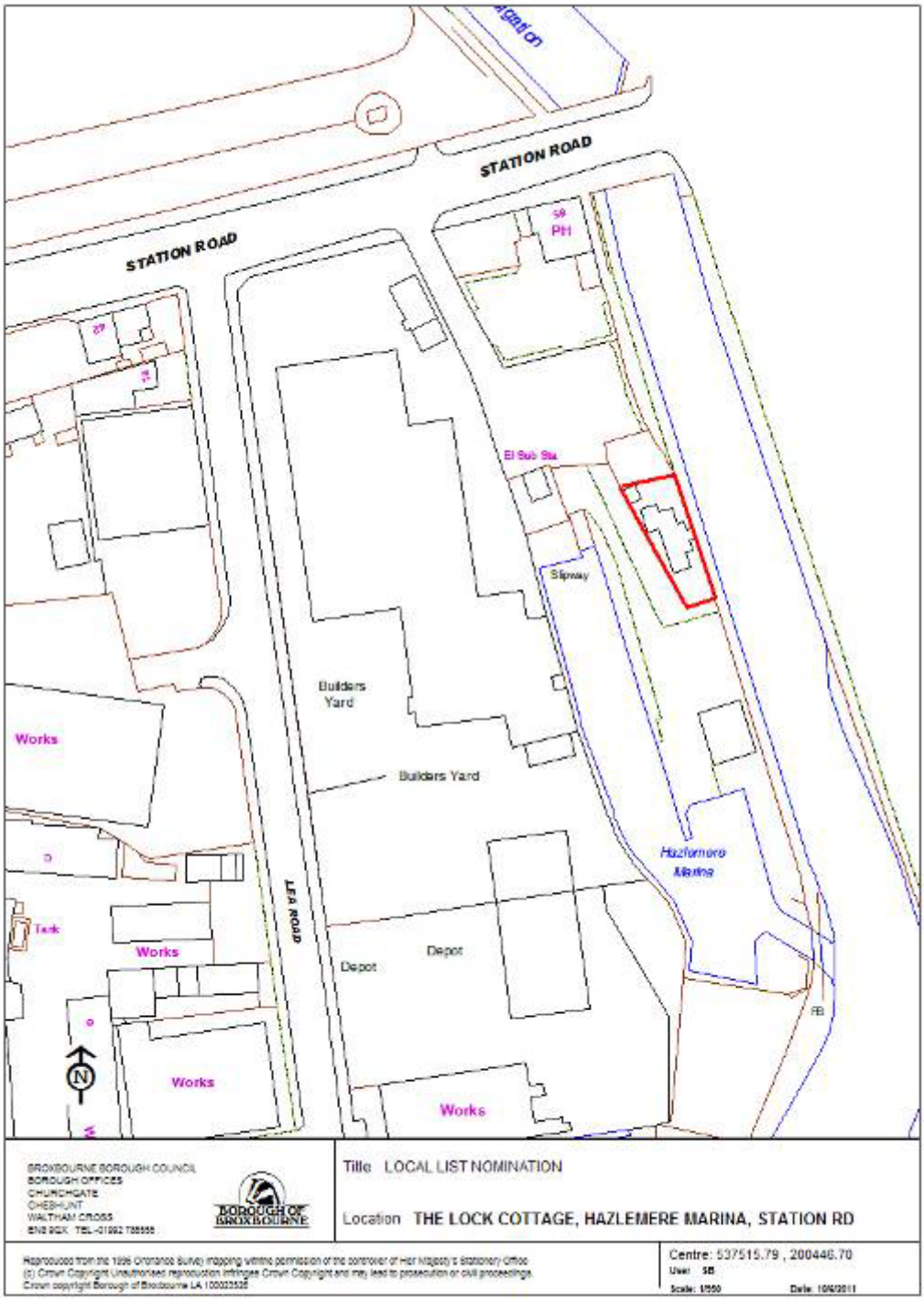
Architectural Significance: It is thought to have been built in yellow London stock bricks with red dressings, with hand made red roofing tiles. Attractive silhouette provided by multiple pitched and gabled roofs, dormer windows, and diagonal chimney stacks topped by tall decorated terracotta earthenware chimney pots.

Historic Importance: This building was a former lock cottage which is of significant historic interest as it is a rare and surviving example of the Lee Conservancy Board style of architecture (such as at Fielder's Weir and Hertford Lock), which is synonymous with the River Lee Navigation. The cottage at Waltham Abbey is probably the best preserved. It was built in 1878. The cottage retains its original plan form and some original internal features. This cottage is directly related to the presence of Waltham Town lock (the first mitre gate & pound lock) built in 1768 directly adjacent to this cottage before the lock was relocated further upstream in 1922. Therefore its current location, as a remnant of the location of the first pound lock is historically important.

Contribution to the local built environment: It is a mainly unaltered example of rural domestic early Victorian architecture enjoying a waterside setting.

Impact on plans for the area:

The lock cottage is located within the Hazlemere Marina Development Brief boundary that is owned by British Waterways and is located opposite the Olympic White Water Centre. The aspirations for the site include enlargement and improvements to the marina and the provision of boating facilities along with some residential dwellings and a bar/restaurant and if viable a hotel. The preservation of the lock cottage would enhance the character of the area and help to maintain part of the waterways heritage.



32 - 40 Park Lane, Waltham Cross

Address: 32-40 Park Lane, Waltham Cross, Herts, EN8 8BE	**Local List Number:** WX 2





Original Use	Private dwellings
Current Use	Vacant
Conservation Area	No
Construction date/period	Late 17th or early 18th century origins
Group Value	Yes

Reason For Nomination:
Interesting example of a tall two and a half storey town house showing alterations and extensions of various periods.

Architectural Significance: Small near symmetrical town house now part of a terrace. Fronted in early 19th century London stock bricks with an 18 century parallel range at the rear. Arch above front door. Two light casement windows high up in both gables facing west. Remnant of Box dormer window to front. Red clay roof tiles. However, the side elevation is of red brick and the form of the two parallel ranges would appear to be 18th century.

Historic Importance: The remnants of a once prosperous residential area in old Waltham Cross. The buildings origins are probably from mid to late 17th century (mid-Georgian 1750's) or early 18th century, re-fronted and with alterations and extensions in the late Georgian / Regency period (c 1800's/1820's), fronted by a small garden surrounded by a low brick wall.

Contribution to the local built environment:

Impact on plans for the area
There was an outline application submitted in 2009 for demolition of existing garages/workshop and erection of 8 semi detached three bed houses and one detached four bed house, at land rear of 40 Park Lane, (Ref: 07/09/0153/O).



Old Police House, 2- 4 Newgatestreet Road, Goffs Oak

Address: Old Police House, 2-4 Newgatestreet Road, Goffs Oak, Herts, EN7 5RH	**Local List Number:** Goffs 1





Original Use	Police House
Current Use	Private residences
Conservation Area	No
Construction date/period	Opened 1965
Group Value	2 Houses

Reason For Nomination:
Old Police House erected towards the end of 19th century, a photo of the Police Houses in 1895 can be seen in Jack Edwards, *Goff's Oak and Theobalds Past* (1982).

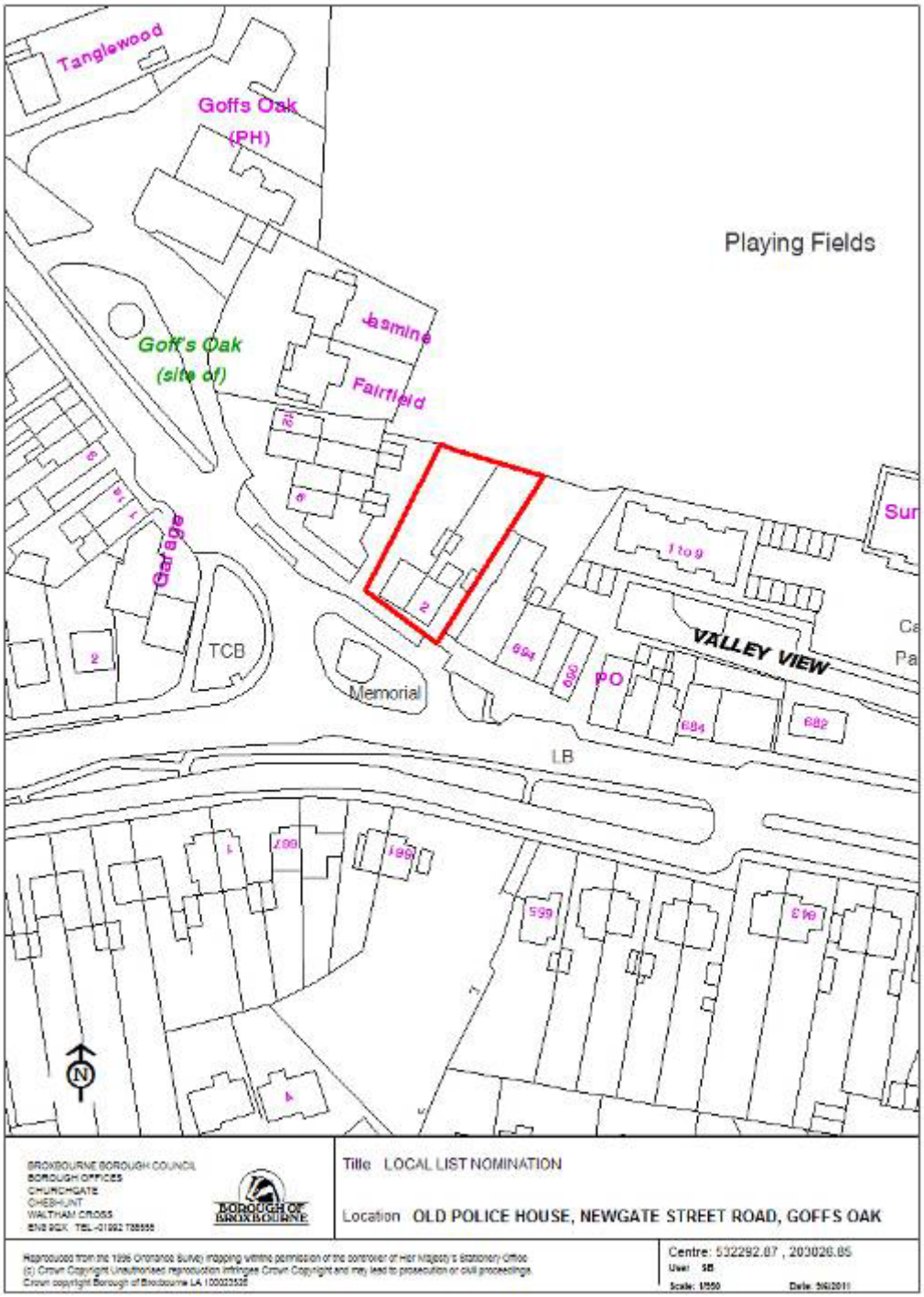
Architectural Significance: Semi detached house specially designed for members of the mid 20th century police force. Mainly domestic in appearance dominated by two storey gable with red bricks and rendered pediment and applied timber feature. Block behind at right angles with sections of roof to both sides sweeping down to provide a covered area for front entrances to each property. Red clay roof tiles and large central cluster of chimney stacks with decorated brickwork and earthenware chimney pots. Originally symmetrical on plan and elevational treatment but recent alterations, doors and windows to no. 4 in PVCu

unbalance the composition. Original features still evident in no. 2, including POLICE sign incised in stone slab and modern door with coloured glass feature. Original vertical sliding sash windows with 4 over 1 panes in Arts and Crafts style. Simple clipped eaves with no bargeboards.

Historic Importance: In 1963 the police boundaries were changed to coincide with those of the local authorities. As a result Goffs Oak Police Station was opened in 1965, which remained until 1971, manned by a sergent and four constables. Following a reorganisation in 1971 both houses were subsequently sold and are now private residences. Responsibility for Goffs Oak went to the present station in Cheshunt which remained with the Metropolitan Police until Hertfordshire Constabulary took over in April 2000.

Contribution to the local built environment:

Impact on plans for the area: 2 Newgatestreet Road was granted approval for a planning application in 1998 for change of use of former garage for the purpose of day care of children (renewal) Planning Ref: 7/583-97. (Ref: 7/660/1998). With a later application in 2001 approved for removal of condition 1 of planning permission 7/660-98 "Change of use of former garage for the purpose of day care children" that the permission is for a limited period expiring 31st January 2001 and shall be discontinued on or before that date. (Ref: 7/226 2001).


Tanglewood
Goffs Oak
(PH)
Playing Fields
Jasmine
Fairfield
Goff's Oak
(site of)
Garage
TCB
Memorial
VALLEY VIEW
PO
LB
Title LOCAL LIST NOMINATION
Location OLD POLICE HOUSE, NEWGATE STREET ROAD, GOFFS OAK
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Centre: 532292.87 , 203026.85
Scale: 1/550
Date: 5/6/2011

Goffs Oak Pub, Newgatestreet Road, Goffs Oak

Address: Goffs Oak Public House, Newgatestreet Road Goffs Oak, Hertfordshire, EN7 5RH	**Local List Number:** Goffs 2



Original Use	Public House
Current Use	Public House
Conservation Area	No
Construction date/period	1814
Group Value	Public House

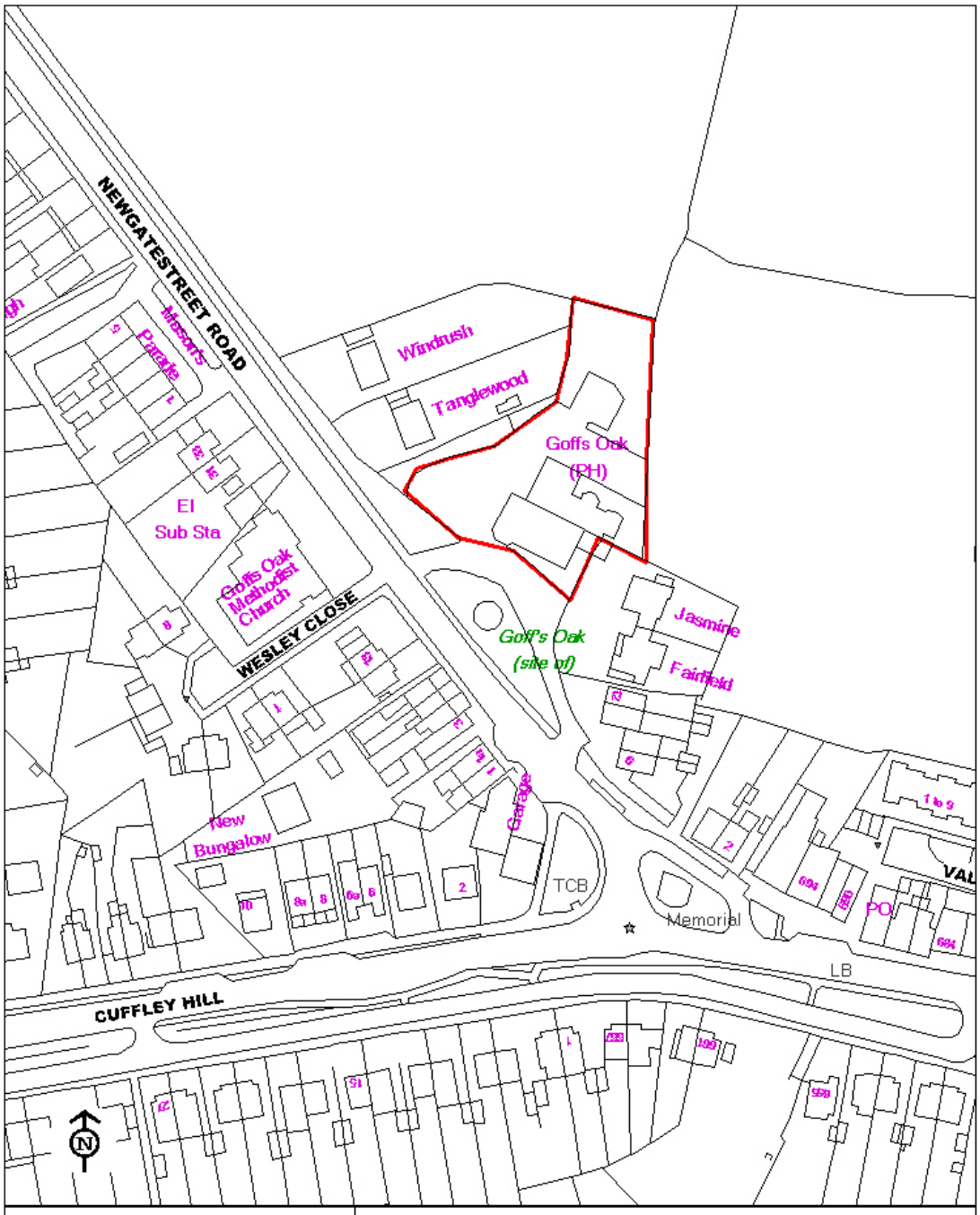
Reason For Nomination:
The Goffs Oak pub is set back off Newgatestreet Road with a triangular green to the property frontage which has a characteristic tall Oak tree.

Architectural Significance:

Historic Importance: Date of construction 1814, replaced an old inn first mentioned 1754. The Oak tree was planted by the (then) Cheshunt Urban District Council in 1950 to replace an ancient oak which blew down that year, and from which the village takes its name. Jack Edwards, *Cheshunt in Hertfordshire* (1973).

Contribution to the local built environment:
The public house is a focal point for the local community.

Impact on plans for the area


NEWGATESTREET ROAD
Windrush
Tanglewood
Goffs Oak (PH)
Jasmine
Fairfield
Goff's Oak (site of)
El Sub Sta
Goffs Oak Methodist Church
WESLEY CLOSE
New Bungalow
Garage
TCB
Memorial
PO
LB
CUFFLEY HILL
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location GOFFS OAK PH, NEWGATESTREET ROAD
Centre: 532225.01 , 203080.61
Scale: 1/1250
Date: 22/11/2011

Burton Grange, Rags Lane, Goffs Oak

Address: Burton Grange, Rags Lane, Goffs Oak, Waltham Cross, Hertfordshire, EN7 6TE	**Local List Number:** Goffs 3



Original Use	
Current Use	Country Club - Restaurant / Wedding Reception/Function Venue
Conservation Area	No
Construction date/period	
Group Value	No

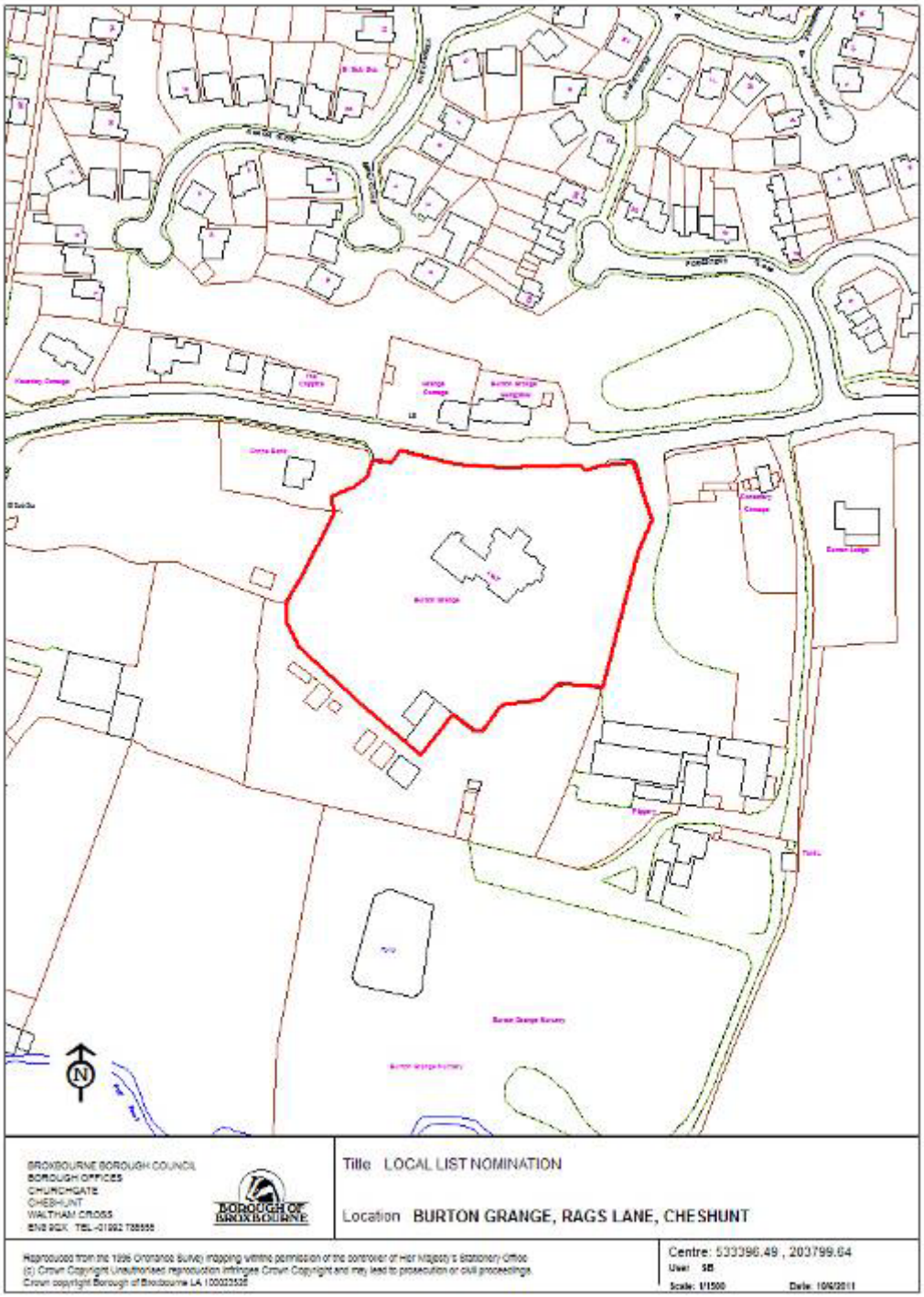
Reason For Nomination:
Large old estate house located in the greenbelt, set in large landscaped grounds which have several TPO trees.

Architectural Significance:

Historic Importance:
This historic building is used as a restaurant and wedding reception/function venue along with a nursery specialising in tropical hibiscus.

Contribution to the local built environment:

Impact on plans for the area


BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location BURTON GRANGE, RAGS LANE, CHESHUNT
Centre: 533396.49 , 203799.64
Scale: 1:1500

Halcroft House, Dig Dag Hill, Cheshunt

Address: Halcroft House, Dig Dag Hill, Cheshunt, (Also see The Lodge)	**Local List Number:** Ches 1





Original Use	Isolation Hospital
Current Use	Flats
Conservation Area	No
Construction date/period	1907
Group Value	All flats

Reason For Nomination:

Architectural Significance:

Historic Importance:
Land was acquired in 1895 by the Urban District Council at a site at Dig Dag Hill on the far side of Flamstead for use as an isolation hospital. At first only a corrugated iron shed was built. A permanent brick building was finished in 1907. (Rooke, 1983, 28, 29).

Contribution to the local built environment:

Impact on plans for the area


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CHESHUNT
WALTHAM CROSS
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BOROUGH OF BROXBOURNE
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Scale: 1/1500
Date: 9/6/2011

The Lodge, Dig Dag Hill

Address: The Lodge, Dig Dag Hill, Cheshunt, Herts, (next to Halcroft House – Also see Halcroft House)	**Local List Number:** Ches 2





Original Use	Home to matron of Halcroft House, isolation hospital
Current Use	Residential
Conservation Area	No
Construction date/period	1902
Group Value	

Reason For Nomination:

Architectural Significance:

Historic Importance:
Halcroft House was a hospital and the Lodge was home to the matron.

Contribution to the local built environment:

Impact on plans for the area


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CHESHUNT
WALTHAM CROSS
EN8 9QX TEL-01992 785555
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Scale: 1/1000
Date: 9/6/2011

Darnicle Hill Pumping Station, Hammond Street Road

Address: Darnicle Hill Pumping Station, Darnicle Hill, Cheshunt, Herts, EN7 5TB	**Local List Number:** Ches 3





Original Use	Pumping Station
Current Use	Conversion to residential property?
Conservation Area	No
Construction date/period	Late 19th Century
Group Value	Associated with Rose Cottage originally called Pumping Station Cottage.

Reason For Nomination:
Located in the greenbelt just on the north side of Darnicle Hill and to the east of Newgate Street Railway Bridge and is located next to Pumping Station Cottage.

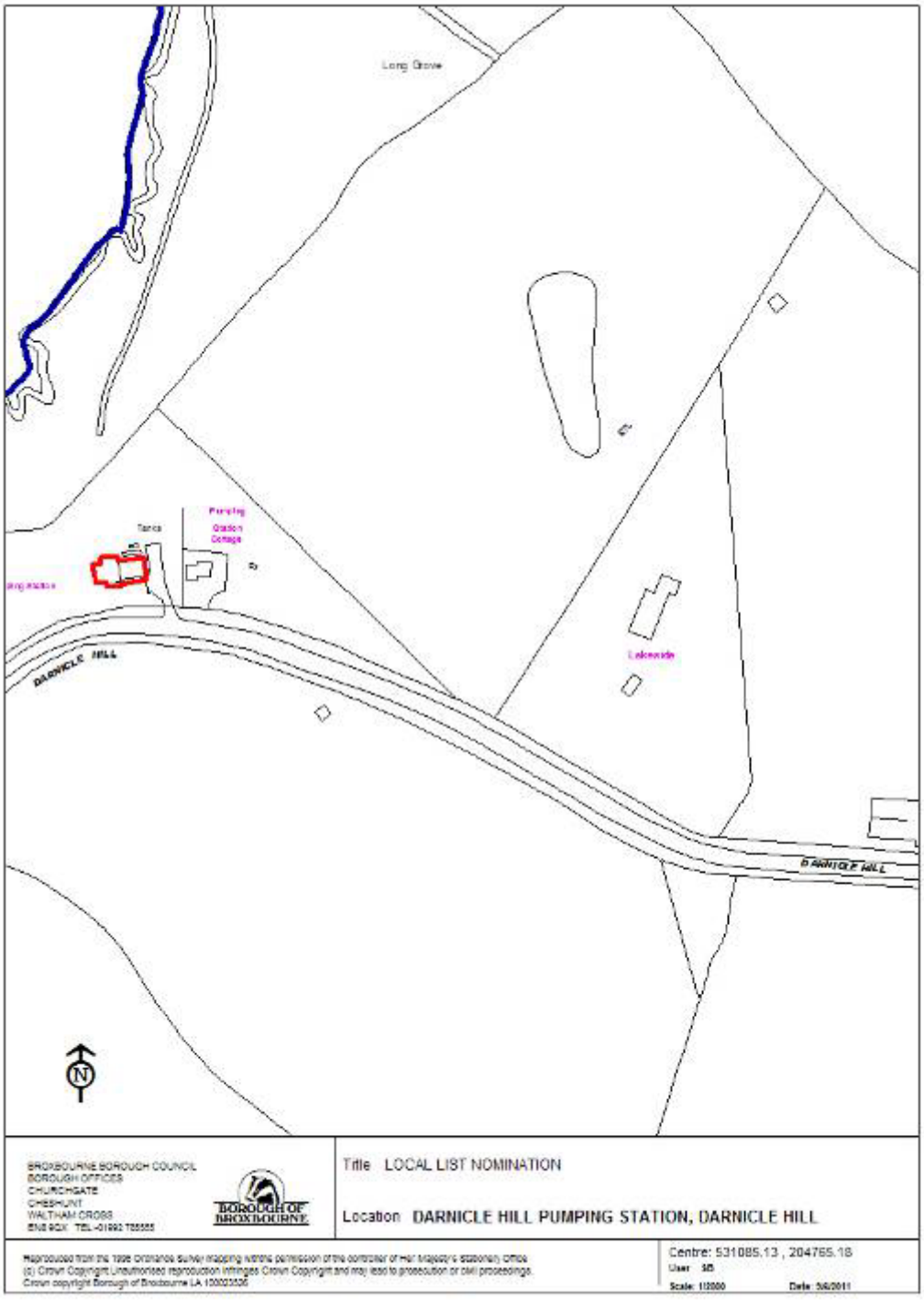
Architectural Significance: The pumping station has good examples of detailed Late Victorian industrial building features. Many of the original features have been retained. The pumping station is T-plan, constructed in stock brick with rubbed red brick window and door arches, terracotta dressings and decorative console brackets supporting the cast iron gutters. Slate roof with clay ridge tiles and lanterns to ridge, one large, one small. Interior has king post trusses and some teapot brown glazed brickwork. There is a slightly later single storey extension to the west elevation with a hipped slate roof.

Historic Importance:
There is also an associated cottage (Rose Cottage, originally called Pumping Station Cottage). A two-storey white rendered property, dating to the late 19th Century or early 20th Century. The pumping station appears on the 2nd edition Ordnance

Survey map of 1896 but not on the 1st edition map of 1880. It was probably built by Cheshunt UDC to perhaps provide water from a borehole to the nurseries at Hammond Street and Goffs Oak.

