



Broxbourne Borough Council

# Local List



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

December 2011



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## Locally Listed Buildings, Structures and Landscapes in Broxbourne

### 1. 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.

### 2. Reasons for establishing the Broxbourne Local List

National Planning Policy Statement 5: Planning for the Historic Environment supports the production of Local Lists. Policy HE2 states that Local Authorities should have evidence about the historic environment and heritage assets in their area and that this be publicly documented. Access to a Historic Environment Record should also be maintained. PPS5 can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

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.



### 3. 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:

**3.1 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.



**3.2 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.



**3.3 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.

**3.4 Plans for the building and the area:** If the 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.



#### 4. Local List process

The Local List procedure was approved at September 2010 Planning and Licensing Committee, which can be viewed at:

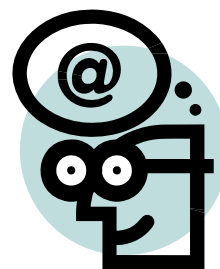
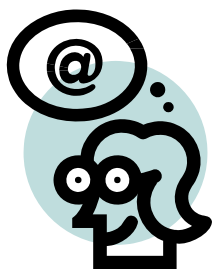
[http://www.broxbourne.gov.uk/council\\_and\\_democracy/council\\_meetings\\_pre\\_may\\_2011/planning\\_and\\_licensing/archive\\_may\\_10\\_-\\_april\\_11.aspx](http://www.broxbourne.gov.uk/council_and_democracy/council_meetings_pre_may_2011/planning_and_licensing/archive_may_10_-_april_11.aspx)

**4.1 A historic environment map was produced and published on the council's website** indicating all buildings and structures that are currently protected by Listed Building or Scheduled Monument status. This enabled the local community, building owners, Members and professionals to identify which buildings and structures already have national protection and therefore do not need to go on the Local List.

The maps can be viewed at:

[http://www.broxbourne.gov.uk/environment\\_and\\_planning/planning\\_policy/conservation.aspx](http://www.broxbourne.gov.uk/environment_and_planning/planning_policy/conservation.aspx)

**4.2 Consultation period to enable the nomination of Local List buildings/structures or landscapes** by the local community, building owners, Members and professionals. This consultation period was advertised via a range of communication channels and nomination forms were available at the Council Offices, One Stop Shops and on online on the Council's website. This ran initially from November 2010 –December 2010 and due to demand from local organisations the consultation period was extended until the end of February 2011.



**4.3 Letters were sent to owners** of buildings/structures/landscapes that were recommended for inclusion on the Local List if they were not nominated by the owners themselves. The letter explained what local listing means and how it could affect their property and whether they have any comments. Any objections were taken into account by the Selection Panel.

**4.4 Evidence gathering and site visits** were carried out to collect historical and architectural evidence for each nominated building/structure/landscape and to obtain photos.

**4.5 Officer screening process** categorised nominations before they were presented to the Selection Panel as “Yes to be included on Local List”, “Maybe to be included on Local List” or “No not to be included on Local List”.



**4.6 Selection process for inclusion/exclusion on Local List by a Selection Panel** consisting of Members of the Planning and Regulatory Committee, a Cabinet member, planning officers, historic environment advisor and representatives of local organisations. The Selection Panel was held on 30<sup>th</sup> June 2011 and considered 65 nominations. This draft Local List document is the outcome of this meeting. The Selection Panel will be reconvened in the future as and when the Local List needs updating or reviewing.

**4.7 The Draft Local List was publicised for consultation following observations from Council's Planning and Regulatory Committee.** The six week consultation ran from 8<sup>th</sup> August 2011 until 16 September 2011.

**4.8 Letters were sent out to owners of nominated buildings to inform them that their property had been included on the draft Local List** and to make them aware that they had a six week consultation period to raise any further comments or objections.