Contribution to the local built environment:

Impact on plans for the area



Former "The Old Pond" Public House, 59 Turners Hill

Address: 59 Turners Hill, Cheshunt, Waltham Cross, Herts, EN8 8NT	**Local List Number:** Ches 4



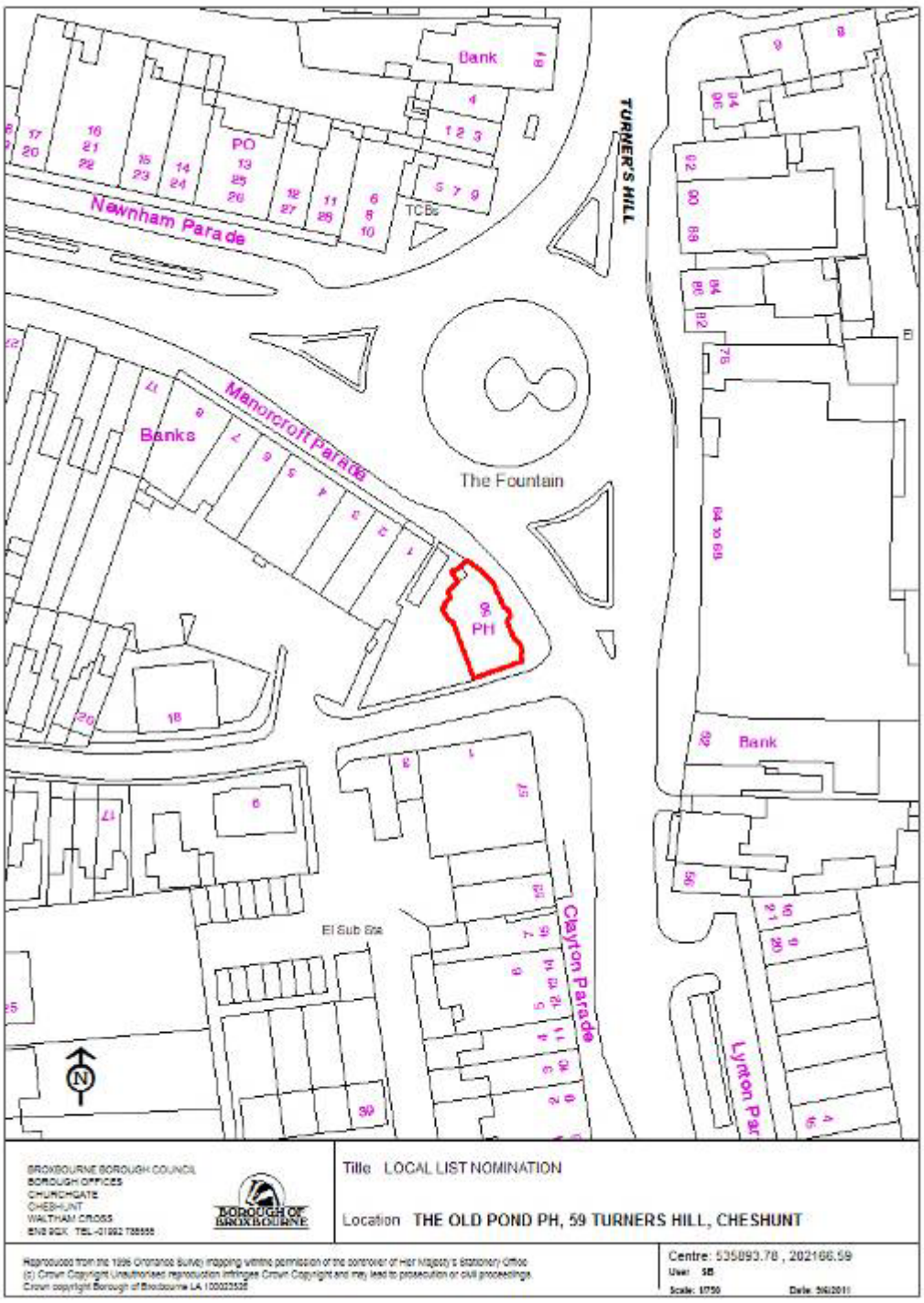
Original Use	Public House
Current Use	Plans to be converted from a Pub to a restaurant, first floor being converted to residential flats. (building regs app started Mar 11)
Conservation Area	No
Construction date/period	19th Century?
Group Value	No

Reason For Nomination: It is located at the junction between Turner's Hill and College Lane (formerly Water Lane).
Architectural Significance:

Historic Importance: The earliest known reference to this building becoming licensed as a beerhouse was in 1872. It gained a wine licence in 1934 and the full licence in 1950. (Whitbread). The PH got its name from the large pond that was located in the centre of the road junction, which was just south of the building. This pond was filled in, in 1855. The site of this pond is now the entrance to Albury Grove Road. An ornamental fountain is located nearby in the middle of the junctions between Turners Hill, Crossbrook Street and College Road. Cottages, shops and two other pubs called the Cricketers and the Rifleman used to be located on this piece of land.
Contribution to the local built environment: It is located in a visually prominent position, at a junction where people view the buildings as they enter Cheshunt / Turners Hill. They add character to an area that has been highly developed with newer but more unattractive buildings. So this building adds to the local identity and will help to keep local history alive.

Impact on plans for the area: The following planning application approvals are still valid: (Ref: 07/10/0002/F) Single storey extension and glazed shop front to front elevation, formation of 2 no A3 units, alterations to rear elevation, exterior extract and plant trunking, approved 12 March 2010. (Ref: 07/09/0156/F) Construction of glass conservatory to front elevation, new rear ground floor extension and minor alterations to the rear elevation including a new opening with sliding doors, exterior extract and plant trunking, Change of Use of first floor to C3 residential with external

staircase, approved 6 July 2009. (Ref: 11/0458/NMA) Changes to rear elevation, rear extension now smaller with alterations to door and windows, glass conservatory to front elevation not required, granted unconditional approval 1st July 2011.



Old British School, College Road

Address: Old British School, College Road, Cheshunt	**Local List Number:** Ches 5



Original Use	School
Current Use	Retail / Offices
Conservation Area	No
Construction date/period	Mid 19th Century
Group Value	

Reason For Nomination:

Architectural Significance

Historic Importance: The School was opened in 1857 by The British and Foreign Schools Society (non-conformists), and enlarged in 1880 and 1889. The school offered elementary education to poor children before compulsory education in 1870. The Old British School Trust continues to apply income to advancement of education in Cheshunt, Waltham Cross, Turnford and Goffs Oak. The British School remained in use until 1947, when it was closed and replaced by Burleigh School in Blindmans Lane.

Contribution to the local built environment: The Old School is part of a block of Victorian buildings which represents the few remaining Victorian structures in and around the largely "60's" Old Pond area.

Impact on plans for the area: Planning application for the demolition of existing buildings and erection of a new block consisting of 3no. shops and an office unit at ground floor with 4no. two bed and 5no. one bed flats above, (Ref: 07/11/0713) was

refused November 2011. Previous application refused for Demolition of existing buildings and erection of a new block consisting of 3no. shops & an office unit at ground floor with 4no. two bed, 6no. one bed, & 2no. studio flats above (Re-submission 07/09/0157/F), (Ref: 07/10/0444).



56-62 Turners Hill, Cheshunt

Address: 56-62 Turners Hill, Cheshunt	**Local List Number:** Ches 6





Original Use	Domestic Houses?
Current Use	56 John Ripley and Co 58 L.W Ripley 60 Pocket Phone Shop 62 Natwest Bank
Conservation Area	No
Construction date/period	56&58 – around 17th Century 60&62 Mid 19th Century
Group Value	Yes

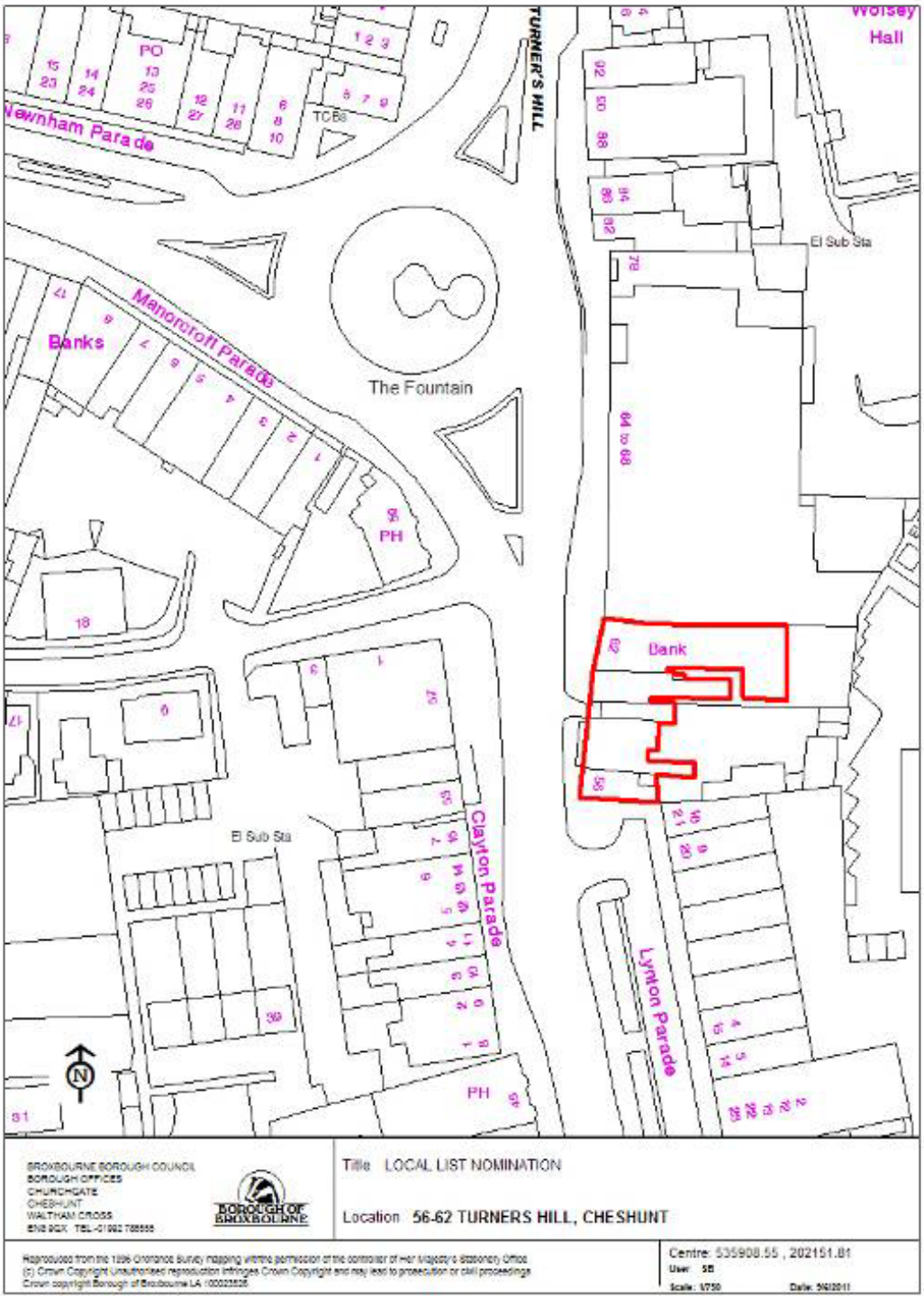
Reason For Nomination:
Formally used as domestic houses and currently utilised as commercial premises either as offices or for retail uses.

Architectural Significance:

Historic Importance:

Contribution to the local built environment: The buildings reinforce the long history of Cheshunt and give this area a sense of local identity. They are located on a busy through road in the district centre.

Impact on plans for the area: No


TURNER'S HILL
Wolsey Hall
PO
Newnham Parade
TCBs
El Sub Sta
Manorcroft Parade
Banks
The Fountain
64 to 68
PH
Bank
Clayton Parade
Lynton Parade
El Sub Sta
PH
N
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Location 56-62 TURNERS HILL, CHESHUNT
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Date: 5/6/2011

98, 100 & 102 Turners Hill, Cheshunt

Address: 98, 100 & 102 Turners Hill, Cheshunt, Waltham Cross, Herts, EN8 9BN.	**Local List Number:** Ches 7



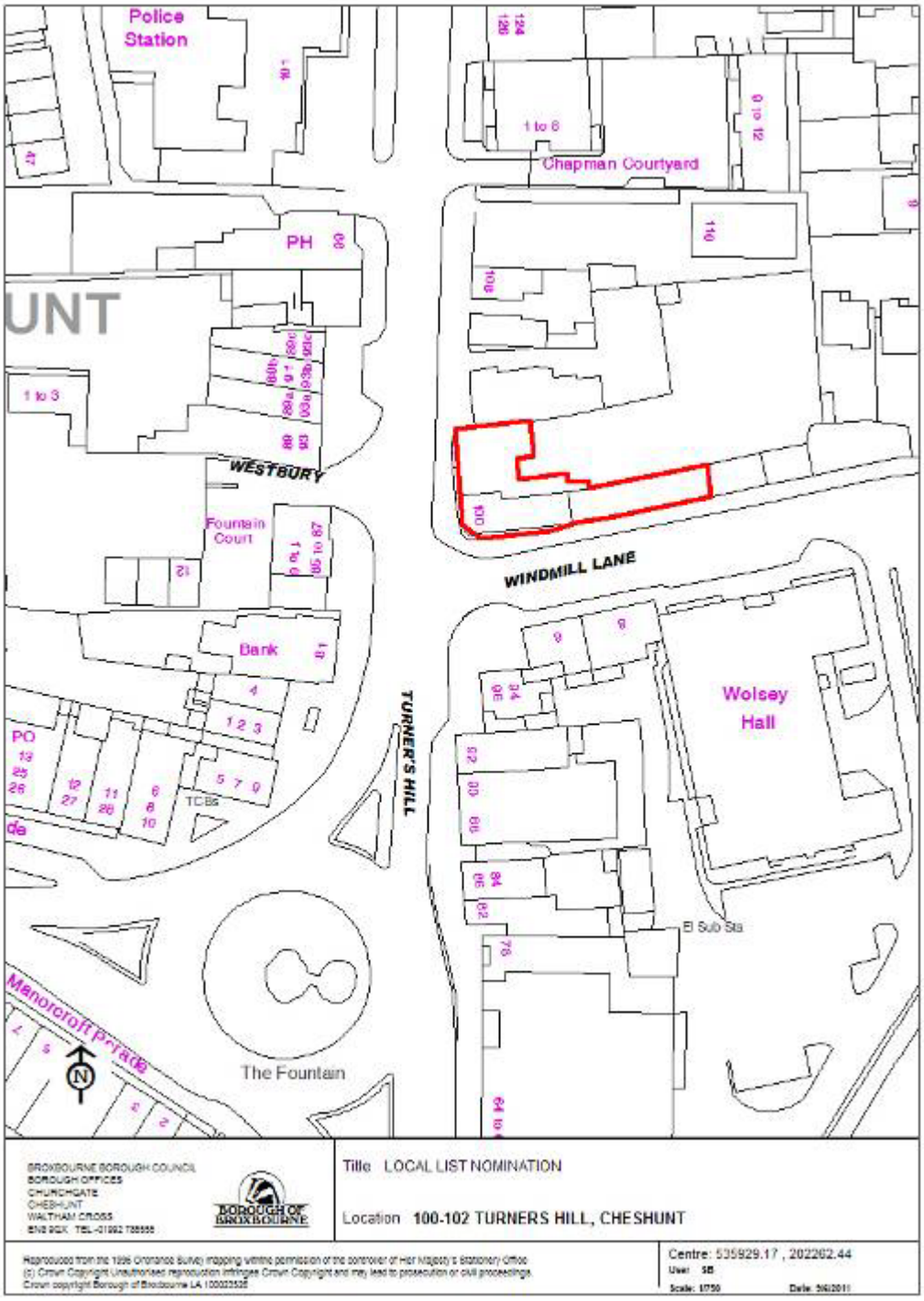
Original Use	98 Family Business 100 102 Residential Home,
Current Use	98 Fast Food Business 100? 102?
Conservation Area	No
Construction date/period	
Group Value	Yes

Reason For Nomination:
Architectural Significance:

Historic Importance: The buildings have an association with people of local importance that have lived at the address for a period of time. Henry Crawter lived in 102 Fernside. He was a prominent surveyor in 1799. The neighbouring building (number 98) was used for the family business in 1830's, which eventually became known as Crawter and Latta.

Contribution to the local built environment: Located in a prominent position on the corner of a junction. The buildings add variety and character to the street scene which is currently made up of largely 1960's buildings.

Impact on plans for the area The most recent planning permission for 100 Turners Hill was for erection of a two storey property, ground floor and first floor offices (Re-submission 7/0237/05/F/WOL), (Ref: 7/0606/05/F/WOL) with the reserved matters submitted in 2008, (Ref: 7/0105/08/DRC/BCOL).


Police Station
Chapman Courtyard
PH
UNT
WESTBURY
Fountain Court
WINDMILL LANE
Bank
PO
TURNER'S HILL
Wolsey Hall
El Sub Sta
Manorcroft Parade
The Fountain
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location 100-102 TURNERS HILL, CHESHUNT
Centre: 535929.17 , 202202.44

The Force & Firkin PH, 99 Turners Hill

Address: 99 Turners Hill, Cheshunt, Herts, EN8 9BD (Previously called The George)	**Local List Number:** Ches 8





Original Use	Public House
Current Use	Currently closed and up for sale
Conservation Area	No
Construction date/period	18th / 19th Century?
Group Value	No

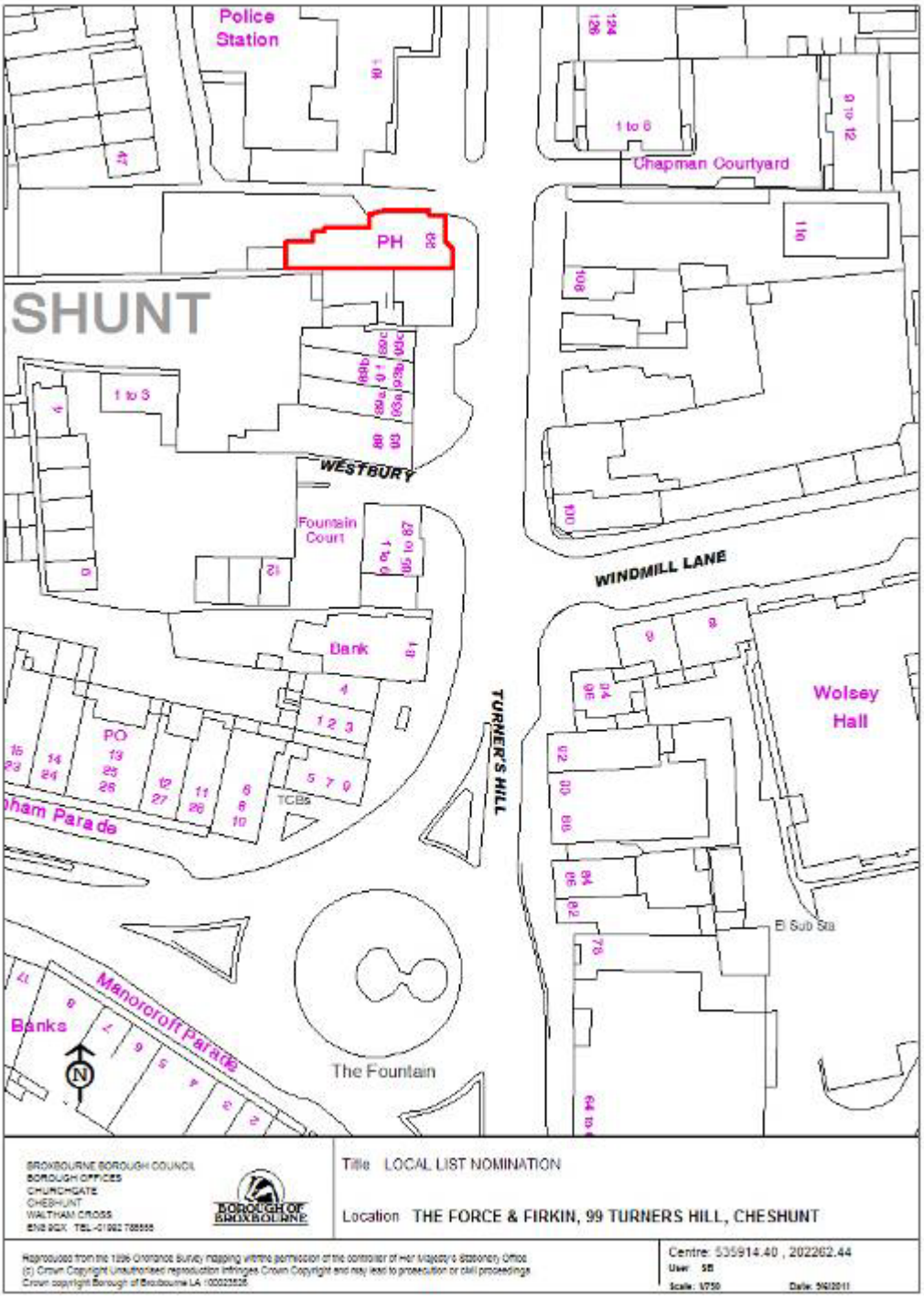
Reason For Nomination:

Architectural Significance: The visual appearance of the building in the street scene stands out from neighbouring buildings as a design from two-three hundred years ago.

Historic Importance: The importance of the use of the building as a public house for both passers historically and for a social focus for the local community.

Contribution to the local built environment:

Impact on plans for the area: This building is subject to planning permission for: Demolition of existing public house and lowering of ground levels, erection of a three storey building incorporating 1 commercial unit at ground floor and 2 two bed and 4 one bed flats. (Ref: 7/0273/08/F/WOL). It was granted conditional approval on 16th July 2009., with the standard 3 year time limit, so the permission is still valid.


Police Station
Chapman Courtyard
PH
SHUNT
WESTBURY
Fountain Court
WINDMILL LANE
Bank
Wolsey Hall
TURNER'S HILL
PO
TCBs
Manorcroft Parade
The Fountain
El Sub Sta
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location THE FORCE & FIRKIN, 99 TURNERS HILL, CHESHUNT
Centre: 535914.40 , 202262.44

The Coach and Horses, 36 Crossbrook Street

Address: The Coach and Horses, 36 Crossbrook Street, Cheshunt, Herts, EN8 8JQ	**Local List Number:** Ches 9



Original Use	Public House
Current Use	Vacant?
Conservation Area	No
Construction date/period	Original 1756 Rebuilt 1850's
Group Value	No

Reason For Nomination:

Architectural Significance:
Has an unusual roof and frontage. Special features of the building that should be maintained and retained are; the existing carriage lamp to front elevation, the Coach and Horses sign at high level on the front elevation and only one external door on the principle elevation of the building should be maintained where possible.

Historic Importance:
The Inn held a licence in 1756. At this time it had beds for four and stabling for ten horses. A gibbet stood by the roadside here in the 17th Century (Edwards, 1974, 117), and until the inn was rebuilt in 1856 it stood back from the road with a pond in front of it (Jolliffe and Jones, 1995, 37).
Nb) A gibbet is a gallows-type structure from which the dead bodies of executed criminals were hung on public display to deter other existing or potential criminals.

Contribution to the local built environment:
It is located on a main through route where it is visible and adds to the character of the area.

Impact on plans for the area:
A planning application was received for – Outline application for demolition of public house and erection of 3 two bed maisonettes and a two bed coach house, (Ref:

07/11/0343/0). This application was withdrawn and further planning applications have been submitted since. (Ref: 07/11/0533/F) - Change of use from an existing public house to a residential dwelling, was granted conditional approval in August 2011. (Ref: 07/11/0546) for conversion of existing public house to residential dwelling was withdrawn in July 2011. Latest application (Ref: 07/11/0694/O) for Outline application for conversion of redundant public house and extension to rear store to create 3 one bed flats and 1 work/live unit (Re-submission 07/11/0343/O) was granted conditional approval in October 2011.



147 Turners Hill (The Former Victoria Pub)

Address: 147 Turners Hill, Cheshunt, Herts, EN8 8LQ	**Local List Number:** Ches 10

Original Use	Public House
Current Use	Vacant having served as a coaching inn, a popular café/restaurant which for a long time served the local community
Conservation Area	No
Construction date/period	Circa 1840
Group Value	Yes, the building stands as an important break in Turner's Hill with the Almshouses alongside, and a Victorian school nearby at Gew's Corner plus isolated examples of converted 19th century, terrace houses mostly in residential use in the neighbourhood. The Victoria contributes to the diversity and architectural interest of various building types in the area.

Reason For Nomination:

Architectural Significance:
The present building is reminiscent of a Hall-house with a cross wing at its southern end. The plan form dates back to the seventeenth century styles. The ground floor plan is rectangular, approximately three bays of equal length.

A significant feature of the building is the splayed entrance on the ground floor at its southern end. This has simple short stub columns sitting on raised stone plinths with a sculptural display over of what appears to be a collection of iron components of a mill. Although lacking wind braces the structure appears to be reminiscent of many houses close to the Herts/Essex border nearby (see Tippswains at Asheldham illustrated in The Development of Carpentry by Cecil Hewitt).

The upper floor is constructed with timber studs of a substantial width with equally sized spaces in between filled with brickwork and rough rendered. As with the walls beneath these have been painted white. Windows have been added with a mathematical precision in the form of timber side-hung casements in the rhythm of 4, 3, and 2 all with 6"x4" small glazed panels.

On the south side there are some examples of Domestic Revival features which were popular at the time especially a roundel (circular) window and semi-circular arches.

Historic Importance:
The former Victoria PH was built in the 1840s surrounded by what has been described as short terraced residential houses many of which still exist. Known then as the Cross Keys for a period it was granted a licence for use as a Coaching Inn.

Like many inns at the time there are reports of it being used as a local magistrate's court. It was acquired by Whitbread, the national brewers who closed the premises then known as the Cross Keys in 1981. Some structural alterations were carried out and it was re-opened in 1983 reverting to its original name, the Victoria. The date of

1903 on a cast iron hopper which discharges into a square section rainwater pipe on the south elevation provides one of several clues of some building work in the form of a conversion or new extensions at the rear. Clues are available also by an inspection of the variety of brick bonds in the repaired existing or new brickwork.

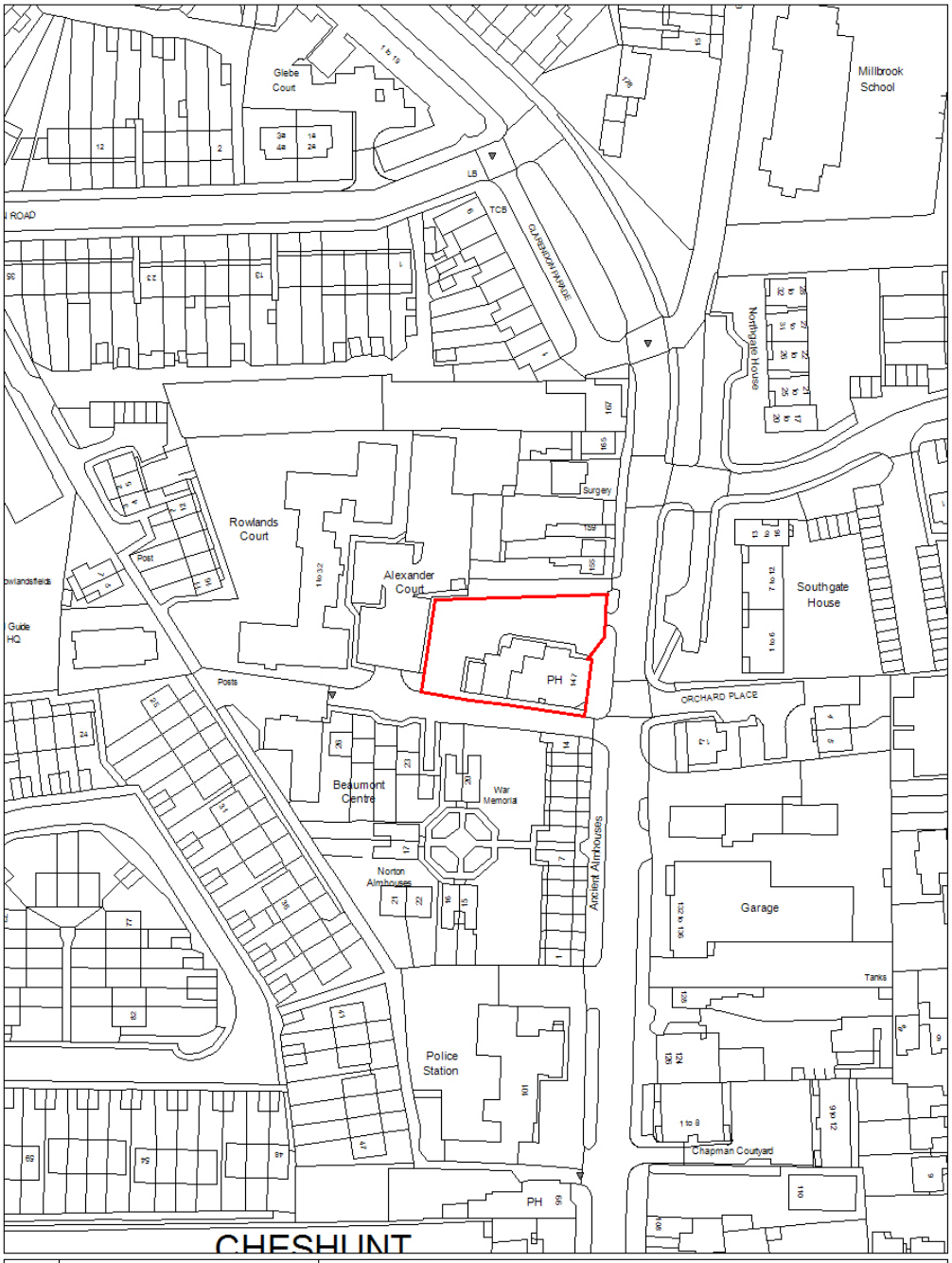
Contribution to the local built environment:
It is located on a main through route where it is visible. It offers an interesting punctuation in the streetscape and adds to the character of the area.

Impact on plans for the area:
Planning History – The most recent significant planning application for this building was for - fit-out of internal floor space and general repairs, making good of the premises. Installation of new automatic opening glazed entrance doors, new external ATM, new delivery access door, external mechanical refrigeration plant and cold stores, including an extended enclosed service yard to the rear of the premises. Car park surfacing upgrade and new parking bay markings, new bollards along Victoria Close footpath. This was granted conditional approval in 2014.

Impact of local listing on future plans: Any plans for development on site or either side of the road in the area should consider the presence of this landmark building and look to retain and enhance its architectural significance and features. Proposals should not fill the gap between the building and its neighbouring units.

The site is not included within the SLAA and therefore any significant redevelopment of the area is not anticipated.

Date added to Local List: March 2017



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HERTS
EN8 9XX
TEL:-01992 785555

BOROUGH OF BROXBOURNE

TITLE Local List Nomination

LOCATION 147 Turners Hill Cheshunt Herts EN8 9BH

User SB/LS **Date:** 17/1/2017 **Scale:** 1/1250

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Bushcroft, Slipe Lane, Turnford

Address: Bushcroft, Slipe Lane, Turnford, Broxbourne, Hertfordshire, EN10 6EN	**Local List Number:** Turn 1





Original Use	Private dwelling house
Current Use	Private dwelling house
Conservation Area	No
Construction date/period	Built circa 1870s
Group Value	No

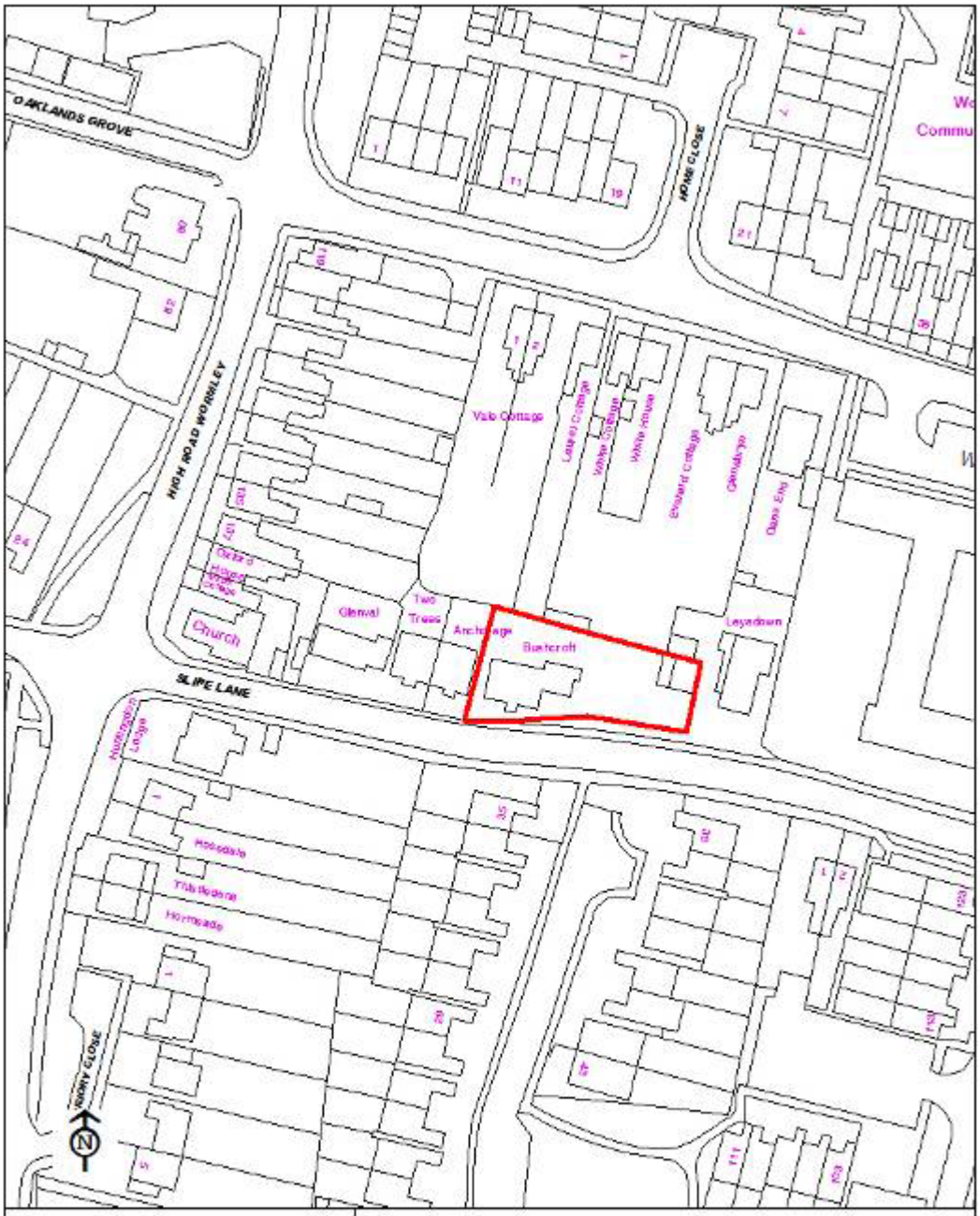
Reason For Nomination:
Located a short distance away from the south eastern boundary Wormley Conservation area.

Architectural Significance:
Late Victorian detached property.

Historic Importance:
It appears on the 1881 census as Bushcroft House.

Contribution to the local built environment:

Impact on plans for the area:


OAKLANDS GROVE
HOME CLOSE
HIGH ROAD WORMLEY
Vale Cottage
Church
Glenval
Two Trees
Archange
Bushcroft
Leyadown
SLIPE LANE
Hollydale
Thistledene
Hornsdale
ROWAN CLOSE
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EN8 9QX TEL:-01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location BUSHCROFT, SLIPE LANE, WORMLEY
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Centre: 536539.37 , 205214.08
User SB
Scale: 1/500
Date: 9/6/2011

Fairfield, 70 High Road, Wormley

Address: 70 High Road, Wormley, Herts, EN10 6JN	**Local List Number:** Worm 1



Fairfield in background (left) Circa 1910



Original Use	Private Dwelling
Current Use	Private Dwelling
Conservation Area	Yes
Construction date/period	1890s / early 1900s – see sales info
Group Value	

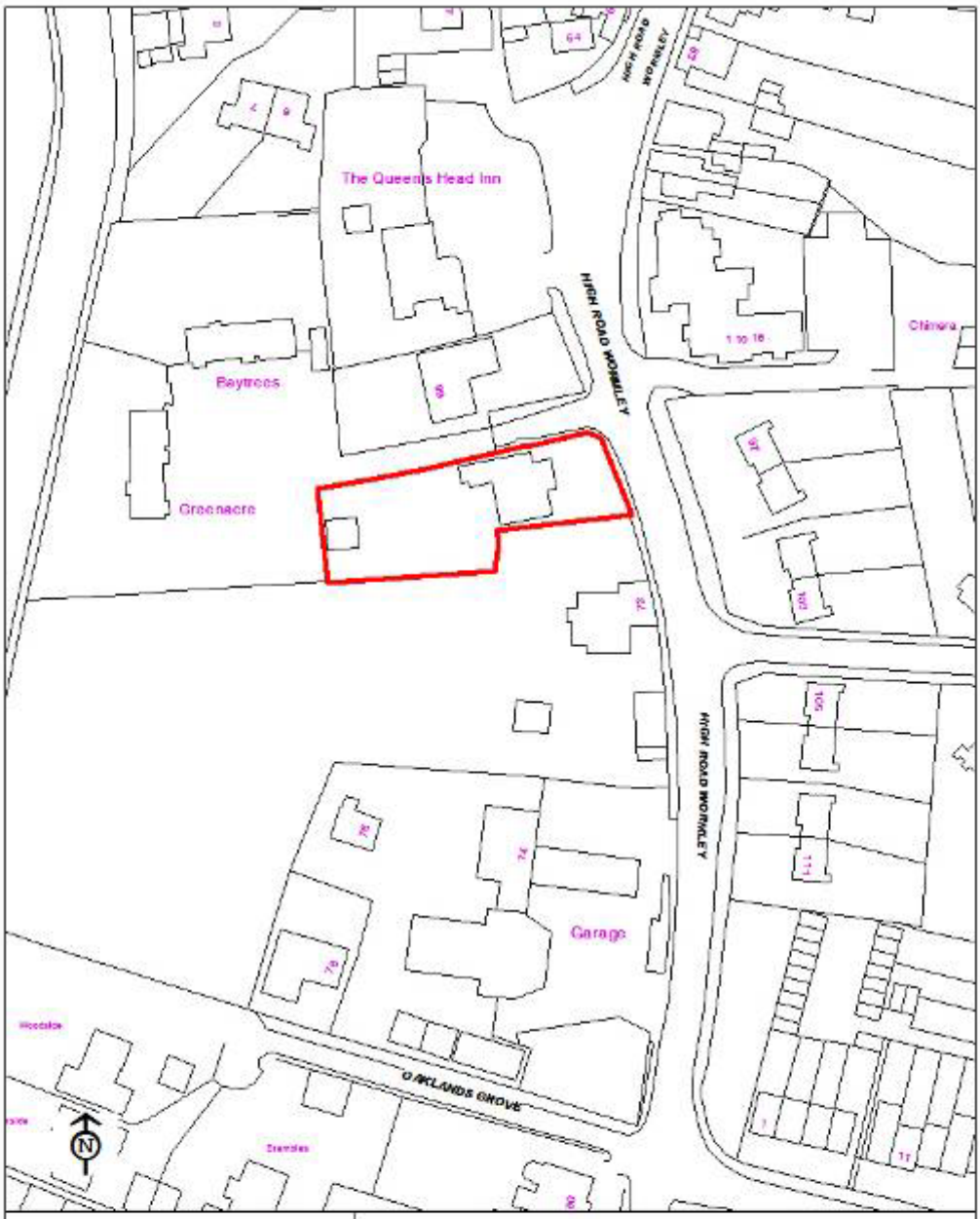
Reason For Nomination:

Architectural Significance:
The design of this house has Arts and crafts influences. There is no other example of this in Wormley. It remains remarkably unaltered although part of the original garden was sold off for new development.

Historic Importance:

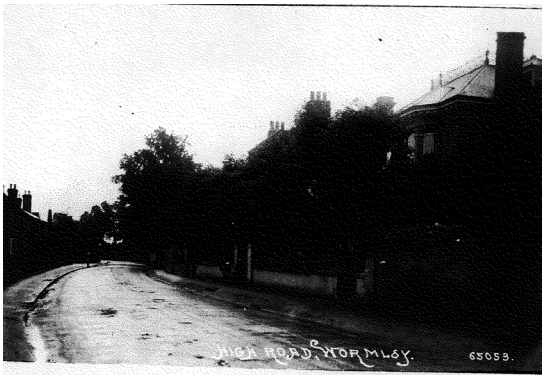
Contribution to the local built environment:

Impact on plans for the area:


The Queens Head Inn
HIGH ROAD WORMLEY
Baytrees
Greenacre
1 to 16
Chimera
Garage
OAKLANDS GROVE
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location 70 HIGH ROAD, WORMLEY
Centre: 536464.50 , 205401.22
Scale 1/500
Date: 5/6/2011

Oaklands, 80 High Road, Wormley

Address: Oaklands, 80 High Road, Wormley, Herts,	**Local List Number:** Worm 2



Oaklands hidden by foliage circa 1910



Original Use	Private dwelling house
Current Use	Private dwelling house
Conservation Area	Yes
Construction date/period	?
Group Value	

Reason For Nomination:

Architectural Significance:
This private dwelling is a mid-victorian detached villa, with Italiante features.

Historic Importance:
This is the only building surviving from this period and style on the High Road. Overall the property remains in its original condition. However, some of the original garden was lost to the Oaklands Grove development.

Contribution to the local built environment:

Impact on plans for the area


HIGH ROAD WORMLEY
Garage
OAKLANDS GROVE
80
82
HIGH ROAD WORMLEY
Volo Garage
Laurel Cottage
White Cottage
White House
Orchard
Church
Glenval
Two Trees
Anchorage
Bushcroft
SLIPE LANE
THIGRON CLOSE
N
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 80 HIGH ROAD, WORMLEY
Centre: 536483.22 , 205288.94
User: MS
Scale: 1:550
Date: 5/6/2011

Wentworth Cottages, Cozens Lane West, Wormley

Address: Wentworth Cottages, Cozens Lane West, Wormley, EN10 6QJ	**Local List Number:** Worm 3







Original Use	Agricultural workers cottages
Current Use	Residential some private some BHA
Conservation Area	Yes – Wentworth Cottages
Construction date/period	1910-1911
Group Value	Yes

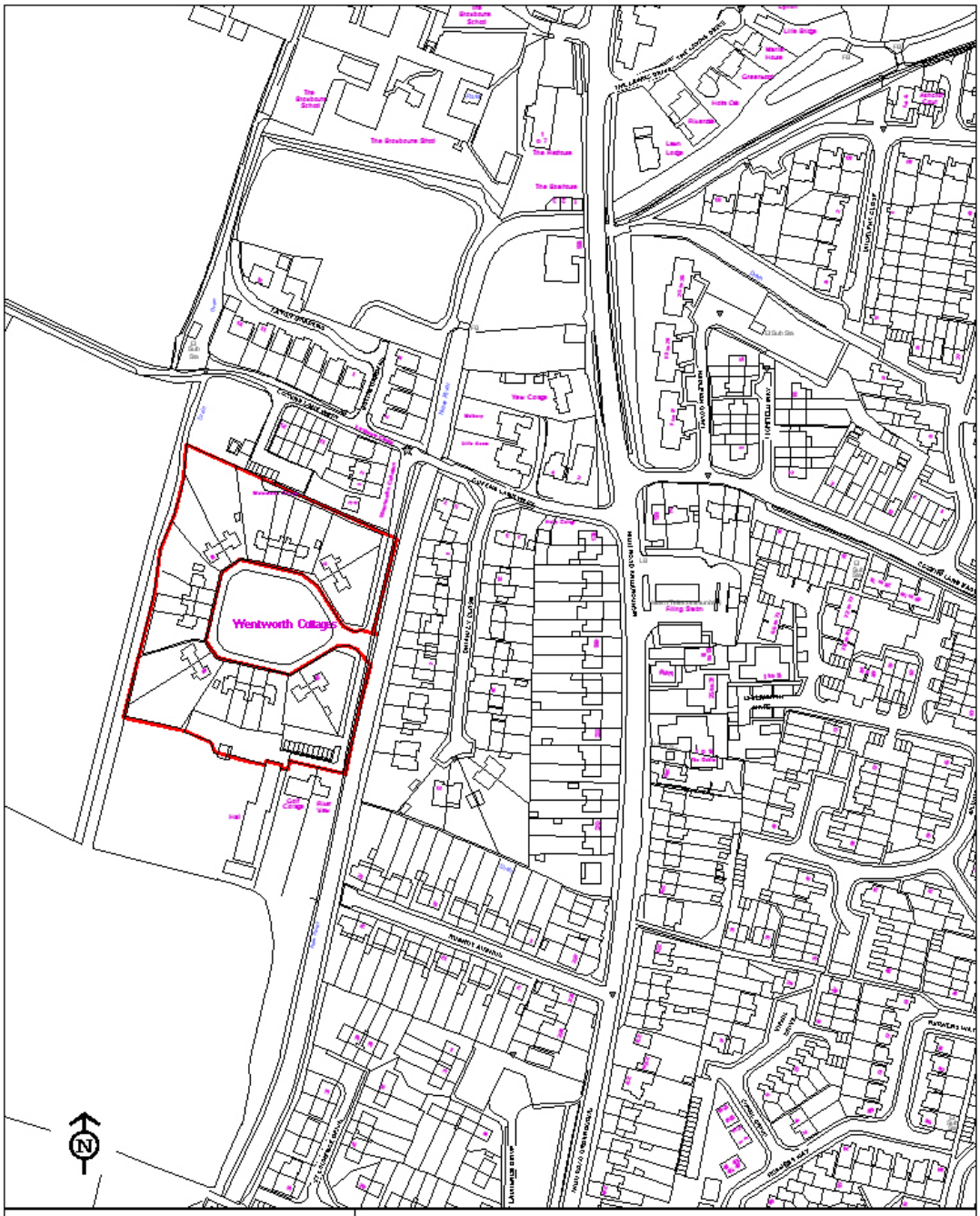
Reason For Nomination:
There are 26 brick built cottages built round a central grassed area with an access road around the green. The majority have dark brown wooden windows and a central apex frontage.

Architectural Significance:

Historic Importance:
The cottages were built in 1910-1911 to house agricultural workers employed on the Broxbournebury Estate, as part of a programme of estate improvements made by the local landowner, Major George Smith Bosanquet.

Contribution to the local built environment:

***Impact on plans for the area*:**
Several of the cottages have had single storey rear extensions with a few two storey extensions. Some have also had replacement windows and doors.



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BOROUGH OF BROXBOURNE

Title LOCAL LIST NOMINATION

Location **WENTWORTH COTTAGES, COZENS LANE WEST**

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Centre: 536573.43 , 206225.41
User SB/TM
Scale: 1/2500 Date: 22/11/2011

84-88 High Road, Broxbourne

Address: 84-88 High Road, Broxbourne, Herts, EN10 7DZ	**Local List Number:** Brox 1





Original Use	Shops with accommodation
Current Use	Private dwellings
Conservation Area	Yes Broxbourne Conservation Area
Construction date/period	18th Century
Group Value	Yes – The row of Victorian terraces

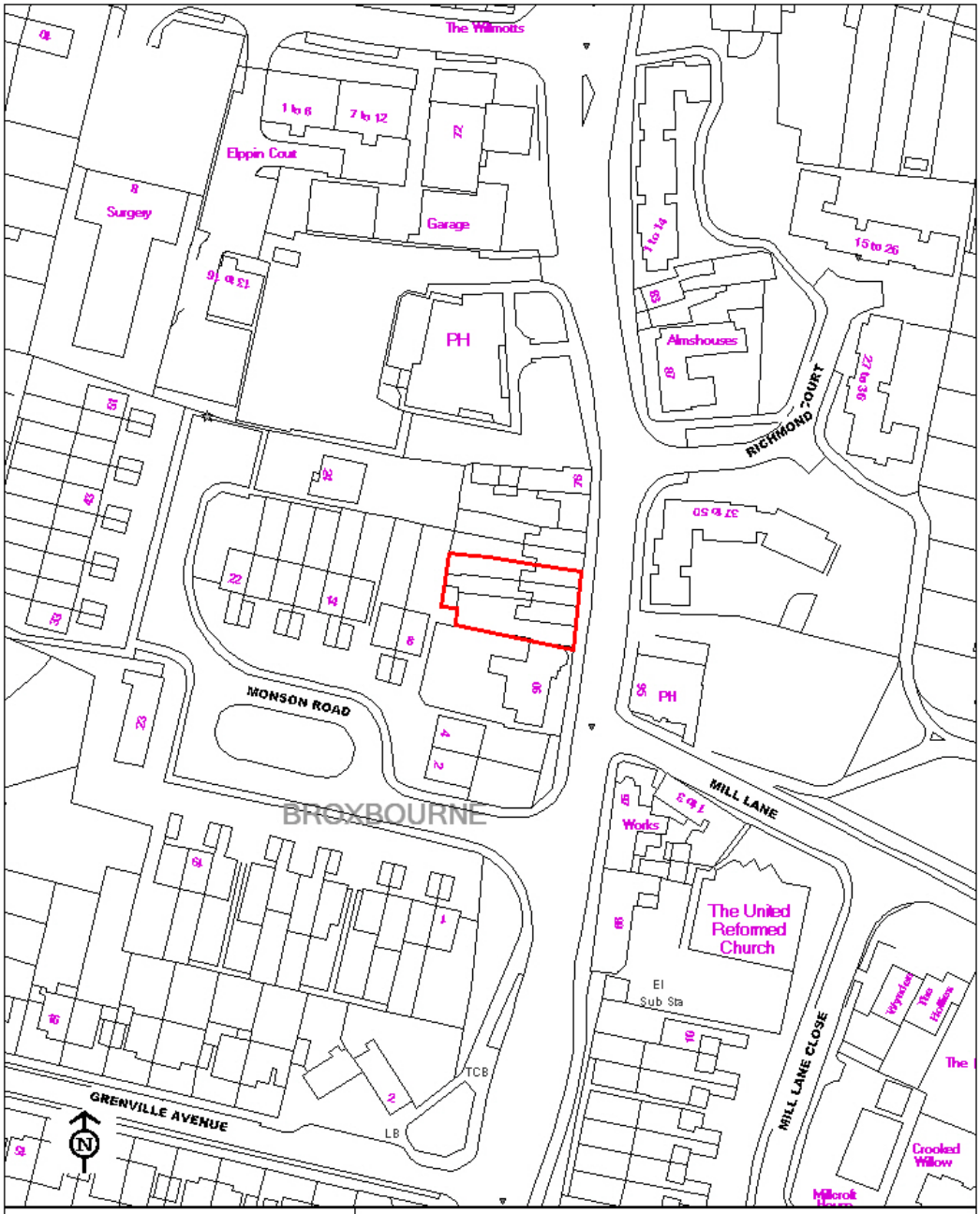
Reason For Nomination:
A terraced row of properties located within the Broxbourne conservation area. 76-82 are already listed, however 84-88 High Road are not listed and are just adjacent to and also beside number 90 which is also a listed building.

Architectural Significance:

Historic Importance:
A row of Victorian houses built on the site of the Broxbourne Poor Houses in the 18th Century. They were originally used as a row of shops with accommodation above in the early 20th Century. They have now been converted to private residential dwellings.
(nb) further information is included in book by Dent, Garside and Poulter, p78

Contribution to the local built environment:

Impact on plans for the area
88 High Road Broxbourne was granted planning permission for a two storey side extension (re-submission 07/10/0394/HF), (Ref: 07/10/0727/HF).


The Willmotts
1 to 6
7 to 12
Elppin Court
Surgery
Garage
13 to 16
PH
Almshouses
1 to 14
15 to 26
27 to 36
RICHMOND COURT
37 to 50
MONSON ROAD
BROXBOURNE
PH
MILL LANE
Works
1 to 3
The United Reformed Church
El Sub Sta
MILL LANE CLOSE
Wyncket
The Hollies
Crooked Willow
TCB
LB
GRENVILLE AVENUE
N
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 84-88 HIGH ROAD BROXBOURNE
Centre: 536803.55 , 207048.48
User SB/TM
Scale: 1/1000
Date: 10/10/2011

4 & 6 Churchfields, Broxbourne

Address: 4 & 6 Churchfields, Broxbourne, Herts, EN10 7JU,	**Local List Number:** Brox 2





November 2010

Original Use	Private dwellings
Current Use	Private dwellings
Conservation Area	Yes Broxbourne Conservation Area
Construction date/period	
Group Value	Yes both 4&6

Reason For Nomination:
Edwardian style semi-detached properties located in Broxbourne Conservation Area, adjacent to a listed building, number 4.

Architectural Significance:
Historic Importance:
Contribution to the local built environment:

Impact on plans for the area:
4 Churchfields has had a couple of planning applications refused for the conversion of garage into habitable room and alterations to front drive (Ref: 07/10/0859/HF and 07/11/0082/HF) in January and March this year.

6 Churchfields had a planning application for a pitched roof to replace existing flat roof over garage/garden room which was approved in October 2010. Previously in 2004 there was also an application approved in December 2004 for a side extension to form new garage, conversion of existing garage to garden room and replacement roof to existing flat roof over former garage and garden room (Re-submission 7/0420/04/HF/HOD), (Ref: 7/0797/04/HF/HOD).


Stafford House
STAFFORD DRIVE
CHURCHFIELDS LANE
CHURCHFIELDS
El Sub Sta
Church Court
Stafford Court
Ivy Cottage
Ivy Tree Cottage
Pulhams
COURTFIELD CLOSE
Rotan
Sharwin
Dawn House
The Hollies
STATION ROAD
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
EN8 9DX TEL-01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 4-6 CHURCHFIELDS, BROXBOURNE
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Centre: 537197.44 , 207186.68
User: SB
Scale: 1/550
Date: 15/6/2011

The Vicarage, Churchfields, Broxbourne

Address: The Vicarage, Churchfields, Broxbourne, EN10 7AU	**Local List Number:** Brox 3





Photograph of 1903

Original Use	Purpose-built house for rector
Current Use	Vacant (remained house of vicar until 2013)
Conservation Area	Yes
Construction date/period	Regency (early 19th century)
Group Value	Yes

Reason For Nomination: in addition to the contributions made to the criteria below, the Vicarage has a clear communal value. It is recognised by many local people as part of the historic character of Broxbourne.

Architectural Significance:
The Vicarage is understood to date from c. 1823, replacing an earlier vicarage on or close to the same historic clerical site. It is a detached brick-built clergy house of restrained late Georgian character. Its architectural interest derives from its scale, proportions, domestic plan form and historic function as a purpose-built parsonage beside the parish church.

The building retains its original character, including a formal domestic arrangement of principal rooms, service areas and upper-floor bedrooms. There is a conventional layout, including hall, study, lounge, kitchen, dining room, utility and upper-floor bedrooms, with high ceilings on the ground floor. Surviving features include sash windows, internal shutters, fireplaces and traditional room proportions. These features are consistent with the building's historic use as a clergy residence that combined family accommodation, study, hospitality and parish-related functions.

The building is architecturally restrained rather than ostentatious. This is part of its local significance. It represents a recognisable type of historic parsonage: substantial enough to reflect the public role of the incumbent, but domestic in character and closely related to its church and parish setting. It therefore contributes to Broxbourne's local architectural history as an example of early 19th century ecclesiastical domestic architecture.

Historic Importance:

The former Vicarage has strong historic importance through its long association with St Augustine's Church and the parish of Broxbourne. For two centuries, the current building has functioned as a clergy residence and as part of the visible presence of the Church in the town. It is not simply a domestic house, but part of the historic infrastructure of parish life.

The site has a deeper clerical association, with sources indicating the present building replaced an earlier vicarage. This gives the site historical depth beyond the present structure alone. The former Vicarage should therefore be understood within a longer pattern settlement history and local identity.

A range of documentary sources supports the building's historic significance. These include historic maps, tithe documentation, census records, early twentieth-century valuation records and historic photographs. The census evidence records occupation by clergy and associated household members over time. The Lloyd George valuation survey records the building's layout and domestic/service spaces in the early 20th century. Historic images and aerial views repeatedly show the Vicarage in relation to the church, Churchfields and the open landscape that later became the public recreation ground setting.

The building has also played a wider social role in parish and community life. Community testimony records use of the Vicarage and its grounds for gatherings, youth activities, hospitality and church-related events. The basement and other parts of the building have also been associated with parish activity. These uses reflect the traditional overlap between domestic, pastoral and communal functions in a historic vicarage.

The former Vicarage is therefore historically important not only because of its age, but because it illustrates how the parish church, clergy residence and local community were physically and socially connected. It embodies a long-standing pattern of local religious, civic and communal life.

Contribution to the local built environment:

The former Vicarage stands beside St Augustine's Church, a Grade I-listed building, and forms part of the wider historic ensemble of church, churchyard, clergy house, Churchfields, war memorial approach and Broxbourne Recreation Ground, which is of strong group value.

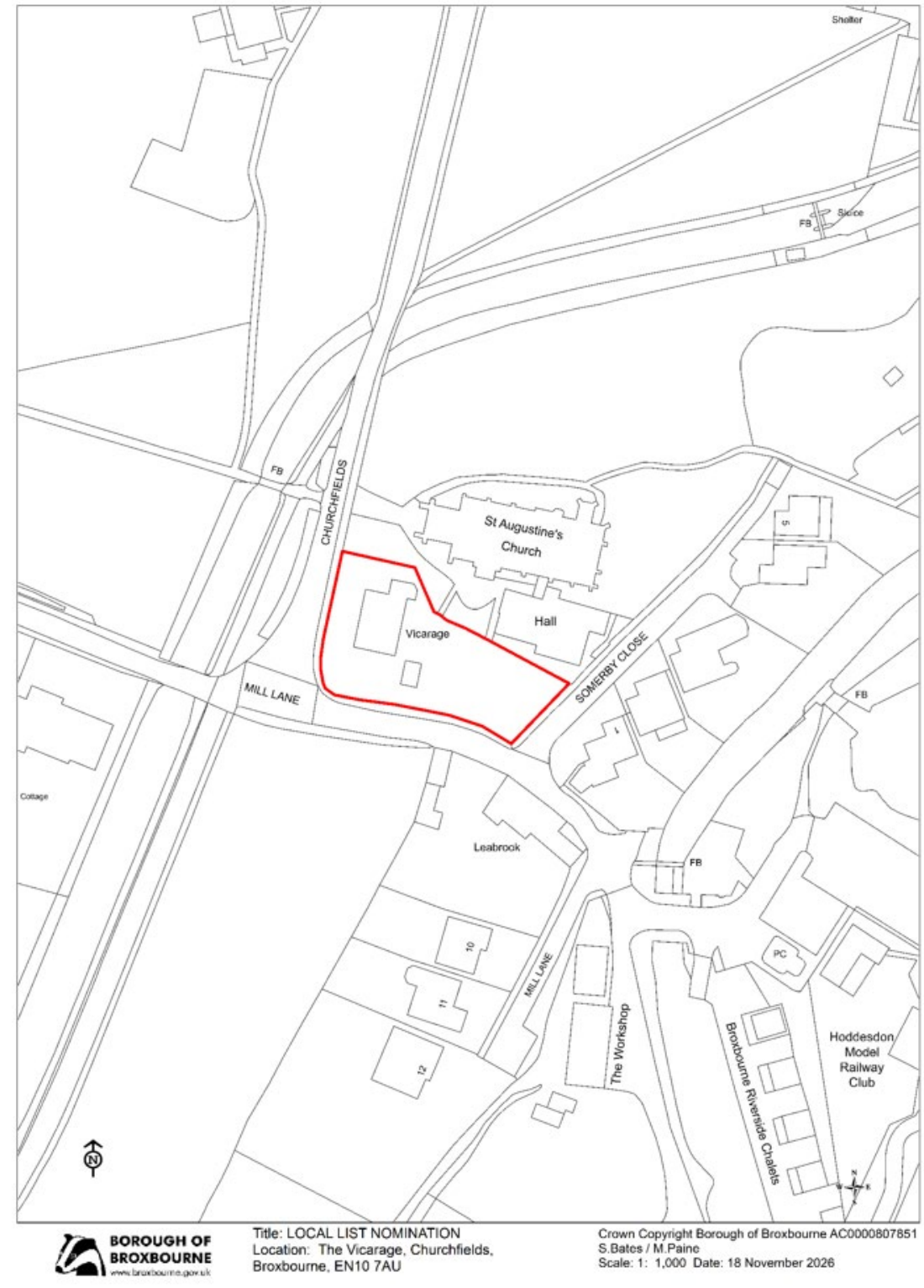
Historic photographs and aerial images of Broxbourne repeatedly show the church, Vicarage and Recreation Ground area as part of a single recognisable local landscape. The Vicarage is visible in these views not as an incidental background building, but as part of the established historic setting. Its position helps define the transition between church, road, open space and residential village landscape.

Its adjacency to the Grade I-listed church is particularly important. It contributes to the legibility of the parish church as more than an isolated monument, showing the historic relationship between worship, ministry, residence, churchyard and community space. This relationship is part of the distinctive character of this part of Broxbourne and its conservation area. It also contributes to the local townscape through its scale, mature setting and historic presence. It is one of the buildings that helps preserve the older character of the Churchfields area and the approaches to St Augustine's. Its contribution is therefore architectural, visual and spatial.

Impact on plans for the area:

None currently. Any future plans for the building should ensure that the historic form of the building and its major features, in particular its contribution to the street scene, is retained and should avoid unsympathetic additions or alterations.

Date added to Local List: November 2026


Shelter
FB
Sluice
FB
CHURCHFIELDS
St Augustine's Church
Hall
Vicarage
SOMERBY CLOSE
MILL LANE
FB
Cottage
Leabrook
FB
10
11
12
MILL LANE
PC
The Workshop
Broxbourne Riverside Chalets
Hoddesdon Model Railway Club
BOROUGH OF BROXBOURNE
www.broxbourne.gov.uk
Title: LOCAL LIST NOMINATION
Location: The Vicarage, Churchfields, Broxbourne, EN10 7AU
Crown Copyright Borough of Broxbourne AC0000807851
S.Bates / M.Paine
Scale: 1: 1,000 Date: 18 November 2026

St Cross, Upper Marsh Lane, Hoddesdon

Address: St Cross Chambers, (used to be St Cross) Upper Marsh Lane, Hoddesdon, Herts, EN11 8LQ	**Local List Number:** Hodd 1



A massive example of a Domestic Revival former house. The skilful use of form and material is clearly evident in the design.

Original Use	1901 Residential, 1933 Roman Catholic School,
Current Use	Converted to offices in 1990s
Conservation Area	Yes
Construction date/period	c1890
Group Value	

Reason For Nomination:

Architectural Significance

A massive house of the Domestic Revival style. A masterly composition of sweeping hipped roofs and gables rising from ground floor wings to second floor attic storeys. An asymmetrically placed belvedere tower with a Jacobean style ogee lead roof topped by a cupola, creates the high point of this building. The main material is red brick with areas of render on the first floor. The main gable is half timbered. These motifs are repeated on the garden side, with the addition of a canted bay under a bracketed gable, and lengthy runs of veranda shading the living rooms facing south east. All original windows appear to be intact.

Historic Importance

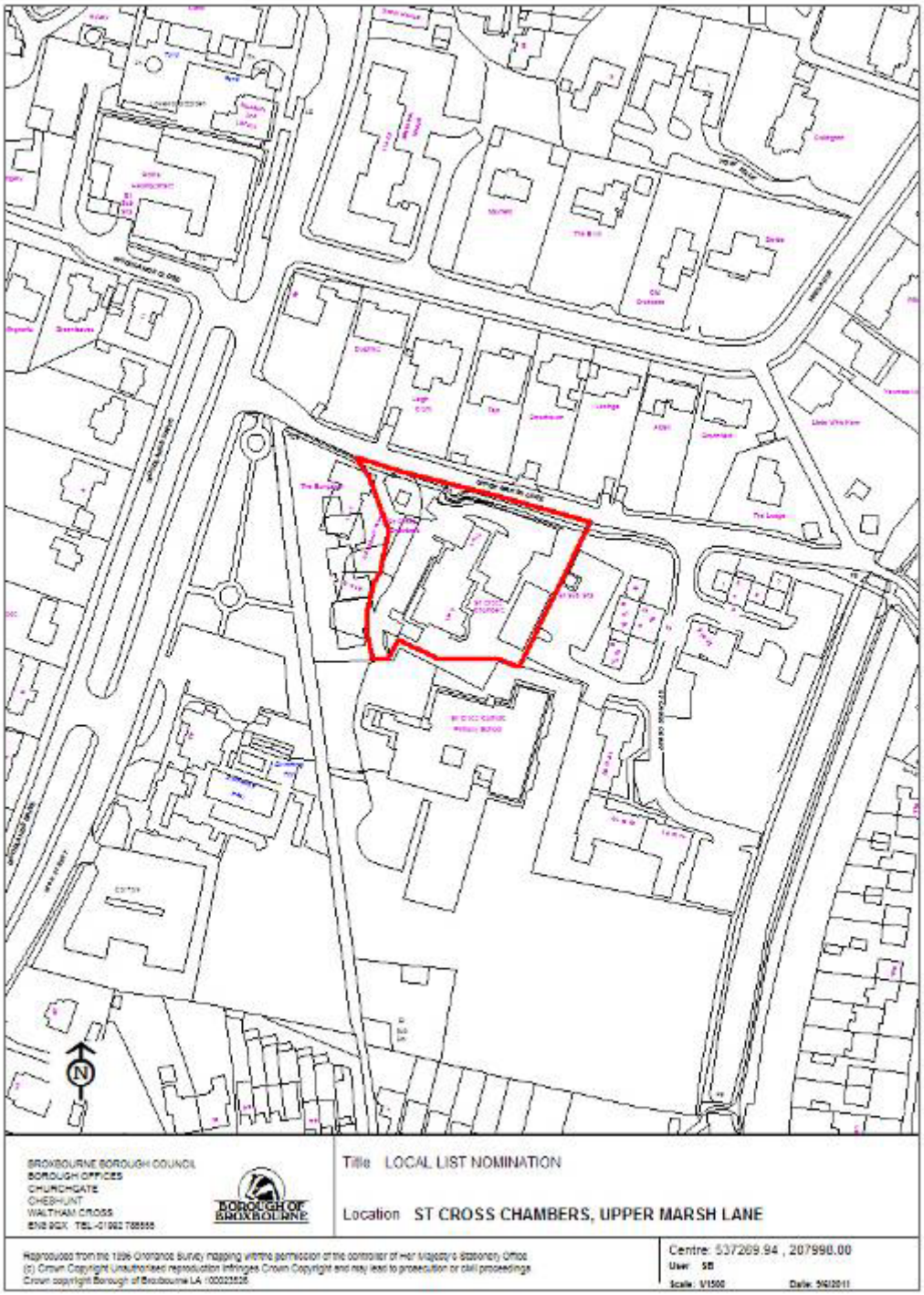
"[Built] *in the 1890s, prior to 1901 when it was occupied by Thomas Drake, a solicitor. In 1933 it became a Roman Catholic School* [and was] *converted to offices in the 1990s, now known as St Cross Chambers." (David Dent)*

Contribution to the Local Built Environment

The house dominates Upper Marsh Lane, to which it is set at right angles. The magnificent trees in its original grounds contribute to the character of this green lane.

Impact On Plans For The Area

The bungalow next to St Cross Chambers was granted planning permission on 22nd December 2009 (Ref: 07/09/0308/F) for demolition of existing bungalow and erection of two 2/3 storey blocks of 9 no 2 bed and 3 no one bed flats with new access, car parking and landscaping (Refer conservation area consent 7/09/0309/CA).


BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location ST CROSS CHAMBERS, UPPER MARSH LANE
Centre: 537269.94 , 207998.00

Strathavon, Yewlands, Hoddesdon

Address: Strathavon, Yewlands, Hoddesdon, Herts,	**Local List Number:** Hodd 2



An attractively designed Arts and Crafts house of c1905 with a typically free approach to elevational design.

Original Use	Private dwelling
Current Use	Private dwelling
Conservation Area	Yes
Construction date/period	Built 1904
Group Value	

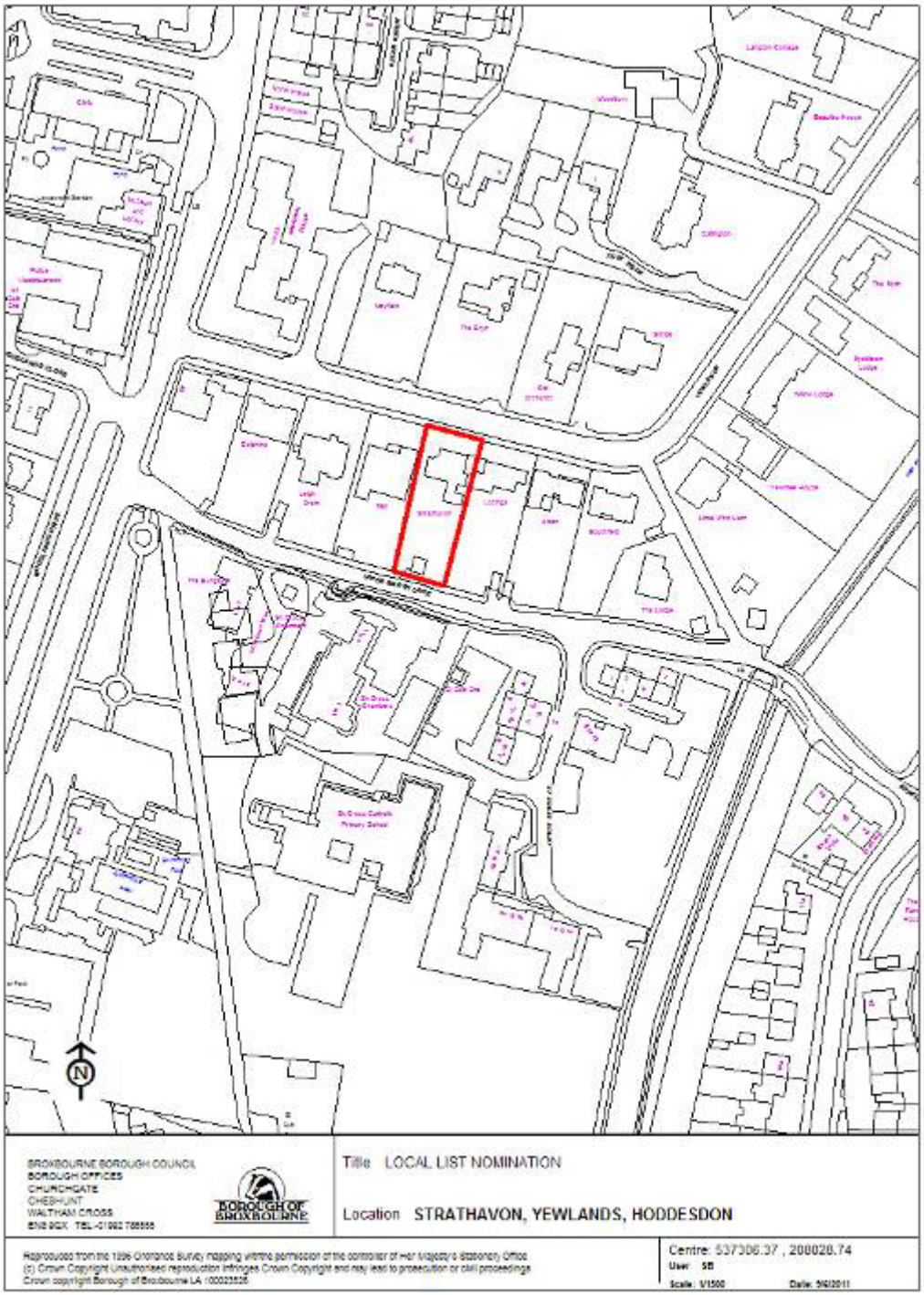
Reason For Nomination:
A typical family house of the early 20th Century with accommodation and facilities for domestic staff.

Architectural Significance
A very attractive and well considered example of an Arts and Crafts/Vernacular Revival house of the Edwardian era. The informal plan shape and massing and the asymmetrical disposition of windows of varying sizes according to function are hallmarks of this style, demonstrated skilfully in the design of this house. The brick ground floor and render first floor are also typical, as is the plain tile roof and substantial chimneys. Fortunately, all the original timber casement windows are intact. The only apparent addition is the gabled porch.

Historic Importance
This is a significant example of a middle class house of the period when Hoddesdon was experiencing suburban expansion to the south.

The house was originally called 'Merok' but changed to Strathavon in 1960 by the then owner Mr Alan Maclean who was reported to be related to the Macleans toothpaste family. 'Strathavon' being the home of the Maclean Clan in Scotland.

Contribution to the Local Built Environment
The house maintains the continuity and enclosure of the building line, scale, form, layout and materials of Yewlands.



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Little Whit Hern, Yewlands, Hoddesdon

Address: Little Whit Hern, Yewlands, Hoddesdon, Herts, EN11 8BU	**Local List Number:** Hodd 3



The twin gables of this good example of an Arts and Crafts style house terminate the vista down Yewlands.

Original Use	Private dwelling
Current Use	Private dwelling
Conservation Area	Yes
Construction date/period	c1905
Group Value	

Reason For Nomination:

Architectural Significance

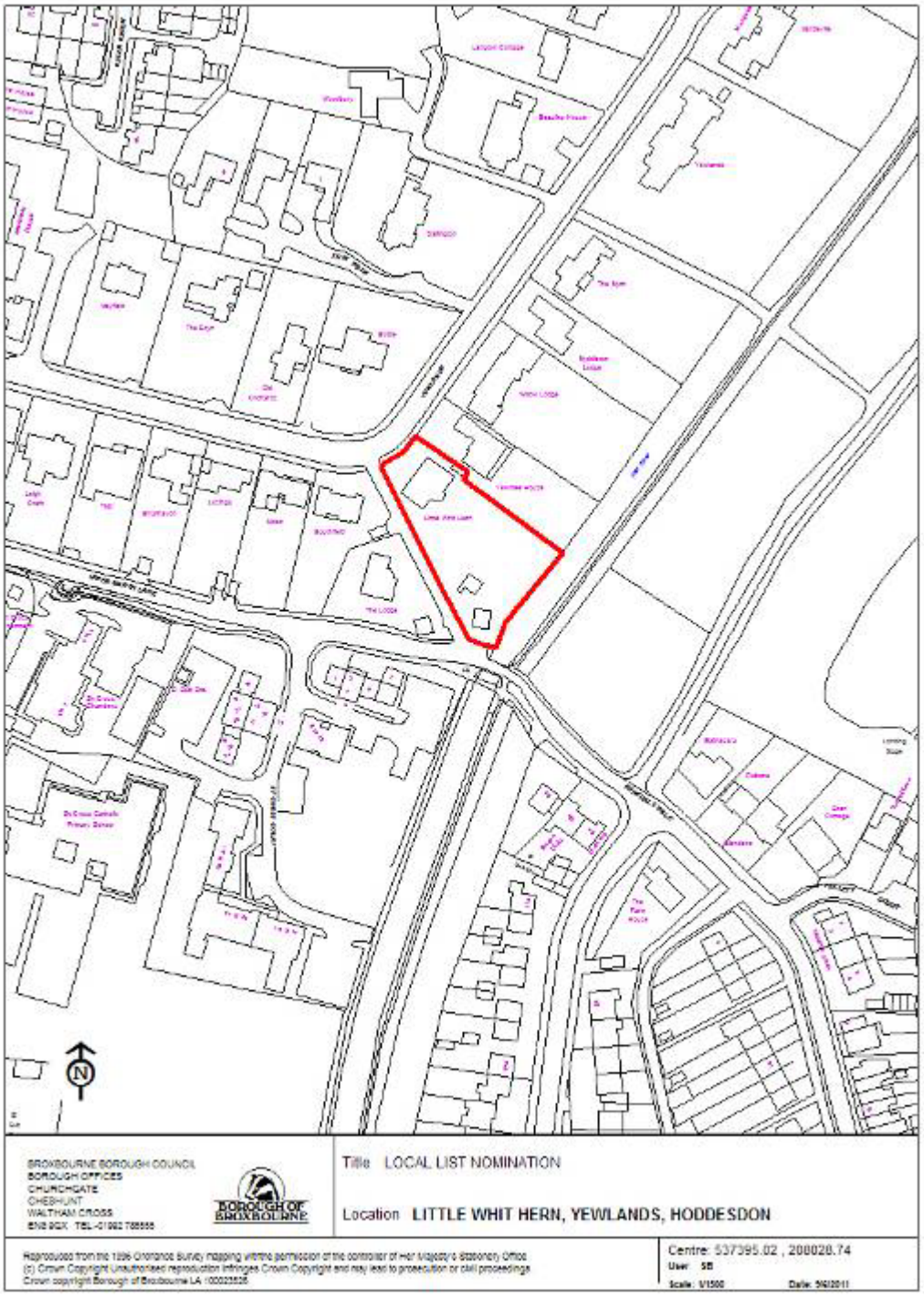
A good example of an Arts and Crafts/Vernacular Revival house, with almost all original features intact. Two large projecting crosswing gables at either end are linked by a central flat roofed element. These help to absorb the depth of the house, which is greater than the main roof might suggest. The cross wing is slightly jettied, recalling medieval vernacular building forms. The symmetry of the basic design is offset by the off-centre front door and its lobby window, the prominent rainwater hopper and downpipe above the door, and the large chimney to the right. The plain tile roof, rendered first floor and brick ground floor, together with long runs of mullioned windows are familiar stylistic features.

Historic Importance

A significant example of a middle class house of the period, when Hoddesdon was experiencing suburban expansion to the south.

Contribution to the Local Built Environment

The house maintains the continuity and enclosure of the scale, form, layout and materials of Yewlands. It effectively terminates the long vista eastwards from the junction of Yewlands and the High Street.


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EN8 9GX TEL -01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location LITTLE WHIT HERN, YEWLANDS, HODDESDON
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Centre: 537395.02 , 208028.74
User: SB
Scale: 1/1500
Date: 5/6/2011

Leigh Croft, Yewlands, Hoddesdon

Address: Leigh Croft, Yewlands, Hoddesdon, Herts, EN11 8BT	**Local List Number:** Hodd 4



A robust neo Jabobean style house of the 1890s. Bold mullioned and transomed windows are contrasted with delicate eaves brackets and an oval gable window.

Original Use	Private dwelling
Current Use	Private dwelling
Conservation Area	Yes
Construction date/period	c1895
Group Value	

Reason For Nomination:

Architectural Significance

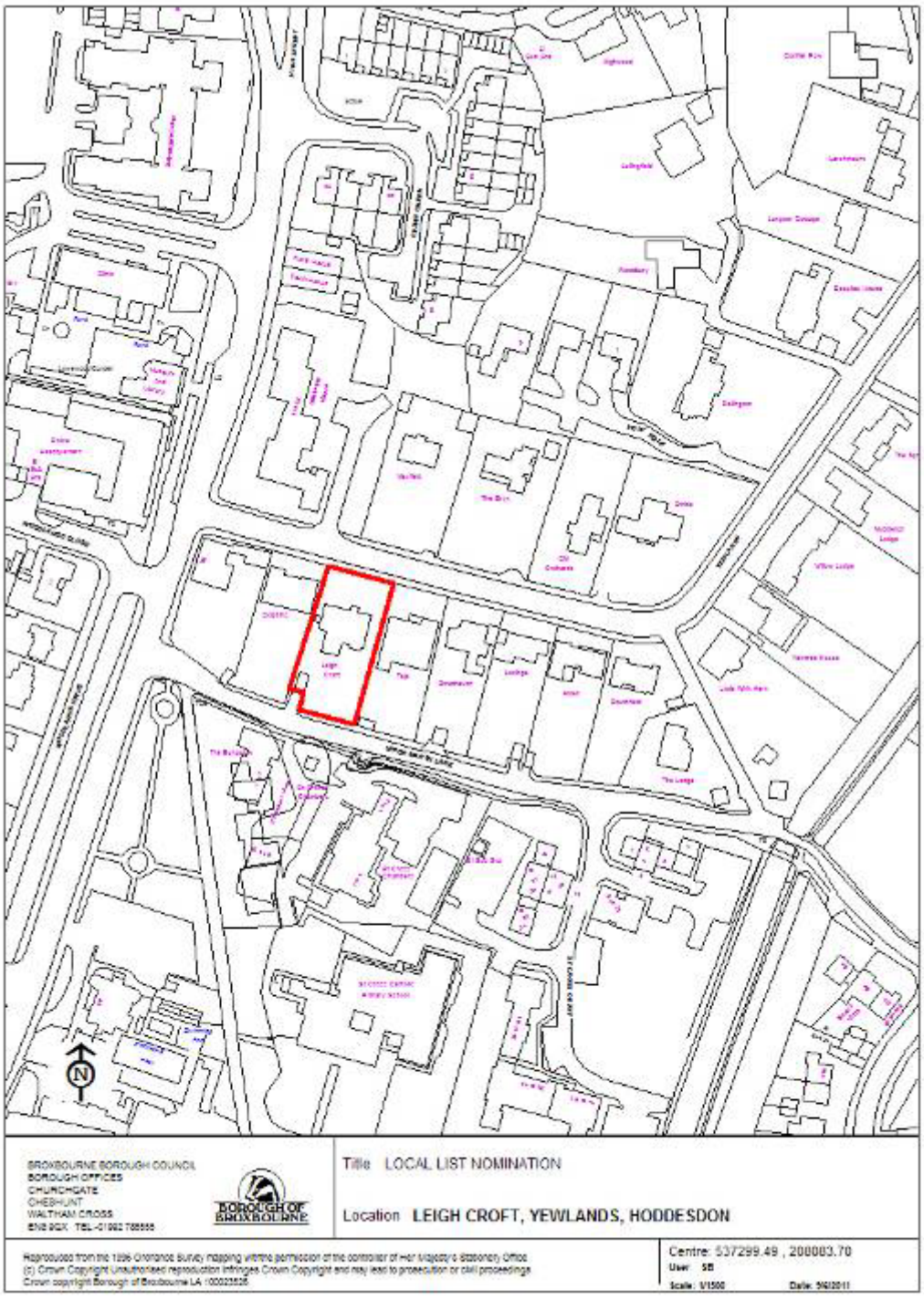
A large robust, simplified neo-Jacobean style house of the late 19th century. Its wide red brick frontage is punctuated by multiple mullioned and transomed casement windows in stone, with stone lintels and quoins. The two storey gabled entrance bay projects from the façade and to the right a larger gable tops a cross wing with projecting ground floor bay window. An attractive stone ovolo light is located in the centre of the large gable. The portico in matching brickwork is a recent addition and the flat roof single storey wing to the left is also probably an addition. Three substantial and well proportioned chimneys enhance the clay tiled roofline. Blue brick diaper work can be seen on its eastern gable wall.

Historic Importance

Probably built soon after the Yewlands estate was sold and subdivided.

Contribution to the Local Built Environment

The house establishes the scale for large detached development in this road.


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WALTHAM CROSS
BROXBOURNE
Title LOCAL LIST NOMINATION
Location LEIGH CROFT, YEWLANDS, HODDESDON
Centre: 537299.49 , 208083.70
User: SB
Scale: 1/1500
Date: 5/6/2011

Willow Lodge, Yewlands, Hoddesdon

Address: Willow Lodge, Yewlands, Hoddesdon, Herts,	**Local List Number:** Hodd 5



A well proportioned and intact example of a neo Georgian house of the early
interwar period.

Original Use	Private dwelling
Current Use	Private dwelling
Conservation Area	Yes
Construction date/period	c1920
Group Value	

Reason For Nomination:

Architectural Significance

A well proportioned example of early 20th century neo Georgian domestic design. A wide fronted seven bay two storey, plus attic, house with a large hipped roof punctuated by two hipped roof dormer windows. Regular sash windows, 6 over 6 panes on the first floor, 6 over 9 panes on the ground floor adorn the elevation, with a central door case having a simple bracketed canopy. The brick colour of a purple-brown hue, is unusual for Hoddesdon; more common in south Bedfordshire. Bold quoins in matching brickwork give strength to the main façade.

Historic Importance

An example of a larger middle class house of the early interwar period.

Contribution to the Local Built Environment

The house maintains the continuity of form and layout of Yewlands.


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EN8 9DX TEL: 01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location WILLOW LODGE, YEWLANDS, HODDESDON
Centre: 537424.57 , 208058.29
User: SB
Scale: 1/1500
Date: 5/6/2011

Dallington, Yewlands, Hoddesdon

Address: Dallington, Yewlands, Hoddesdon, Herts,	**Local List Number:** Hodd 6



A substantial neo Tudor triple gabled house, set behind extensive planting.

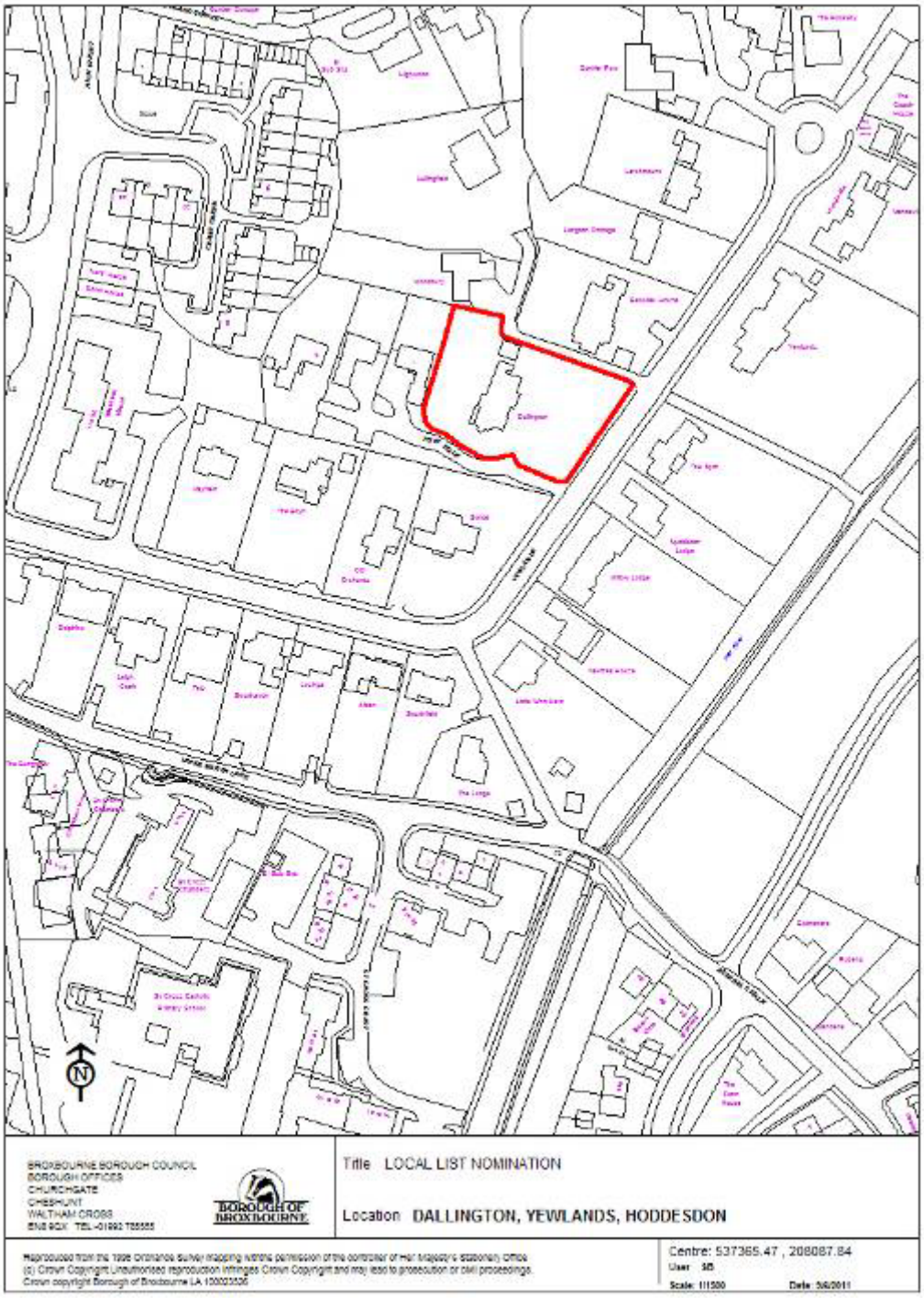
Original Use	Residential home in past?? (Ref: 7/365/1997 change of use from residential home to dwellinghouse)
Current Use	Residential?
Conservation Area	Yes
Construction date/period	c1910
Group Value	

Reason For Nomination:

Architectural Significance
Substantial house of the Vernacular Revival/Domestic Revival style, well sited on rising ground. It has a very broad front with three gables each of different size and degree of projection from the main axis. The southernmost gable resembles a crosswing with timber framing and jetty. The other two gables are of a simpler design in brick (probably later). A massive 'Tudorbethan' brick chimney stack completes the composition. Windows are mullioned casements and the brickwork is laid in Flemish bond.

Historic Importance
A larger middle class house of the period.

Contribution to the Local Built Environment
The house is screened from the street by a boundary wall and dense planting, typical of a number of houses on the north and west sides of Yewlands.


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WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location DALLINGTON, YEWLANDS, HODDESDON
Centre: 537365.47 , 208087.84
Scale: 1:1500
Date: 5/8/2011

The Knowle, Cock Lane, Hoddesdon

Address: The Knowle, Cock Lane, Hoddesdon, EN11 8LD	**Local List Number:** Hodd 7

The Knowle. A substantial Mid Victorian Italianate style villa in its landscaped setting.





The modest entrance front, with its elegant canopy and windows intact, is framed by trees and is enclosed by recent development.

Original Use	Private house 1850, 1945 Hostel, Later offices
Current Use	Residential
Conservation Area	Yes
Construction date/period	1850-1
Group Value	Yes

Reason For Nomination:

Architectural Significance

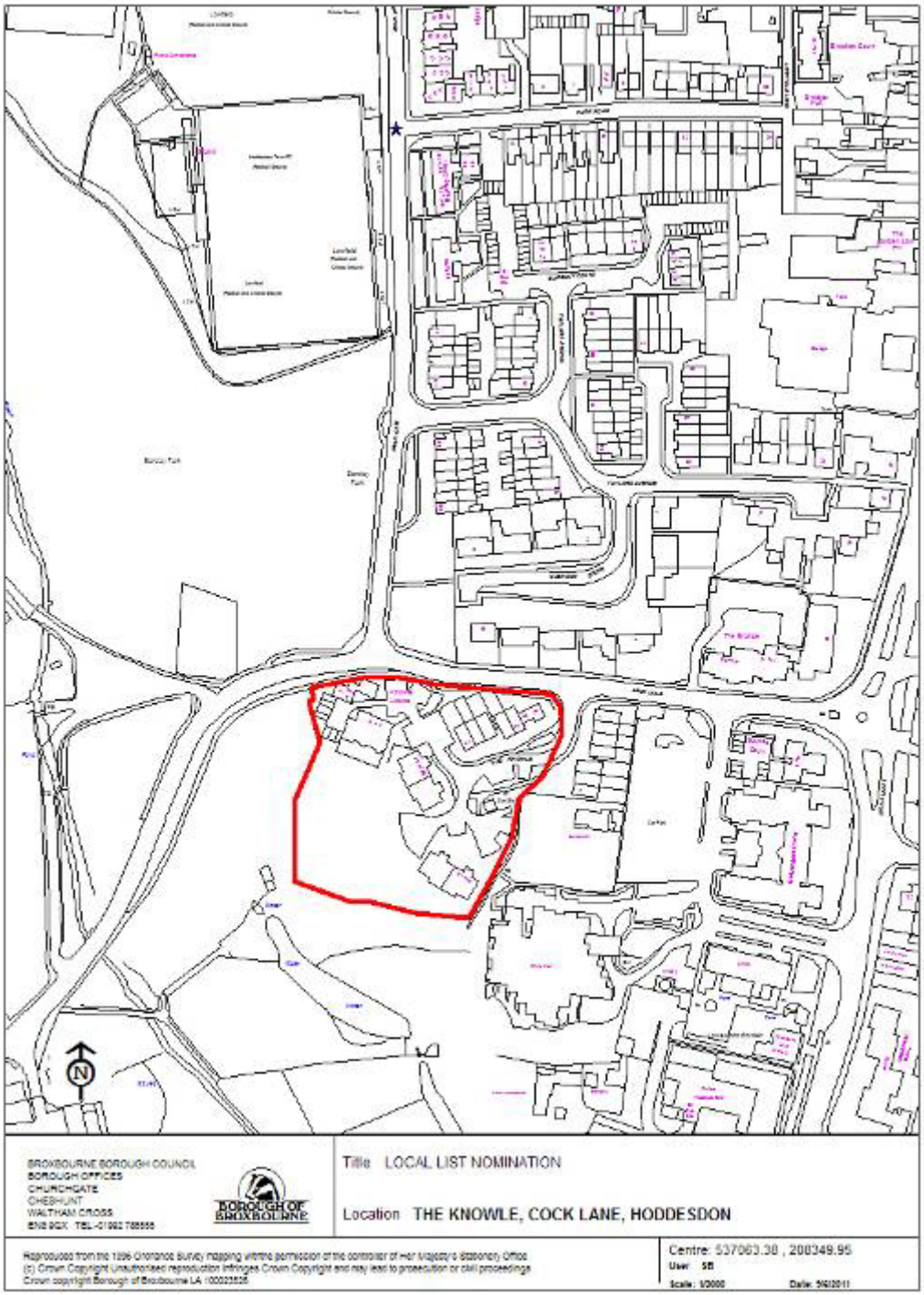
A substantial four square Italianate style villa, well sited on a small promontory, with its principal façade facing southwest across its landscaped garden. This two storey yellow brick large house has low pitched hipped roofs, offset by well grouped chimney stacks and a curiously designed belfry-like structure. The main façades are enlivened by tripartite sash windows and single storey canted bay windows. A number of sash windows have characteristic margin glazing bars. The façade treatment also includes slightly recessed bays, string courses and unadorned pilasters, to create shadow lines on larger areas of brickwork. An elegant generous bracketed canopy marks the modest main entrance door.

Historic Importance

The Knowle was *"built as a private house, probably between 1850-1. A directory of 1945 records that it was in use as a hostel …* [It was later] *used as offices for Hoddesdon Urban District Council and then Broxbourne Borough Council before being sold off for residential development … in 1987." (David Dent)*

Contribution to the Local Built Environment

The house and its landscape setting, despite being somewhat hemmed in by subsequent development, exert considerable visual influence on this green corner of the western edge of the conservation area, in terms of scale, massing and materials.


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CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location THE KNOWLE, COCK LANE, HODDESDON
Centre: 537063.38 , 208349.95

Former Council Offices – Belvedere Court, High Street, Hoddesdon

Address: Belvedere Court, High Street, Hoddesdon, Herts,	**Local List Number:** Hodd 8
Belvedere Court. The former Council Offices of 1936 in a refined neo Georgian design, typical of public buildings of the time, now converted to apartments.	

Original Use	Hoddesdon Urban District Council Offices
Current Use	Residential apartments
Conservation Area	Yes
Construction date/period	1936
Group Value	

Reason For Nomination:

Architectural Significance

A good example of the neo-Georgian style of civic architecture, popular in the interwar period. This wide fronted two storey, nine bay building is topped by a copper domed cupola on its central axis. The central entrance doors and first floor entrance windows are framed by Portland stone pilasters in a typical interwar neo-classical style. The entrance is further emphasised by a Baroque style balcony. All the 8 over 12 pane sash windows are in good condition. The exposed timber window frames and ground floor segmental arched brick window heads with keystones, recall early Georgian precedents. Attractive subtleties are the slightly recessed panels between the ground and first floor windows and the dentilled cornice eaves. The rear elevation has a similar window arrangement augmented by a canted bay on the central axis. The building is constructed in rose red brickwork laid in Flemish bond, and clay tile hipped roofs, masking a central flat roof.

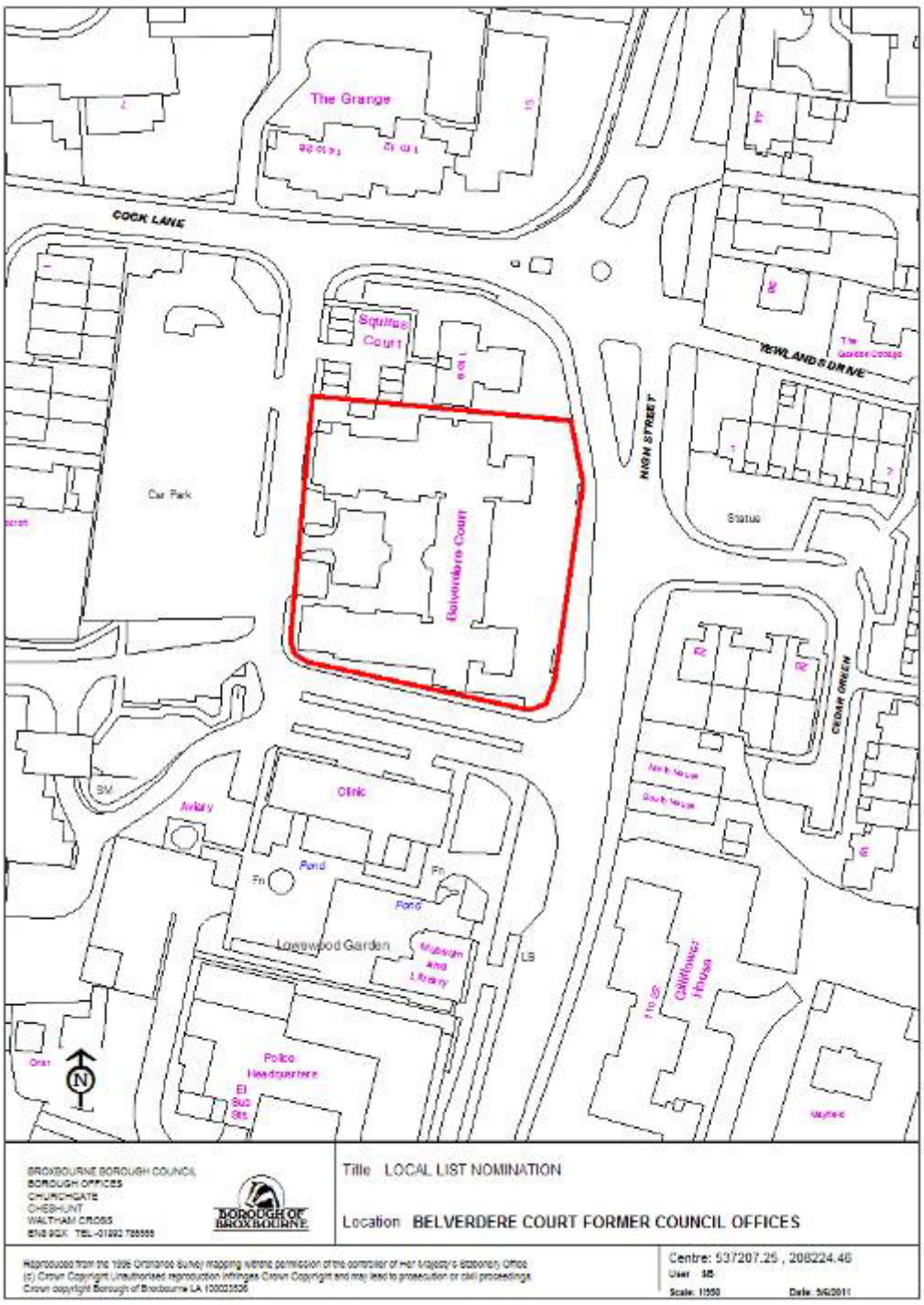
Historic Importance

"The home of Hoddesdon Urban District Council from 1936, the building was officially opened on 21st December in that year by Councillor R.W. Merchant, JP, Chairman of the Council. Merchant was [also] *a chartered Architect and* [he] *collaborated with the Council's Surveyor and Architect, William Plumpton in [the design] … Building and grounds* [were] *sold to McCarthy and Stone and in 1988-89 new North and South wings were added to the original building ... re-named Belvedere Court. (David Dent)*

Contribution to the Local Built Environment

The building is a minor landmark in the street and is the focus for substantial recent extension wings on its north and south sides, determining their scale and character.

Impact on plans for the area: Planning application (Ref: 07/11/0759/F) was refused November 2011, for replacement windows and door to the main original building (east and west elevations).



Roman Catholic Church of St Augustine, High Street, Hoddesdon

Address: Roman Catholic Church of St Augustine, High Street, Hoddesdon	**Local List Number:** Hodd 9

A good example of an early post war church, with an exceptionally fine landmark tower and spire





Original Use	Church
Current Use	Church
Conservation Area	Yes
Construction date/period	1961
Group Value	No

Reason For Nomination:

Architectural Significance

A good example of civic architecture of the first decades of the post war era, which fuses traditional and modern idioms. The basic form consists of a simple wide nave, topped by a low pitched roof, with low flat roofed side aisles. A shallow narthex takes the form of a modernist concrete colonnade which extends to the right to include the particularly well proportioned tower surmounted by a characteristic 1950s cupola pierced by a slender spire. A low relief sculpture 'floats' somewhat on the large area of brickwork of the main façade of the nave, where traditionally there would have been a rose window. The building is wholly clad in red brickwork.

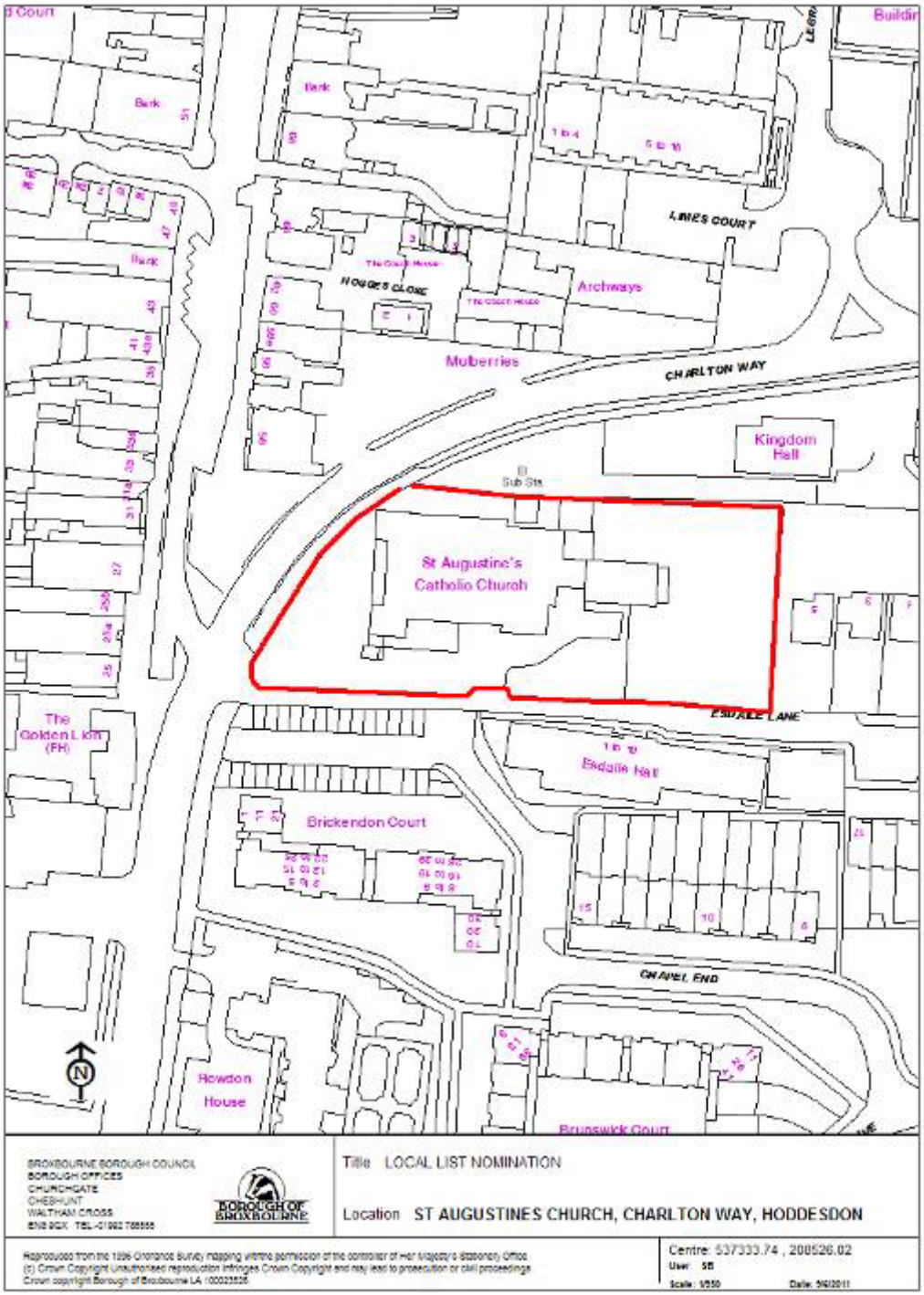
Historic Importance

"In 1958 the Catholic Parish of Hoddesdon came under the direct control of the Westminster Diocese. Father (later Canon) John Longstaff was appointed the first parish priest under the new regime, with the brief to build a new church and presbytery. The architect Justin Alleyn FRIBA, found a brick company that manufactured a brick which would blend in with existing buildings, such as Rawdon House. The church and presbytery were completed in 1961.

The 75 foot bell tower was built with a legacy from the late F.C. Hanbury, a former Chairman of the family firm Allen and Hanbury's. The bell in the tower was named Cora in memory of one of the original parishioners and was cast by the Whitechapel Bell Foundry. The statues on the front of the church are of Our Lady and the Holy Child and St Augustine. They were carved by Philip Lindsey Clark 1889-1977". (David Dent)

Contribution to the Local Built Environment

The church is an important landmark at the southern end of the High Street. It is somewhat compromised by an awkward site created by the alignment of Charlton Way.


Bank
Bank
Bank
LANES COURT
HUGHES CLOSE
Archways
Mulberries
CHARLTON WAY
Kingdom Hall
Sub Sta
St Augustine's Catholic Church
ESDALE LANE
The Golden Lion (FH)
Bedalle Hall
Brickendon Court
CHAPEL END
Rowdon House
Brunswick Court
N
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location ST AUGUSTINES CHURCH, CHARLTON WAY, HODDESDON
Centre: 537333.74 , 208526.02

Estate House, 19 High Street, Hoddesdon

Address: Estate House, 19 High Street, Hoddesdon, Herts,	**Local List Number:** Hodd 10



Original Use	
Current Use	Offices - Curwens
Conservation Area	
Construction date/period	
Group Value	

Reason For Nomination:

Architectural Significance:

Historic Importance: This was the site of the Bird Bolt Inn. In the early 20th Century it housed the Middle Class Academy and was known as Hoddesdon Villa.

Contribution to the local built environment: It is located in a prominent position.

Impact on plans for the area


Bracket Hall
St Augustine's Catholic Church
The Golden Lion (PH)
Brickendon Court
Tank
Garage
Rowdon House
Ashleigh Court
PRIORY CLOSE
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location ESTATE HOUSE, 19 HIGH STREET, HODDESDON
Centre: 537277.60 , 208451.16
User: SB
Scale: 1/550
Date: 5/6/2011

33 High Street, Hoddesdon

Address: 33 High Street, Hoddesdon, Herts, EN11 8TA	**Local List Number:** Hodd 11





Handsomely proportioned Mid Victorian late Classical town house, slightly obscured by later shop fascias.

Original Use	
Current Use	Hoddesdon Express & Delight Sandwich Bar
Conservation Area	Yes
Construction date/period	c1860
Group Value	

Reason For Nomination:

Architectural Significance

An attractive and largely intact three bay, three storey building of the late Classical style of the mid Victorian period. A characteristically low pitched roof is masked by a simple parapet wall above a bold bracketed cornice. The wholly stuccoed façade is enhanced by prominent quoins. Tall first floor windows with surrounds are each surmounted by a projecting entablature supported by brackets. All the windows appear to be originals. Unfortunately the architectural quality of this building is somewhat marred by the shopfront fascias which obscure the sills and lower parts of the first floor windows.

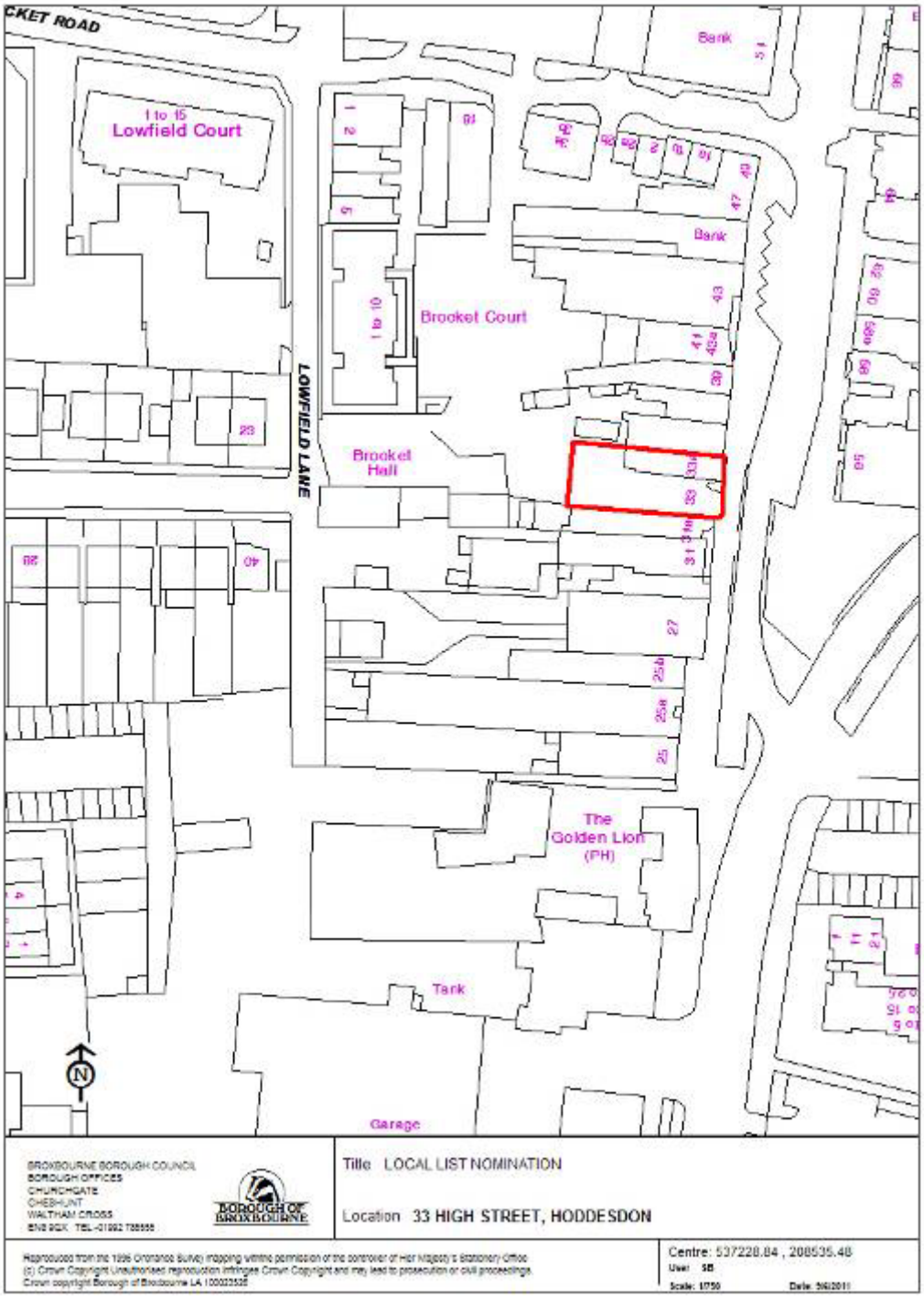
Historic Importance

As numbers 35-39, the building reflects the character of town centre development in the era when the railway had been recently established. It replaced medieval properties, including the Red Lion Inn.

Contribution to the Local Built Environment

The building complements the scale and style of its slightly taller neighbour (numbers 35-39) and similar groups (some earlier) on the eastern side of the High Street. It contributes to the creation of an important sense of enclosure in this part of the High Street, where this is somewhat lost immediately to the south.

Impact on plans for the area: Planning permission (Ref: 7/0775/08/F/HOD) was granted on 7th December 2009 for conversion of first and second floors to provide 3 one bed flats, including removal of part of first floor and construction of rear extension at second floor.


CKET ROAD
1 to 15
Lowfield Court
Brooket Court
1 to 10
LOWFIELD LANE
Brooket
Hall
Bank
Bank
The
Golden Lion
(PH)
Tank
Garage
N
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 33 HIGH STREET, HODDESDON
Centre: 537228.84 , 208535.48
Scale: 1/750
Date: 5/6/2011

35-39 High Street, Hoddesdon

Address: 35-39 High Street, Hoddesdon, Herts, EN11 8TA	**Local List Number:** Hodd 12



Mid Victorian late Classical style, urban scale building.

Original Use	
Current Use	Including Flames, Shepherds Estate Agents and Tip Top
Conservation Area	Yes
Construction date/period	c1860
Group Value	Yes – complements e.g. nos. 31-33

Reason For Nomination:

Architectural Significance

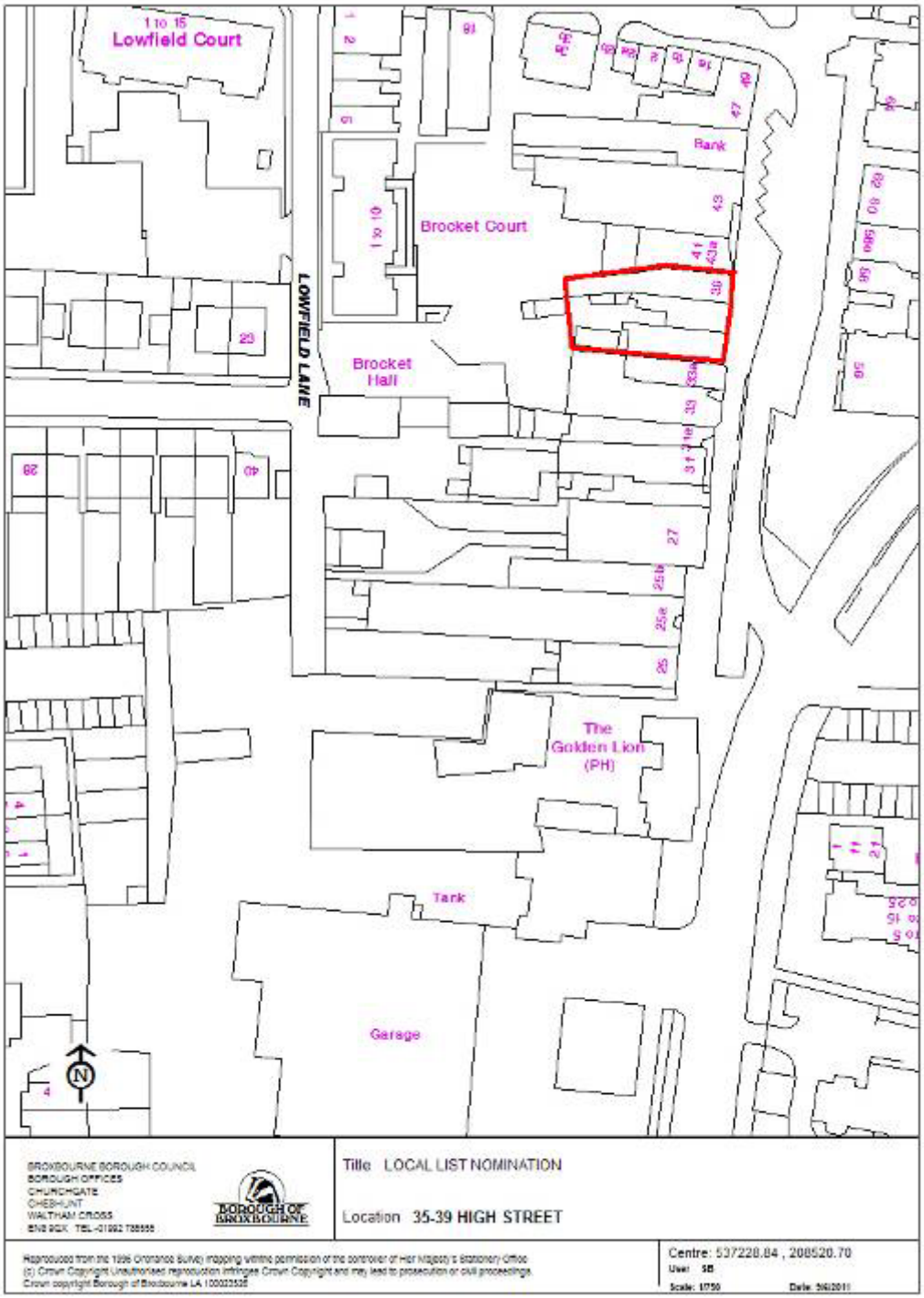
An urbane three storey range in the late Classical style of the mid Victorian period. A characteristic low pitched roof is masked by a continuous balustraded parapet surmounting a bracketed cornice. Tall first floor windows with deep stucco surrounds are each capped with pediments. Second floor windows are shallower and simpler in the correct classical manner, whilst still having stucco surrounds. The walling material of numbers 37-39 is gault brickwork; number 33 is stucco. The upper floor windows of number 37 appear to be original or at least late 19th century; those of numbers 35 and 39 have been recently reglazed. The ground floor shopfronts are also recent.

Historic Importance

The range reflects the character of town centre development in the era when the railway had been recently established. It replaced medieval properties, including the Red Lion Inn.

Contribution to the Local Built Environment

This range complements the scale and style of its neighbour (Numbers 31-33) and similar groups (some earlier) on the eastern side of the High Street.


1 to 15
Lowfield Court
Brocket Court
Bank
LOWFIELD LANE
Brocket
Hall
The
Golden Lion
(PH)
Tank
Garage
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
EN8 9DX TEL: 01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 35-39 HIGH STREET
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Centre: 537228.84 , 208520.70
User: SB
Scale: 1/750
Date: 5/6/2011

40 and 42 High Street, Hoddesdon, (Victoria Villas)

Address: Victoria Villas, 40 and 42 High Street, Hoddesdon, Herts, (at junction of High St and Cock Lane).	**Local List Number:** Hodd 13



Semi detached villas. Well preserved Victorian houses terminating the view from Cock Lane.

Original Use	Residential
Current Use	Residential?
Conservation Area	Yes
Construction date/period	1897
Group Value	

Reason For Nomination:

Architectural Significance
A generally well preserved slightly more modest version of the dental practice building immediately to the north. The plan is 'mirrored' with adjacent front doors recessed behind red brick arches with stone keystones and springings. Large two storey canted bays under hipped roofs are located at each end. The steep pitched slate roof with gable end chimneys is surmounted by scalloped ridge tiles. The sash windows are of the original Victorian design. The use of contrasting yellow and red bricks, white stone and purple-grey slates makes a positive permanent colour scheme.

Historic Importance
Well preserved example of houses of the late Victorian middle class.

Contribution to the Local Built Environment
Together with its neighbour to the north, these two houses form an effective termination of the view from Cock Lane and with the mature plane trees on the verge in front, make a positive contribution to the continuity and enclosure of the street scene at this point.


PRIORY CLOSE
1 to 9
10 to 20
e Grange
Lilac Lodge
Squires Court
The Garden Cottage
YEWLANDS DRIVE
HIGH STREET
Statue
Belvedere Court
N
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATION
Location 40-42 HIGH STREET, HODDESDON
Centre: 537253.42 , 208295.34

81

44 High Street, Hoddesdon

Address: Dental Practice, 44 High Street, Hoddesdon, Herts, EN11 8DA (opposite The Grange)	**Local List Number:** Hodd 14



Skilful use of the inherent colours of yellow and red brick and of tile, in a well designed Late Victorian former house.

Original Use	Residential
Current Use	Commercial – Dental Practice
Conservation Area	Yes
Construction date/period	Late Victorian period
Group Value	Yes with neighbouring property

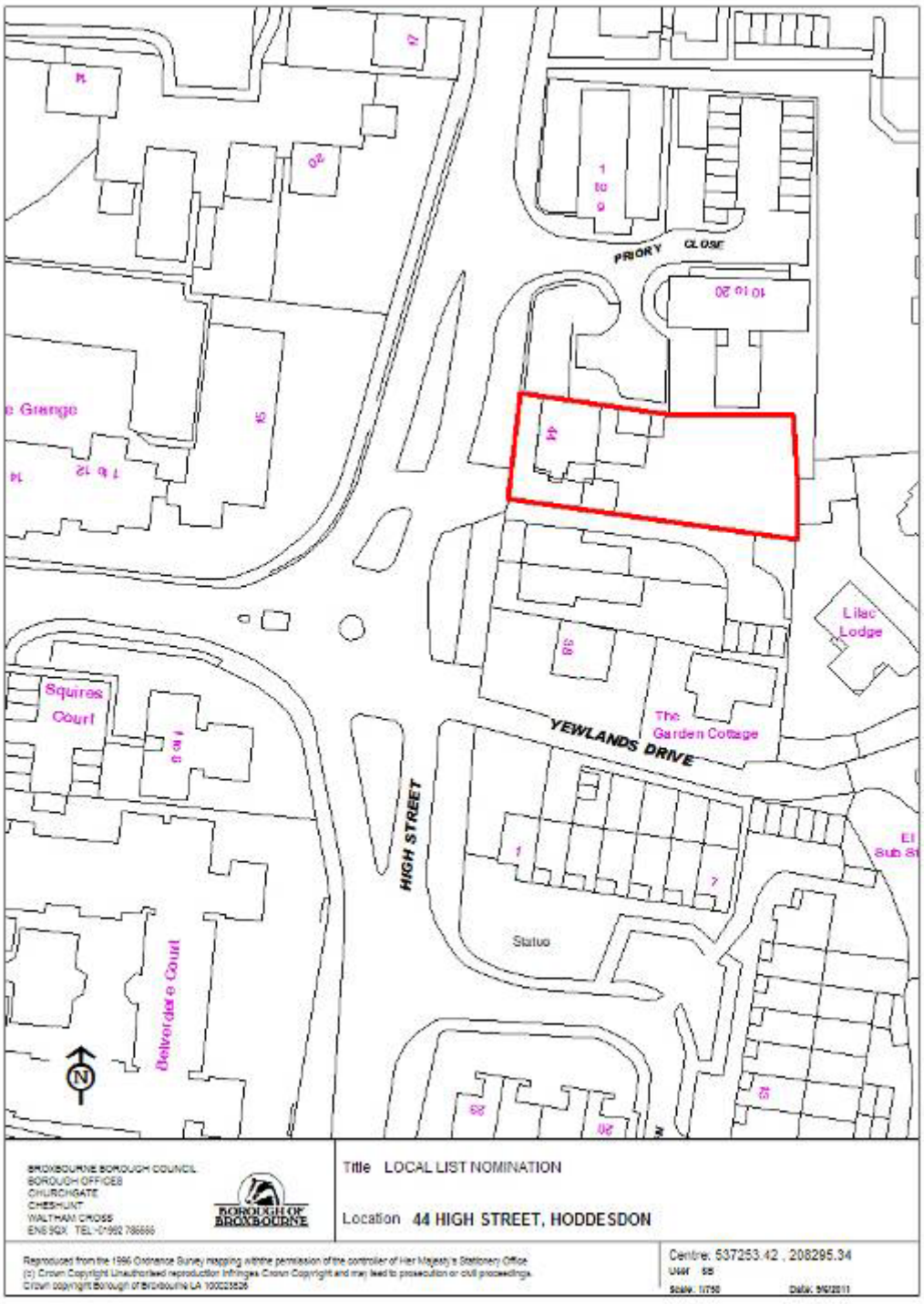
Reason For Nomination:

Architectural Significance
A fine, well preserved large house of the late Victorian period. A substantial red brick arched entrance is located between two identical two storey canted bay windows surmounted by half timbered gables supported by bold side brackets. To the left is a side wing in line with the main elevation. A finely designed semi elliptical arch, probably spanning a cartway, has been infilled at a later date. The characteristic steep pitched slate roof is of a half hip design and is topped by pierced roof tiles. The use of contrasting yellow and red bricks surmounted by purple-grey slates makes a positive permanent colour scheme. The late Victorian sash windows are intact.

Historic Importance
This is a well preserved example of a house of the prosperous Victorian middle class.

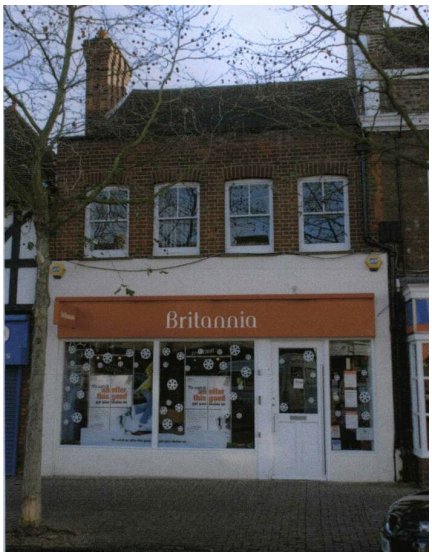
Contribution to the Local Built Environment
Together with its neighbour to the south, this house forms an effective termination of the view from Cock Lane and, with the mature plane trees on the verge in front,

makes a positive contribution to the continuity and enclosure of the street scene at this point.



58E High Street, Hoddesdon

Address: 58E High Street, Hoddesdon, Herts, EN11 8EN	**Local List Number:** Hodd 15



Original Use	
Current Use	Britannia Building Society
Conservation Area	Yes
Construction date/period	
Group Value	

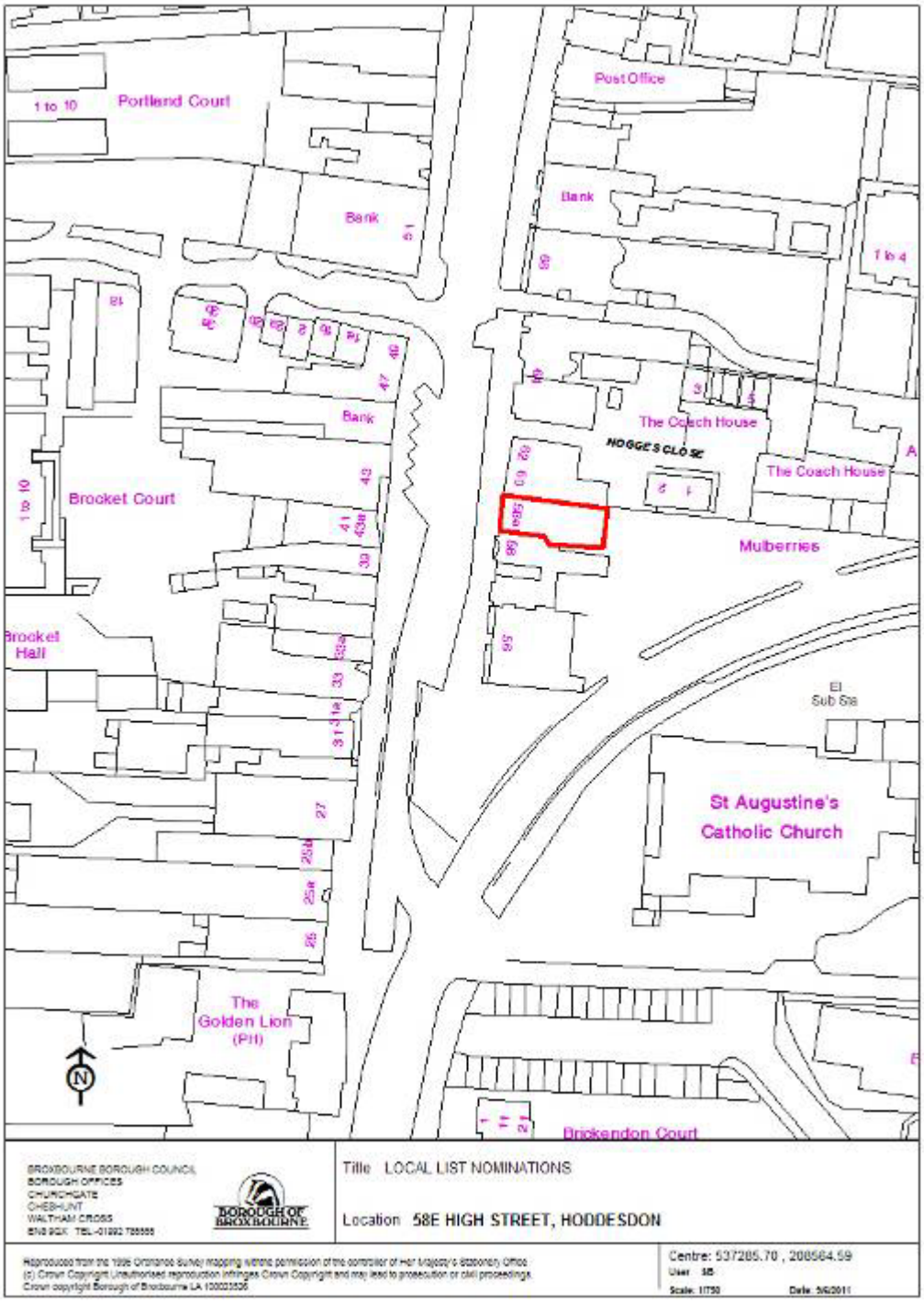
Reason For Nomination:

Architectural Significance:

Historic Importance:

Contribution to the local built environment: The building and its roof line fit in pleasingly with the adjacent buildings, one of which is a listed building (number 58 High Street Hoddesdon).

Impact on plans for the area


Portland Court
1 to 10
Post Office
Bank
Bank
Bank
The Coach House
HOGGES CLOSE
The Coach House
Brocket Court
Mulberries
Brocket Hall
El Sub Sta
St Augustine's Catholic Church
The Golden Lion (PH)
Brickendon Court
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
Title LOCAL LIST NOMINATIONS
Location 58E HIGH STREET, HODDESDON
Centre: 537285.70 , 208564.59
Scale: 1/750
Date: 5/6/2011

60 - 62 High Street, Hoddesdon

Address: 60 - 62 High Street, Hoddesdon, Herts,	**Local List Number:** Hodd 16



A Domestic Revival style commercial building of the 1890s, recalling the building traditions of the Tudor period.

Original Use	Commercial buildings
Current Use	Tandoori Night and Captain Cod
Conservation Area	Yes
Construction date/period	
Group Value	

Reason For Nomination:

Architectural Significance

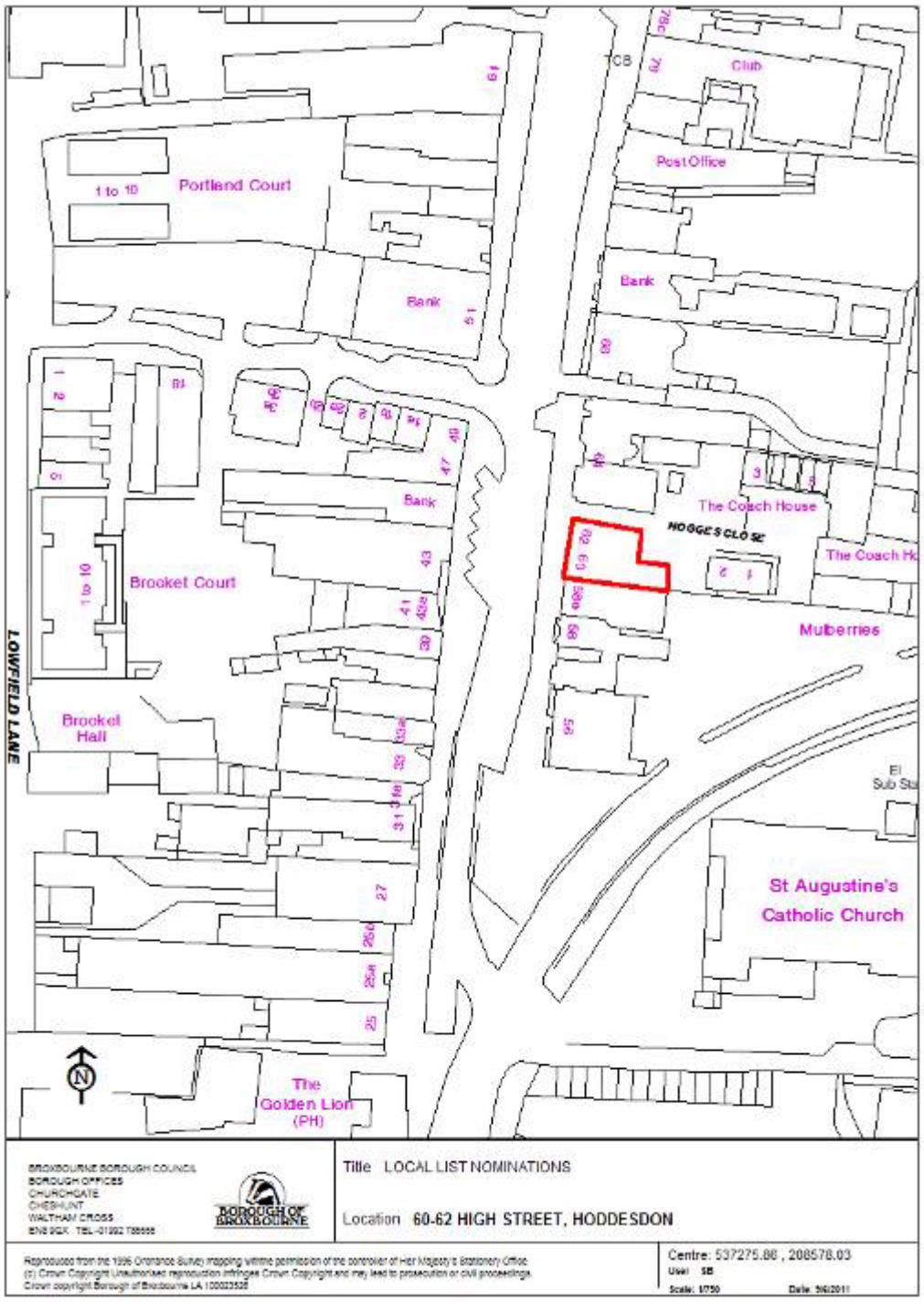
An attractive commercial building in the Domestic Revival style probably built in the 1890s. Its broad front includes a cartway on its left hand side. Interestingly for a building within a continuous range of frontages, it has a tiled hipped roof, a design reinforcing the image of a free standing semi-rural house, rather than an urban context. The elevation consists of a red brick ground floor with sandstone mullioned and transomed windows and quoins. A recent shopfront is located to the right of the central front door. The first floor is reproduction black and white work, with render, some featuring pargetting recalling the East Anglian tradition, and black stained timbers with casement windows. A large gable is centred over the cartway, a slightly smaller one is above the doorway. These features help to animate this precisely considered nostalgic design.

Historic Importance

The design is typical of the Domestic/Vernacular Revival, where regional pre-industrial building traditions were rediscovered and influenced design.

Contribution to the Local Built Environment

The building contributes to the continuity and variety of the street scene and responds to the precedent of the surviving medieval timber framed buildings in the High Street.


Portland Court
1 to 10
Bank
Post Office
Club
Bank
The Coach House
HOGGES CLOSE
Brooket Court
1 to 10
Mulberries
LOWFIELD LANE
Brooket Hall
St Augustine's Catholic Church
The Golden Lion (PH)
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATIONS
Location 60-62 HIGH STREET, HODDESDON
Centre: 537275.88 , 208578.03
Scale: 1/750

Brick Boundary Wall, running east of the High Street, Hoddesdon

Address: Brick Boundary Wall, running east of the High Street, in lane RO No. 64-66, High Street, Hoddesdon	**Local List Number:** Hodd 17



Wall constructed in patent Hitch bricks

Original Use	Boundary Wall
Current Use	Boundary Wall
Conservation Area	Yes
Construction date/period	19th Century
Group Value	

Reason For Nomination

Architectural Significance

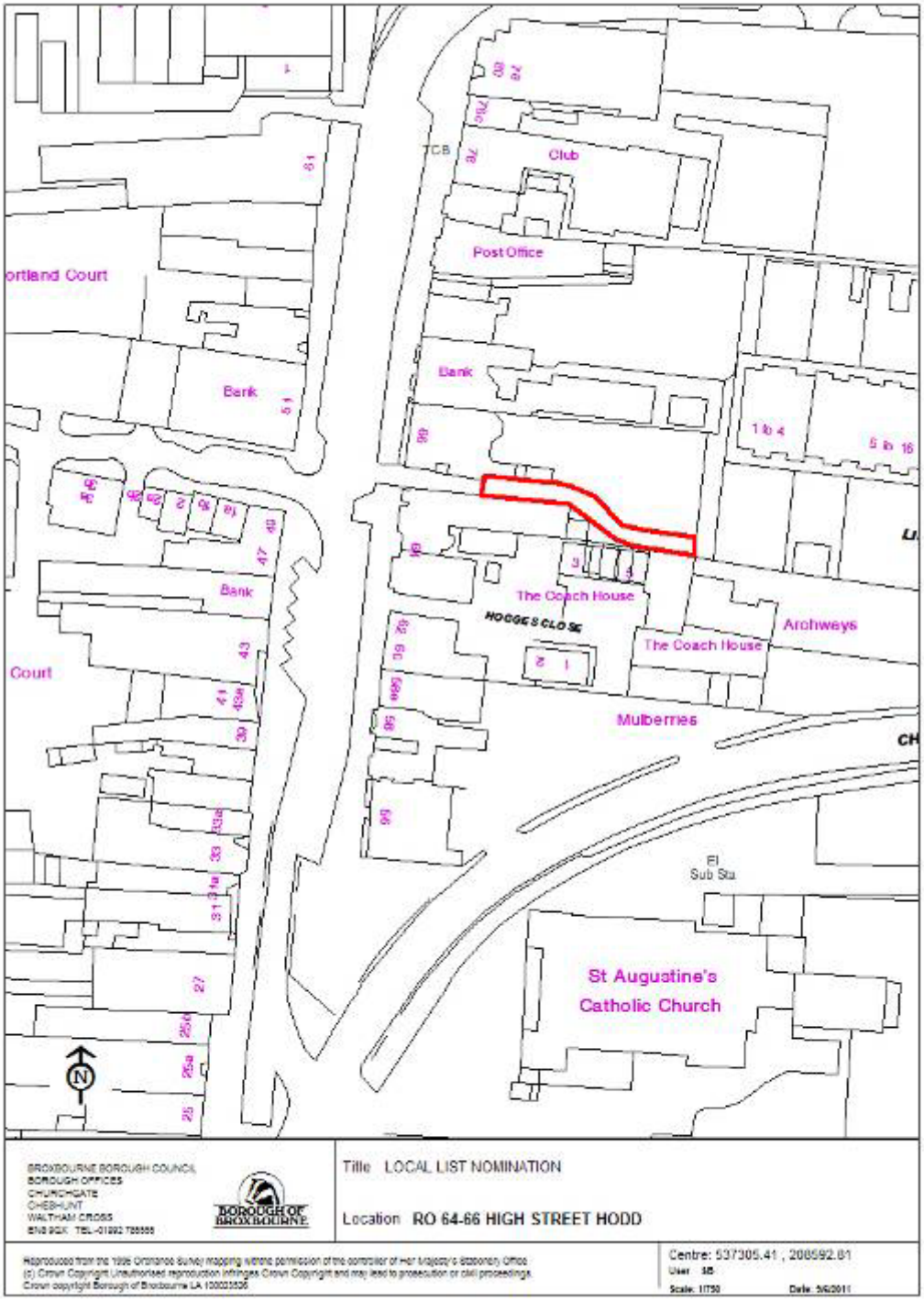
The substantial length of wall some 1.8 metres high is constructed using Hitch Bricks, a proprietary system of hollow interlocking bricks approximately 150mm high by 300mm long, i.e. considerably larger than conventional bricks. The wall has the appearance of grey gault brickwork.

Historic Importance

It is believed that this is a rare surviving example of a 19th century brickwork system originating in Ware.

Contribution to the Local Built Environment

The wall, together with the six lime trees immediately in front of it, contributes to an interesting intimate passageway space parallel to the deep building and former garden plots in this part of the High Street area.



Post Office, High Street, Hoddesdon

Address: Post Office, 72 High Street, Hoddesdon.	**Local List Number:** Hodd 18



Original Use	
Current Use	Post Office
Conservation Area	Yes
Construction date/period	1893
Group Value	

Reason For Nomination:

Architectural Significance

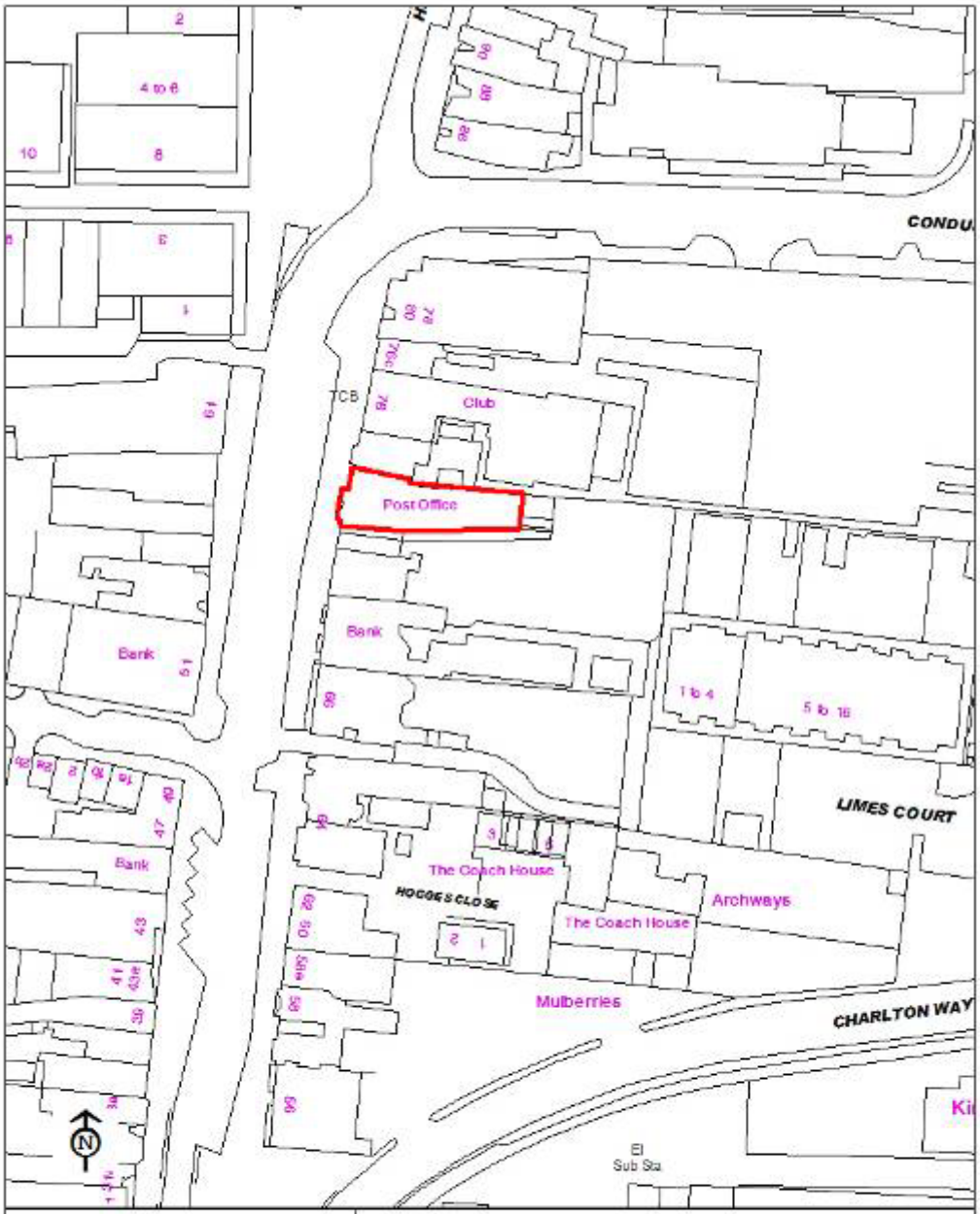
A good example of a late Victorian public/commercial building in Domestic Revival style. This tall, two storey red brick building, with a broad front and tiled roof ridge parallel to the street, has an exuberant off-centre projecting bay and gable which contrasts with the relatively modest remainder of the façade. The broad gable is rendered, with a low relief royal crest at its base. It is supported by a coved cornice recalling 17th century precedents. The broad oriel window on the first floor is dominated by three large sash windows with a unique glazing bar configuration, repeated in the paired sashes of the main elevation. The slightly shorter upper sash is a conventional 6 pane type, but the lower one changes from two to one vertical glazing bar within the same sash. The ground floor portion of the projecting bay is topped by a deep sandstone lintel/coping which links to stone mullions and brick piers in a rather idiosyncratic manner. Otherwise the ground floor windows, door and cartway are unremarkable. All the openings in the main façade are formed in well constructed segmental arches with ornamental terracotta keystones. A deep terracotta string course with heavy mouldings ties together the composition of this very interesting if not quite scholarly elevation.

Historic Importance

"The building was designed by John Allen Tregelles, author of the 1908 History of Hoddesdon and built by the Hoddesdon firm of J.A. Hunt." (David Dent)

Contribution to the Local Built Environment

The building is a landmark within the streetscape of the High Street, both in its appearance and in its function.


2
4 to 6
8
10
CONDU
TCB
Club
Post Office
Bank
Bank
Bank
1 to 4
5 to 16
LIMES COURT
The Coach House
HODGES CLOSE
Archways
The Coach House
Mulberries
CHARLTON WAY
El
Sub Sta
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location POST OFFICE 72 HIGH STREET, HODDESDON
Centre: 537323.48 , 208628.80
Scale: 1:750
Date: 5/6/2011

106 High Street, Hoddesdon

Address: 106 High Street, Hoddesdon, Herts, EN11 8HD	**Local List Number:** Hodd 19



Original Use	
Current Use	Halifax Bank
Conservation Area	Yes
Construction date/period	c1910
Group Value	

Reason For Nomination:

Architectural Significance

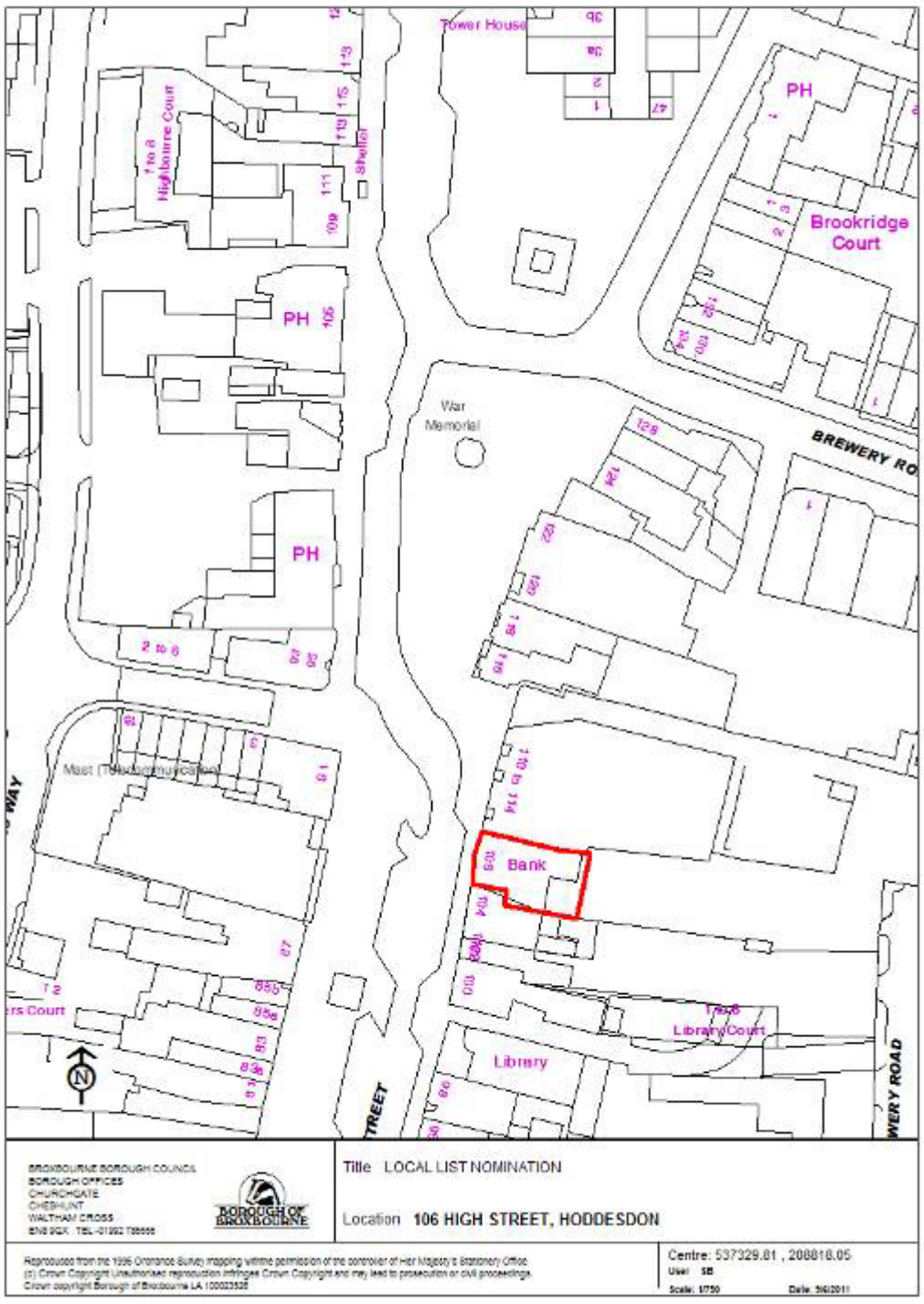
A lively, robust and remarkably intact example of a very late Victorian/early Edwardian commercial building. Presumably the ground and upper two storeys were built at the same time, although the Baroque/Classical bank front on the street front contrasts somewhat with the more domestic freestyle of the recessed upper floors, possibly to express the different functions of ground and upper floors. It may be that the design is an attempt to defer to the small scale of its neighbours at the time. In any case this is a consistently imaginative and well detailed building which skilfully handles the inherent colours of the yellow London Stock bricks and the red brick used for voussoirs, cills, brackets and banding. On the ground floor, red brick alternates with the white Portland Stone, in familiar Edwardian manner, which retains the crispness of mouldings on both piers and keystones. Glazing and doorframes on the ground floor are recent replacements. The paired first floor sashes are late Victorian / early Edwardian and the dormer sashes are typically Edwardian in that they have multiple glazing bars on the upper sash, and clear plate glass on the lower. The dormers are boldly expressed, each with a hipped roof. The composition is capped by a massive central chimney stack.

Historic Importance

Excellent example of an intact bank building of the turn of the 19th/20th centuries; a type which in general is increasingly being converted to other uses, sometimes losing their essential characteristics in the process.

Contribution to the Local Built Environment

A building of the scale and impact required in a town centre, which is also an example of the visual richness that can be derived from the skilful use of materials and detailing.



130-134 High Street, Hoddesdon

Address: 130-134 High Street, Hoddesdon, Herts, EN11 8HL	**Local List Number:** Hodd 20



Original Use	Brewery
Current Use	Herts Café Pie & Mash, Changes Hair Salon & Trading Centre
Conservation Area	Yes
Construction date/period	19th Century
Group Value	Yes

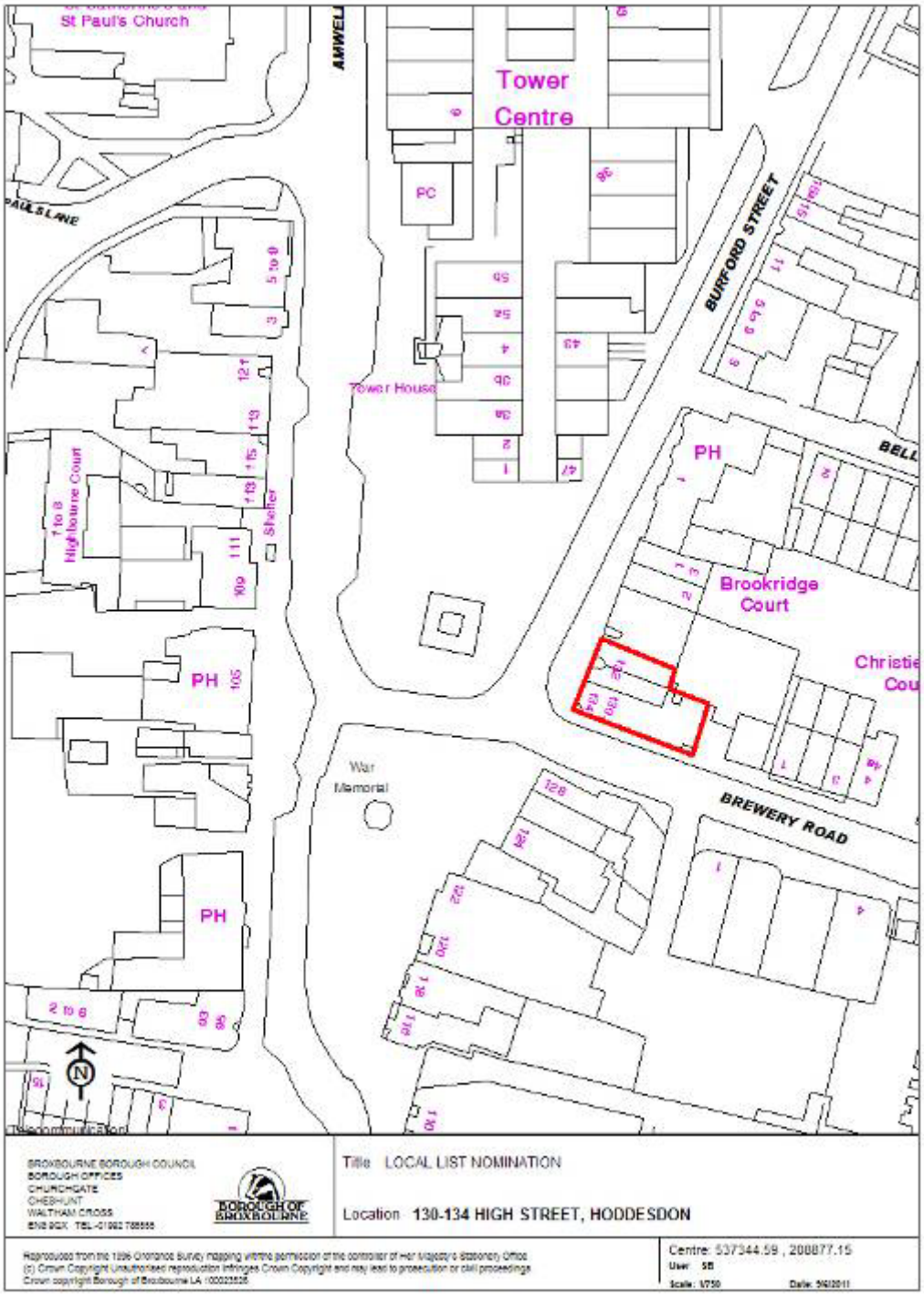
Reason For Nomination:

Architectural Significance:.

Historic Importance: Part of the 19th Century Christie brewery buildings. The brewery closed in 1928 and the building was truncated and converted for other uses.

Contribution to the local built environment: It is located in a prominent position on the corner of the High Street and Brewery Road.

Impact on plans for the area
Planning permission was granted on 7th January 2005 (Ref: 7/0214/03/F/HOD), for the erection of 3 storey attached block of 2 no 2 bed and 2 no 1 bed flats and 1 ground floor class A2 (Financial & Professional Sevices) unit, and addition of 1 no 1 bed flat to approved conversion (7/749-02) of 130-134 High Street.
An application for new UPVC windows (post facto), to all elevations was refused in January 2004.


St Paul's Church
Tower Centre
PC
BURFORD STREET
Tower House
PH
Brookridge Court
Shelter
High Bourne Court
War Memorial
BREWERY ROAD
PH
PH
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 130-134 HIGH STREET, HODDESDON
Centre: 537344.59 , 208877.15
User: SB
Scale: 1/750
Date: 5/6/2011

95

Former Three Cups Coffee Tavern and Hall Corner (Temperance Hall)

Address: Former Three Cups Coffee Tavern and Hall, Corner of High Street and Lord Street, Hoddesdon, Herts	**Local List Number:** Hodd 21



Three Cups Coffee Tavern



Detail of gable and lintel



Former Temperance Hall; with carved neo Tudor lintels and ridgeline roof vents.

Original Use	Temperance Hall
Current Use	Swagga menswear and The Barbers
Conservation Area	Yes
Construction date/period	Built 1882, Opened 1883
Group Value	

Reason For Nomination:

Architectural Significance

This development consists of the former Tavern fronting High Street and Lord Street, and the former Temperance Hall fronting Lord Street. Both buildings are in the later Victorian Domestic Revival Style, the former Tavern building being a particularly good composition which successfully addresses the major and minor frontages and corner of this long narrow plot. The '1½ storey' arrangement manages to defer to the low eaves height of its older neighbour, whilst its high ridge and prominent central gable respond to the scale of the High Street. The two side gables each with a corbelled central chimney animate the Lord Street façade. The simple bargeboards, soft red brick in Flemish bond contrasted by a reference to half timbering and render at the head of the main gable, are characteristic of the style. The first floor terracotta lintel on the main front has a particularly arresting low relief pattern, and the side elevation has an intriguing group of three small openings each with a pointed arch, grouped under an arched drip mould. The original air vents are still visible in the side wall. The former Temperance hall, now converted into residential uses, is unusual in having an asymmetrical roof, with a ridge set off centre. The ridge line is enlivened by two louvered vents capped by steep pitched tiled pyramid rooflets. The Lord Street frontage consists of three main groups of brick mullioned windows topped by deep hoodmould intricately carved stone lintels and terracotta cills, interspersed by three recessed doors. The

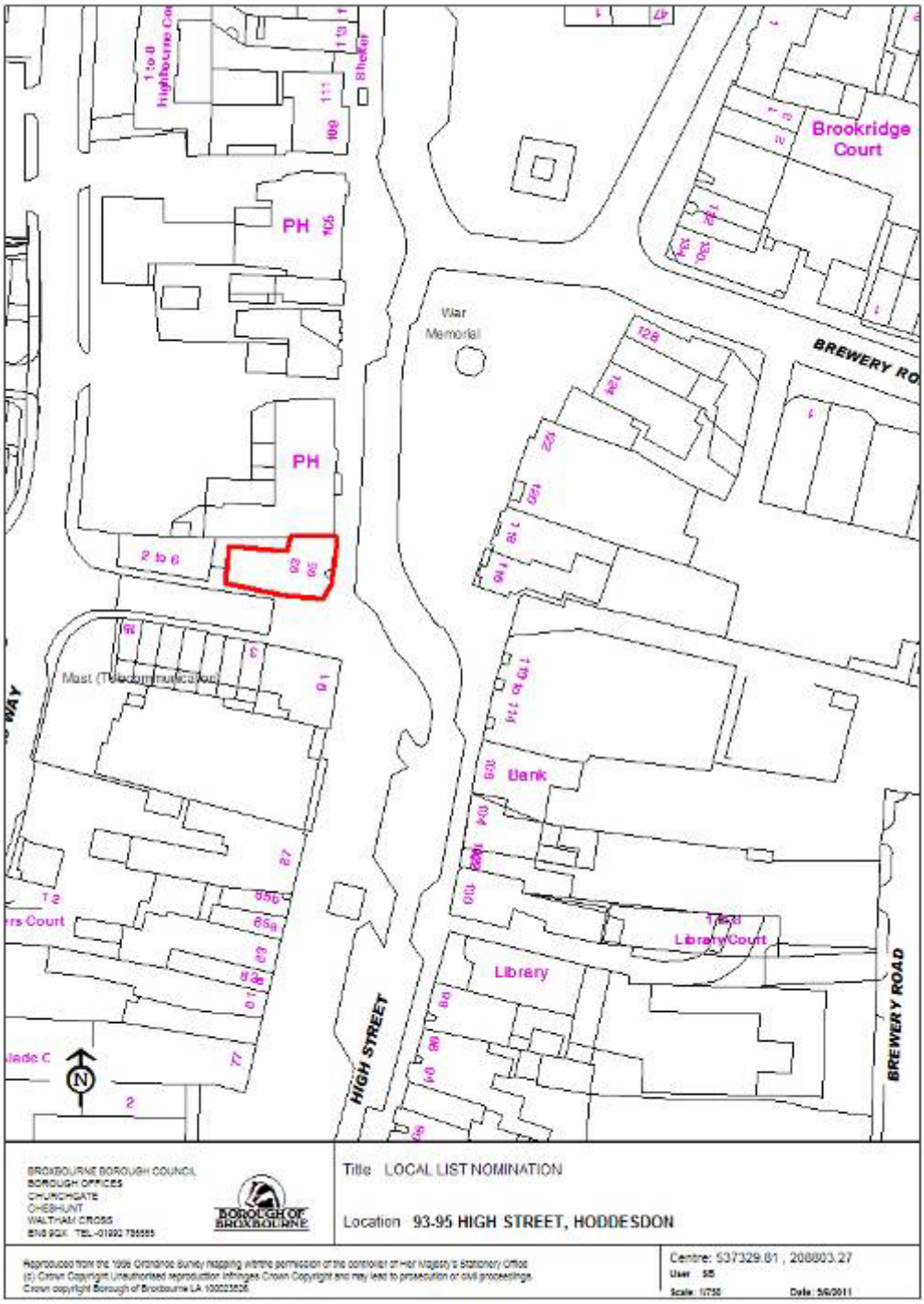
windows on both buildings have been reglazed with uPVC units which attempt to replicate the original pattern. The rear gabled elevation has a recent window under an original lintel and has been rendered, possibly following adjacent alterations. Both buildings are roofed in plain tiles, a reference to local vernacular building traditions.

Historic Importance

It was built in 1882 by the Warner family (at 95 High Street) "Opened in 1883 as a Temperance based establishment to (attempt to) counter the large number of premises in the town selling alcohol … The Temperance Hall at the rear was used by many organisations including Methodists and Baptists, before they built their own churches. By 1929 it was known as The Hoddesdon Temperance Hotel Ltd. It was built on the site of a much earlier timber framed building … Grace's Farmhouse" (David Dent). The Methodists and Baptists did not have any purpose-built churches until the 20th Century, so they used this building for services.

Contribution to the Local Built Environment

These buildings create a highly significant architectural contribution to the scale, enclosure and massing of the streetscape of Lord Street and this part of the High Street. It is also located on a prominent corner position.


Brookridge Court
PH
PH
War Memorial
BREWERY RO
2 to 6
Mast (Telecommunication)
Bank
Library
Library Court
HIGH STREET
BREWERY ROAD
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 93-95 HIGH STREET, HODDESDON
Centre: 537329.81 , 208803.27
Scale: 1/750
Date: 5/6/2011

Burford Place, Nos 9-19, Hoddesdon

Address: Burford Place, No's 9-19, (off Haslewood Avenue), Hoddesdon, Herts,	**Local List Number:** Hodd 22





The use of knapped flints is striking, a regionally distinctive technique. Front view detail shows the contrast of the flints and painted stone dressings.

Original Use	Residential
Current Use	Residential
Conservation Area	No (adjacent to CA, on its NE boundary)
Construction date/period	1872
Group Value	Yes

Reason For Nomination:

Architectural Significance

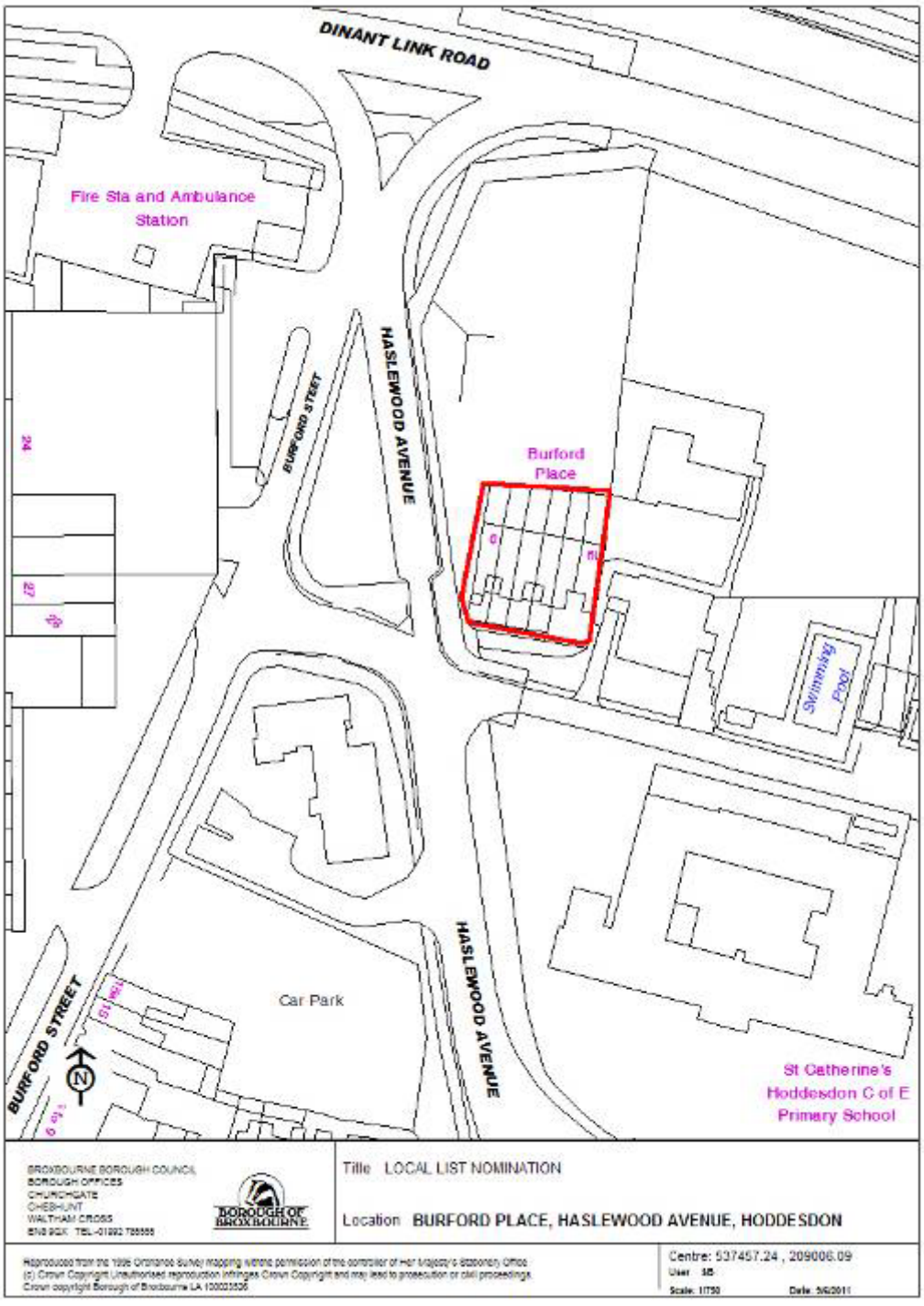
A relatively modest artisan terrace of six narrow fronted houses, distinguished by the use of roughly knapped flints as a facing to the main façade and the gable end. The painted stone lintels, cills and quoins of the windows and doors contribute to the lively elevational design. The slate roof with overhanging eaves is of an almost Regency-style low pitch. It has large brick chimney stacks. The terrace is set at right angles to Burford Street, and accessed by a path leading to long front gardens. This arrangement and the trees on the north side of the path create a secluded character to the group.

Historic Importance

"Unusual survival of a terrace built in 1872, using locally sourced flint. This was not a common construction material in Hoddesdon, although it was used in an earlier terrace of cottages, which once stood in Duke Street." (David Dent)

Contribution to the Local Built Environment

Historic built form framing and enclosing the north east entry to the conservation area.


DINANT LINK ROAD
Fire Sta and Ambulance Station
HASLEWOOD AVENUE
BURFORD STREET
Burford Place
Swimming Pool
Car Park
BURFORD STREET
HASLEWOOD AVENUE
St Catherine's Hoddesdon C of E Primary School
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location BURFORD PLACE, HASLEWOOD AVENUE, HODDESDON
Centre: 537457.24 , 209006.09
Scale: 1/750
Date: 5/6/2011

Amwell Terrace, 3-7 Amwell Street, Hoddesdon

Address: Amwell Terrace, 3-7 Amwell Street, Hoddesdon	**Local List Number:** Hodd 23



Amwell Terrace



Detail of eaves brackets, original windows and plaque

Original Use	Range of shops in late Victorian period
Current Use	Ground Floor Shops – first floor?
Conservation Area	Yes
Construction date/period	1884
Group Value	Yes

Reason For Nomination:

Architectural Significance

A modest but attractive and well detailed two storey range fronting the back edge of the pavement. The range consists of two parts; the earlier (?) one bay portion on the southern end and the three bay portion at the central and northern end. The latter part has two small plaques between the first floor windows with lettering 'Amwell Terrace AD1884' in a typical Victorian font. The three first floor windows are '4 over 4' pane original Victorian sashes with prominent moulded stone lintels. The evenly spaced scalloped brackets to the projecting eaves are an eye catching feature. The shopfronts on the ground floor are probably later additions, the fascia the most recent. These ground floor features are less sympathetic. The southern element has an earlier first floor sash window, arranged with a 4 pane upper sash and 8 pane lower sash. Interestingly, the window reveal is chamfered. The window head is constructed with cambered brick voussoirs. The eaves are simpler than its neighbour and just below these is faded evidence of painted lettering: "C.J Ross … & Forage". The ground floor has a canted entrance door, with a projecting shopfront with hipped roof, centred under the first floor window. The whole terrace is constructed in London Stock bricks, laid in Flemish Bond. Both hipped slate roofs are of different heights but are similarly shallow pitched. The main range has two small dormers with decorative bargeboards; a possible later extension.

The terrace is substantially altered at the rear, but the north wall, rendered, shows signs of earlier construction.

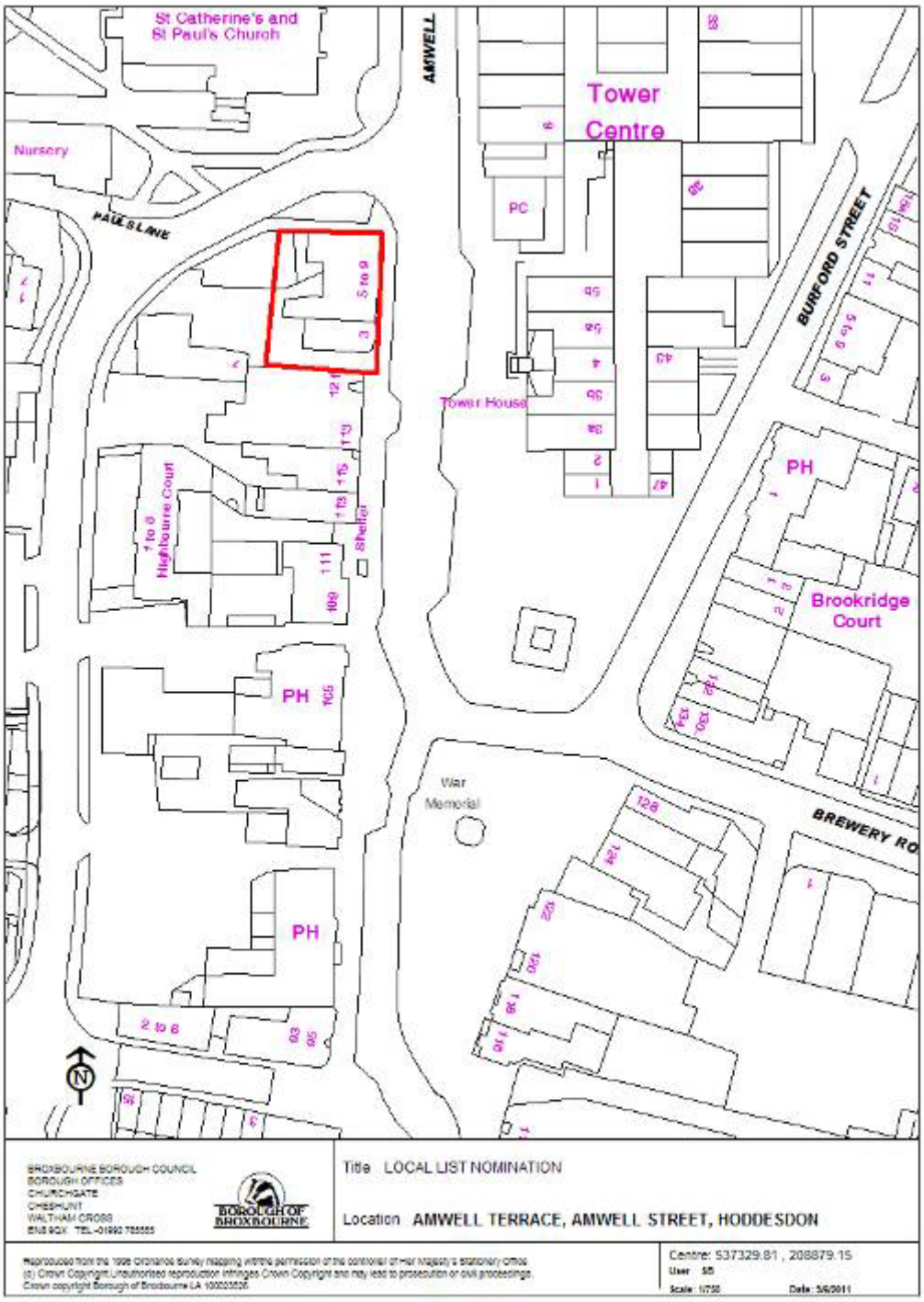
Historic Importance

It is likely that the terrace was a range of shops in the later Victorian period.
"Much earlier range of buildings re-fronted in 1884". (David Dent)

Contribution to the Local Built Environment

This terrace forms a critical element in maintaining the street frontage and building line of Amwell Street, framing the northern approach to the High Street. The relatively low ridge

line of the range permits a crucial and rare view of the church tower from the market place.



Old Vicarage, Amwell Street, Hoddesdon

Address: Old Vicarage, Amwell Street, Hoddesdon	**Local List Number:** Hodd 24



Original Use	Vicarage
Current Use	Residential
Conservation Area	Yes
Construction date/period	
Group Value	No

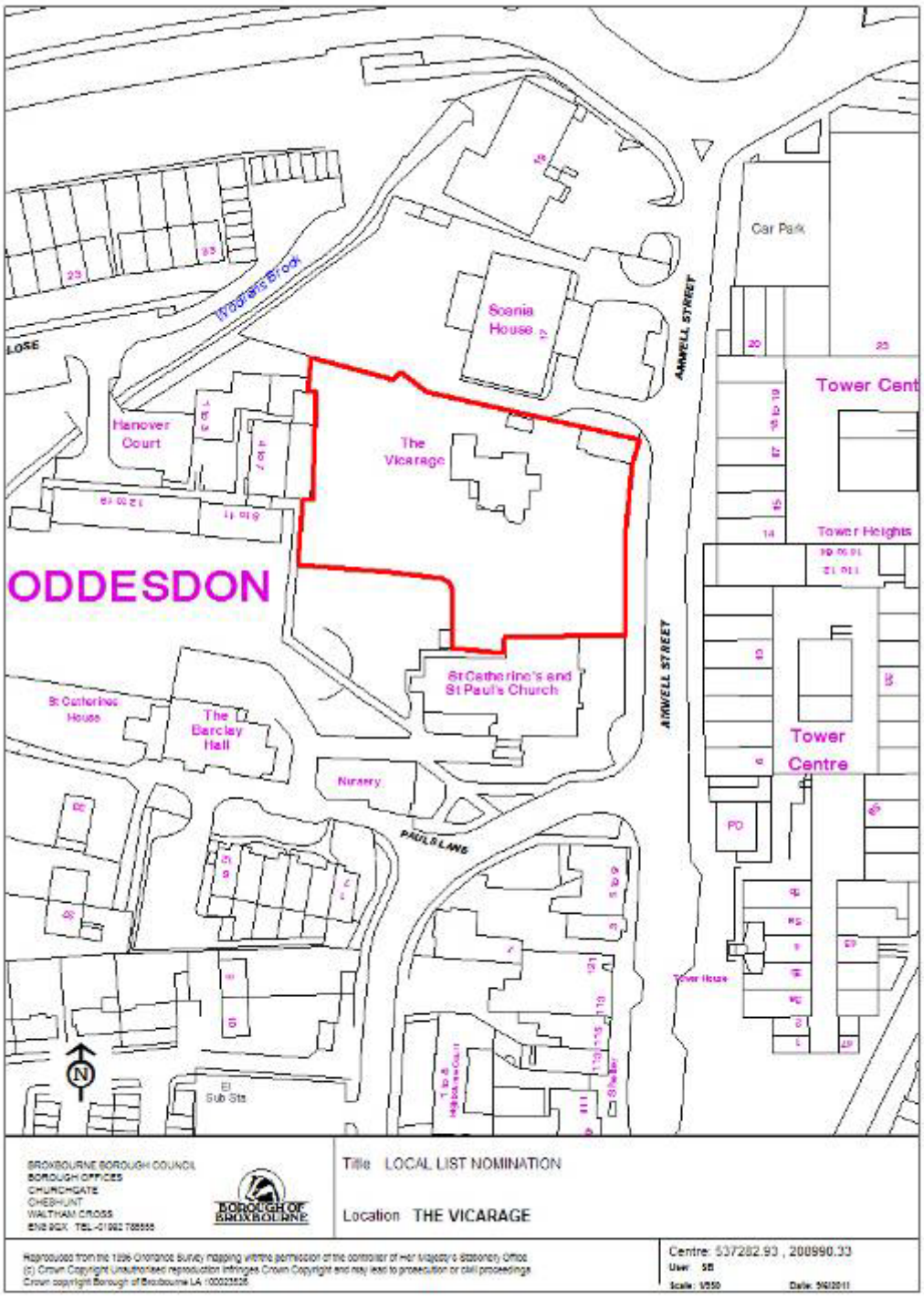
Reason For Nomination:
The Vicarage on Amwell Street is located in Hoddesdon Conservation Area next to St Catherine's and St Paul's Church built in a red brick, is a detached 3 storey house
with double peaked gables to the front.

Architectural Significance:

Historic Importance:

Contribution to the local built environment:

Impact on plans for the area


ODDESDON
The Vicarage
Hanover Court
Scania House
Car Park
Tower Cent
Tower Heights
Tower Centre
AIRWELL STREET
St Catherine's and St Paul's Church
The Barclay Hall
St Catherines House
Nursery
PAUL'S LANE
PO
Tower House
Woollens Brook
Sub Sta
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location THE VICARAGE
Centre: 537282.93 , 200990.33
User: SB
Scale: 1/550
Date: 5/6/2011

Barclay Hall, former Boys National School, Pauls Lane, Hoddesdon

Address: Barclay Hall former boys National School, Pauls Lane, Hoddesdon,	**Local List Number:** Hodd 25



Boys National School Fronting fronting onto Pauls Lane.



Plaque over main entrance

Original Use	Boys School
Current Use	Church Hall
Conservation Area	Yes
Construction date/period	1844
Group Value	

Reason For Nomination:

Architectural Significance

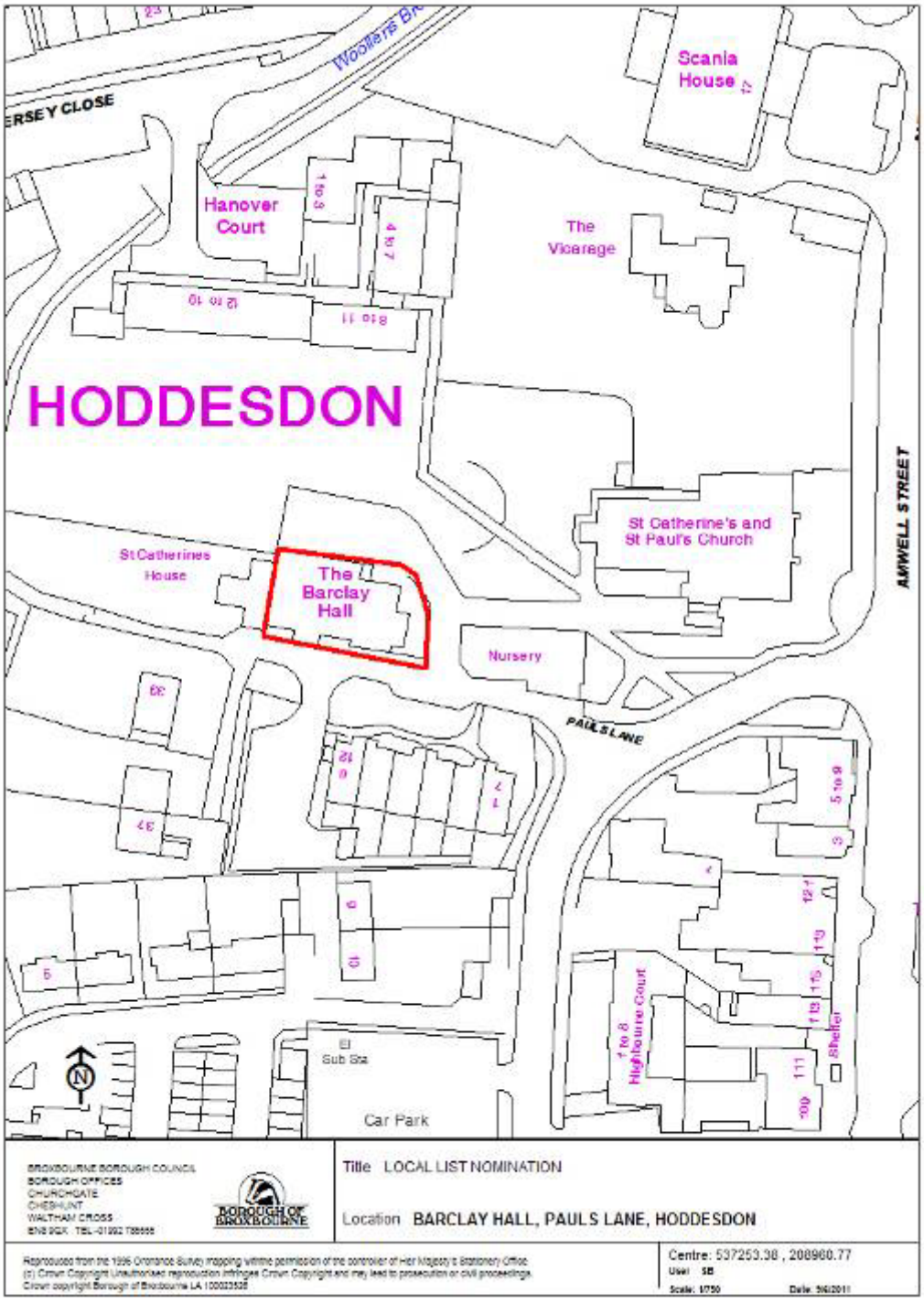
This is a typical mid Victorian School, whose plan form, materials and stylistic details have survived to a coherent degree, despite subsequent alterations and additions. The long axis of the building is parallel to Pauls Lane, and the original main entrance directly fronts the Lane. The main hall is on the long axis, with a main cross wing terminated by a gable at its eastern end. A minor gable is at the west end and the entrance porch is also gabled. A terracotta plaque with Victorian style lettering: 'National School 1844' is located above the entrance. Some of the openings are framed by four centred arches in Tudor/Jacobean Revival style, typical of the period. The materials are red brick with buff brick dressings. The roof material is slate.

Historic Importance

The building reflects the movement towards universal education during the Victorian period. *"Its construction was made possible by voluntary subscriptions and grants and the efforts of the first vicar of Hoddesdon, the Rev R.W. Morice. The building became a church hall when the infants school followed the juniors and relocated … early in the 1870s." (David Dent)*

Contribution to the Local Built Environment

The building forms a significant spatial and social grouping with its near contemporary (and more substantially altered) neighbour to the east, along Paul's Lane and the church of St Catherine and St Paul, also to the east, largely built between 1864 and 1888.



Bombay Cottages, Rose Vale, Hoddesdon

Address: Bombay Cottages / Rose Vale, Hoddesdon, Hertfordshire,	**Local List Number:** Hodd 26



Original Use	Residential
Current Use	Residential
Conservation Area	No
Construction date/period	1895
Group Value	Yes

Reason For Nomination:

Architectural Significance: The style of the architecture and bricks used is very much in harmony with other properties built by the Christie family such as the George 4th public house in Great Amwell.

Historic Importance: Property numbers 1, 3, 5 and 7 Rose Vale were all built together by Christie and Co Brewers of Hoddesdon in 1895. 1 and 3 are known as Bombay Cottages. These properties were built by the Christie family as adjuncts to their house at the corner of Brocket Road and Rose Vale known as Belmont (now no more), and Bombay Cottages were occupied by servants of the Christie family. The whole parcel of land at the rear of these properties (now blocks of flats) was the kitchen garden of Belmont Rose Vale and the road at the rear of Norris Road has only relatively recently been adopted from private use. The deeds show that following the Christie brewers near bankruptcy their property and business were purchased by the Cannon Brewery who in turn sold on to Allied Breweries. On purchase a restrictive covenant was imposed by the Cannon Brewery in 1928 which was also enforced by Allied Breweries in 1976 which 'prohibits the selling or carrying

on of any business as a Licensed Victualler, blender, brewer or distiller either wholesale or retail of wines beers or spirits. This was to protect the businesses of The White Swan, The King William the Fourth, The Salisbury Arms and the Bell – all owned in Hoddesdon by the Christie Brewers. The name Bombay Cottage is thought to come from the date the buildings were erected, as it coincided with the time of Queen Victoria being declared 'Empress of India'.

Contribution to the local built environment:

Impact on plans for the area:



Victoria Cottage Homes, Beech Walk, Hoddesdon

Address: Victoria Cottage Homes, Beech Walk, Hoddesdon,	**Local List Number:** Hodd 27



Original Use	Almshouses
Current Use	Sheltered Housing
Conservation Area	No
Construction date/period	1897 opened in 1898.
Group Value	Yes

Reason For Nomination:

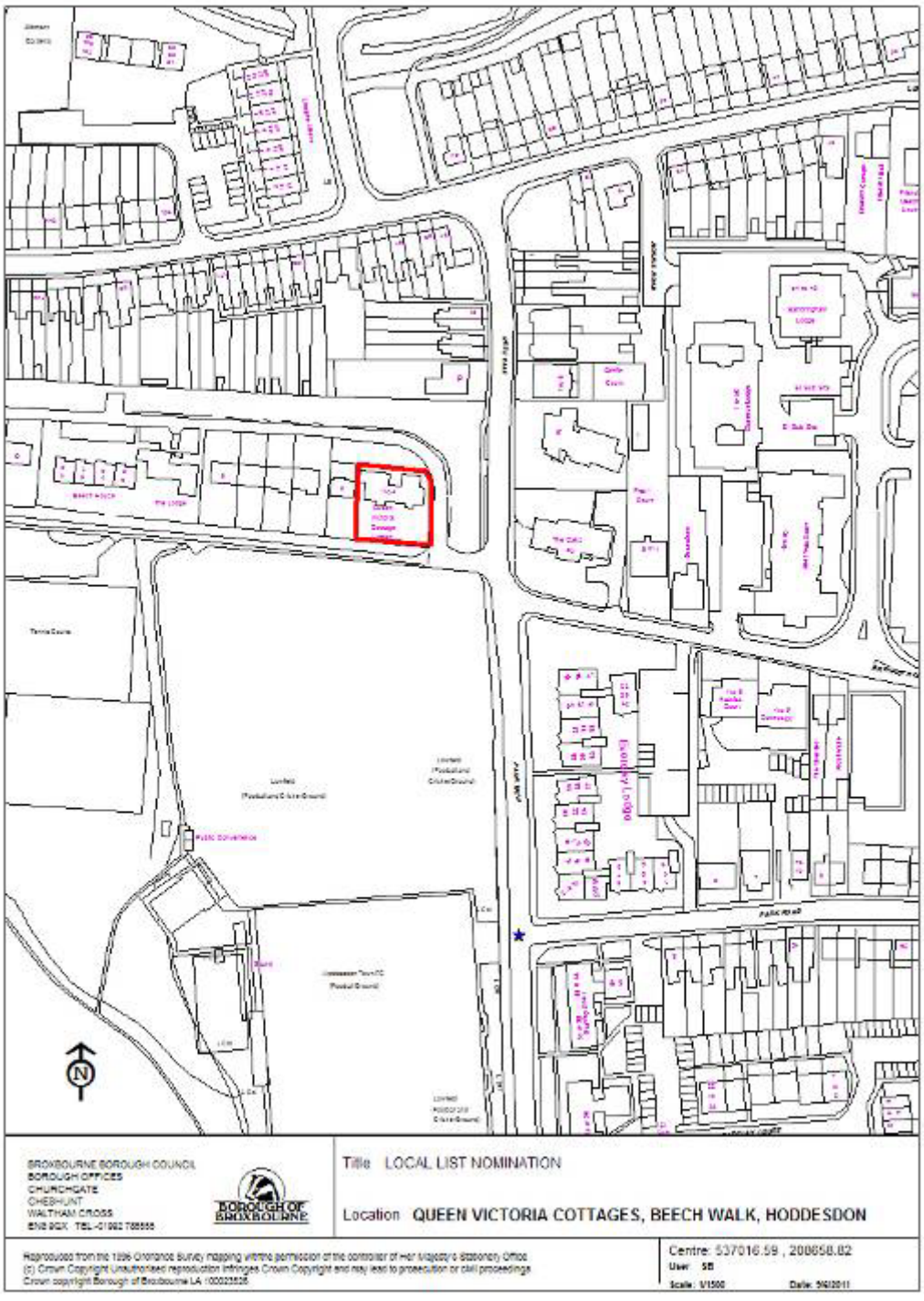
Architectural Significance:

Historic Importance:
These cottages were built for the 'Aged Poor' in 1897 to celebrate the Diamond Jubilee of Queen Victoria.

'Queen Victoria Cottage Homes, three dwellings for aged women, built in 1897 to mark the Queen's Diamond Jubilee and opened in 1898. The land was given by Mr Barclay of High Leigh. A few years later a fourth house was added by the Warner family for an aged married couple' (Tregelles 1908, 282-3).

Contribution to the local built environment:

Impact on plans for the area


BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
EN8 9GX TEL: 01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location QUEEN VICTORIA COTTAGES, BEECH WALK, HODDESDON
Centre: 537016.59 , 208658.82
User: SB
Scale: 1/1500
Date: 5/2/2011

Beech Walk, Hoddesdon

Address: Beech Walk, Hoddesdon	**Local List Number:** Hodd 28





Original Use	Almshouses
Current Use	Period Almshouses
Conservation Area	No
Construction date/period	
Group Value	Yes

Reason For Nomination:
Single storey period almshouses with front apex roof and high gable end.

Architectural Significance:

Historic Importance:

Contribution to the local built environment:

Impact on plans for the area


Allotment Gardens
Beech Walk
The Lodge
Tennis Courts
Lowfield (Football and Cricket Ground)
Public Conveniences
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BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
EN8 9XX TEL:
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location BEECH WALK,HODDESDON
Centre: 536924.33 , 208700.77
User: SB
Scale: 1:650
Date: 15/7/2013

High Leigh Farmhouse, Box Lane, Hoddesdon

Address: High Leigh Farmhouse, Box Lane, Hoddesdon, Herts, EN11 8SH	**Local List Number:** Hodd 29



Original Use	Farmhouse
Current Use	Residential
Conservation Area	No
Construction date/period	
Group Value	

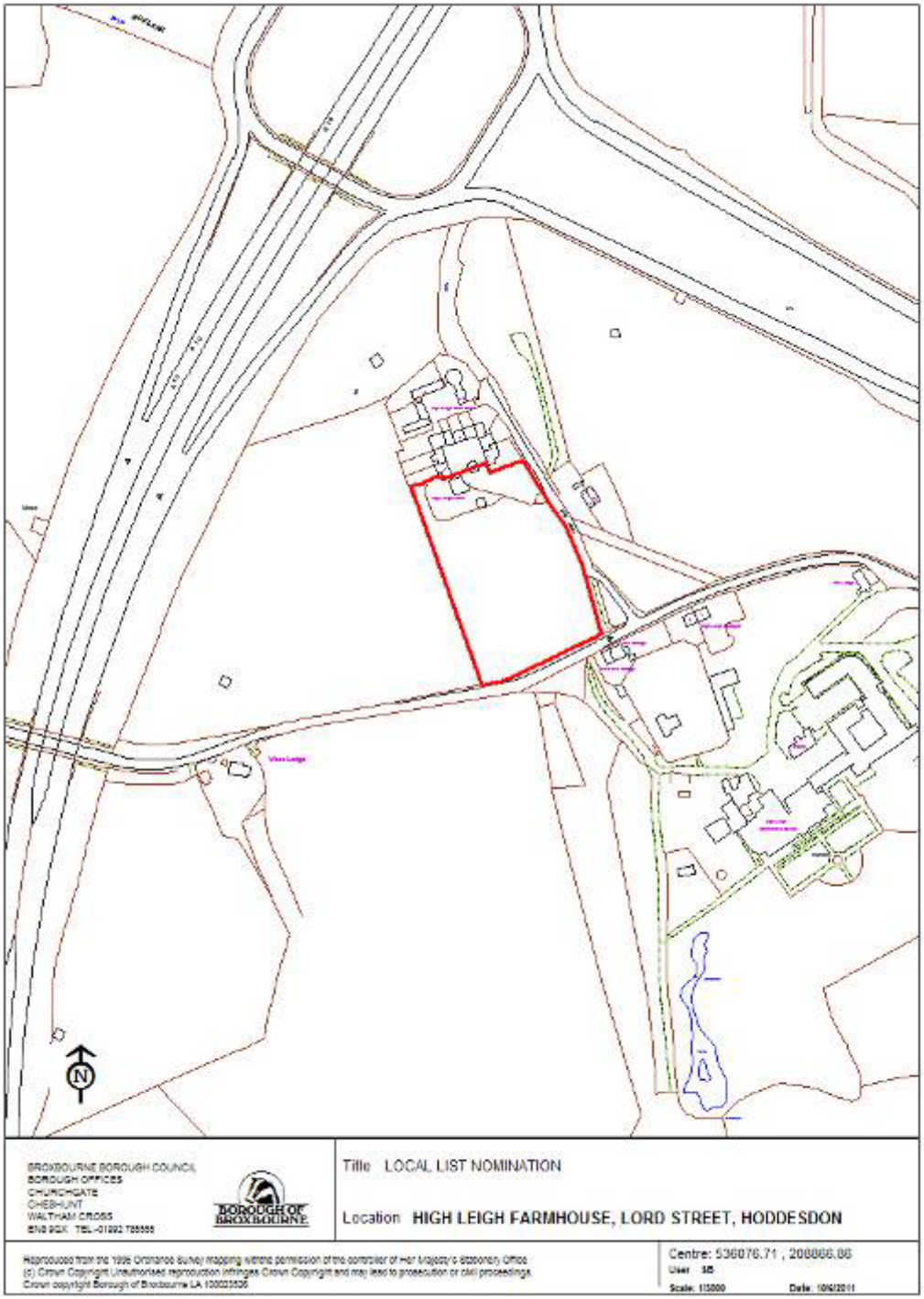
Reason For Nomination:
High Leigh Farmhouse is located on Box Lane off Lord Street in the Green Belt in a Landscape character area. It is situated beside the converted High Leigh barns and is visible from the surrounding area.

Architectural Significance:
Although the farmhouse has been extended and altered over the years the design has been sympathetic to the original building to ensure that many of the original characteristics are maintained or enhanced.

Historic Importance:

Contribution to the local built environment:
It is located in the green belt and stands out from the surrounding landscape.

Impact on plans for the area:
There was an application approved in March 2010 (Ref: 7/10/0055) for a two storey side extension and there is also a current application (Ref: 7/11/0566) for roof alterations to rear extension. Application (Ref: 07/11/0566/HF) for Roof alterations to rear extension was refused on 25 October 2011.


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BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location HIGH LEIGH FARMHOUSE, LORD STREET, HODDESDON
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Centre: 536076.71 , 208866.86
User SB
Scale: 1:1000
Date: 10/6/2011

New Farm, 23 Ware Road, Hoddesdon

Address: New Farm, 23 Ware Road, Hoddesdon, Herts, EN11 9AA	**Local List Number:** Hodd 30



Original Use	Farm
Current Use	Residential
Conservation Area	No
Construction date/period	
Group Value	No

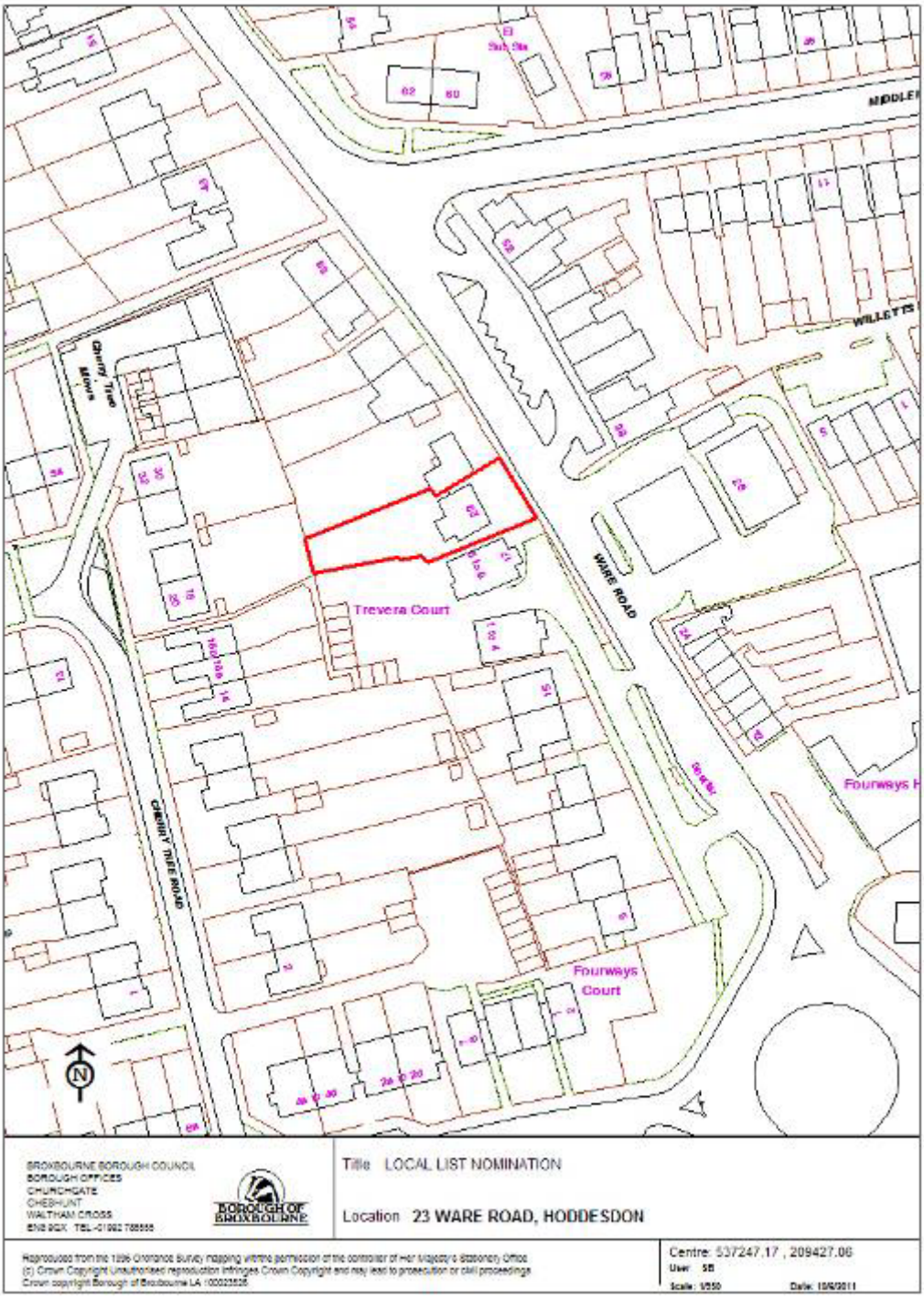
Reason For Nomination:

Architectural Significance:

Historic Importance:

Contribution to the local built environment:

Impact on plans for the area
Granted approval for a planning application for a two storey rear extension in March 2005. Re-submission ref: 7/0926/04/HF/HOD. (Ref: 7/0033/05/HF/HOD).


Trevera Court
WARE ROAD
CHERRY TREE ROAD
Fourways
Court
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BROXBOURNE
Title LOCAL LIST NOMINATION
Location 23 WARE ROAD, HODDESDON
Centre: 537247.17 , 209427.06
User: SE
Scale: 1/550
Date: 10/6/2011

Geneva House, 25 Ware Road, Hoddesdon

Address: Geneva House, 25 Ware Road, Hoddesdon	**Local List Number:** Hodd 31



Original Use	Residential
Current Use	Residential
Conservation Area	No
Construction date/period	
Group Value	

Reason For Nomination:
Geneva House is a three storey brick built house with Georgian style windows laid out symmetrically either side of the front door.

Architectural Significance:

Historic Importance:

Contribution to the local built environment: The style and design of the building adds to the character of the local built environment.

Impact on plans for the area:
There were 2 planning applications in 1976 for the change of use from residential to a dental surgery (basement, ground and first floor and another for change of use to offices. These were withdrawn and refused respectively. An application in 1997 was approved for a single storey rear extension and rear dormer. (Ref: 7/174/1997).


Trevera Court
WARE ROAD
CHERRY TREE ROAD
Fourways
Court
WILLETTS
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BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 25 WARE ROAD, HODDESDON
Centre: 537247.17 , 209445.78
User: SB
Scale: 1/550
Date: 10/6/2011

53-55 Ware Road, Hoddesdon

Address: 53-55 Ware Road, Hoddesdon, Herts, EN11 9AB	**Local List Number:** Hodd 32





Original Use	Private dwelling
Current Use	Private dwelling
Conservation Area	No
Construction date/period	
Group Value	

Reason For Nomination:
Semi-detached houses set back off Ware Road.

Architectural Significance:

Historic Importance:

Contribution to the local built environment:

Impact on plans for the area


Surgery
WESTHILL ROAD
WEST CLOSE
WEST CLOSE
WEST CLOSE
BARKFIELD CLOSE
Cherry Tree Rise
N
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WALTHAM CROSS
EN8 9QX TEL: 01992 785555
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 53-55 WARE ROAD, HODDESDON
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User: SB
Scale: 1/500
Date: 10/6/2011

57-59 Ware Road, Hoddesdon

Address: 57-59 Ware Road, Hoddesdon,	**Local List Number:** Hodd 33





Original Use	57 Residential? 59 residential house
Current Use	57 Residential? 59 Doctors surgery now a children's nursery
Conservation Area	No
Construction date/period	
Group Value	Yes

Reason For Nomination:
Two semi-detached buildings set back from Ware Road, built in red brick with two storey large white painted featured bay windows.

Architectural Significance:
Historic Importance:
Contribution to the local built environment:

Impact on plans for the area
In July 2000 number 57's planning application for Single storey rear extension & detached double garage was approved. (Ref: 7/369/2000). Number 59 had planning permission to change of a residential house to a permanent doctors surgery use in 1978. Applications since then have involved boundary railings and non illuminated signage.


Surgery
WESTHILL ROAD
WEST CLOSE
WEST CLOSE
BARNFIELD CLOSE
BROXBOURNE BOROUGH COUNCIL
BOROUGH OFFICES
CHURCHGATE
CHESHUNT
WALTHAM CROSS
BOROUGH OF BROXBOURNE
Title LOCAL LIST NOMINATION
Location 57-59 WARE ROAD, HODDESDON
Centre: 537161.60 , 209587.31
Scale: 1:500
Date: 10/6/2011