**4.9 Comments received as part of the four week consultation of the Draft Local List were considered by the Council's Cabinet on 24 October 2011**, where it was decided that the Planning and Regulatory Committee should be given the opportunity to consider the representations and other matters prior to the adoption of the List.





**4.10 The Planning and Regulatory Committee on 29 November 2011** noted the representations made in response to the public consultation and the changes made to the Local List, as resolved by Cabinet in October 2011. A further observation was also noted.

**4.11 Full Council on 6th December 2011** took the observations made by both Cabinet on 24 October 2011 and Planning and Regulatory Committee on 29 November 2011 into account prior to adopting the Local List and interim Local List planning policies.

## **5. Next Stages**

**5.3 Updating the Local List** - Once the Local List has been adopted it is intended to be updated annually by resolution of the Cabinet Member for Housing and Regeneration following consideration by the Local List Selection Panel. If appropriate, a more frequent up-dating may be proposed to deal with any urgent cases or as a result of conservation appraisals recommending entries within a particular area. Nominations will be accepted throughout the year via the nomination form on the Council's website. Any particularly controversial entries will be brought to the attention of the Cabinet. Any updates/buildings to be removed as well as a summary of planning applications affecting locally listed buildings/structures and the Council's subsequent decision will be recorded as part of the Annual Monitoring Report.



**6. Further information** English Heritage has produced a draft 'Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets' document. This is about the best way to produce a local list and also sets out the reasons and why it is important for Local Authorities to produce a Local List. This document can be accessed at:

<http://www.english-heritage.org.uk/caring/listing/local/local-designations/local-list>

## **7. Future work the council intends to do**

**7.1** There was an agreement at the Local List Selection panel held on 30 June 2011 that the Council will consider all of the following types of buildings in the borough for consideration when the Local List is next updated.

- Lock Cottages
- Pumping Houses
- Alms Houses



## 8. Controls on Locally Listed buildings and how planning applications for Locally Listed buildings will be determined

**8.1** Locally Listed buildings do not have the same level of protection as Nationally Listed buildings or Scheduled Ancient Monuments. Buildings on the Local List still have permitted development rights which permit amongst other works certain alterations to dwelling houses (including their curtilage). Therefore, buildings of local interest may be susceptible to alterations and even demolition in the future as permitted development rights limit the control that Broxbourne Council has to protect them. However, the proposed demolition of any building in a Conservation Area requires consent.



**8.2 Policy wording** This section looks at the planning policies that will be applied when determining a planning application for a building or structure that is included on the Local List.

**8.3a** *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)*

**8.3b** *Proposals for developments that involve the demolition of a Locally Listed building or structure will not be approved unless there are proven overriding issues that would favour demolition over protection. Applicants will be required to submit*

*evidence justifying demolition and have regard to the following criteria:*

- any particular architectural features or history of the building that warranted it being locally listed;*
- the setting of the building and its contribution to the local street scene and community;*
- whether all reasonable steps to preserve the building have been investigated and shown to be unrealistic;*
- the condition of the building, the cost of repairing and maintaining it in relation to its importance and the value derived from its existing use*

*Where details of a replacement building have been provided, any replacement will be expected to be of a high quality design and respect the character of the original building and, where appropriate, use particular materials, design and scale which reflect the original building*

**8.3c** *Where demolition is justified by there being no reasonable prospect of the building being retained, the Council will require the investigation and recording of the construction, design and other relevant features that warranted inclusion on the Local List. This recording process is to be agreed in writing with the Council and carried out prior to the commencement of any works.*

#### **8.4 What are the implications of a building/landscape/structure being Locally Listed?**

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.







**The following pages are locally listed  
buildings/structures**

## The Lock Cottage, Hazlemere Marina

<b>Address:</b> The Lock Cottage, Hazlemere Marina, Lea Road, Herts	<b>Local List Number:</b> WX 1
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<b>Original Use</b>	Lock Cottage
<b>Current Use</b>	residential
<b>Conservation Area</b>	No
<b>Construction date/period</b>	Mid Victorian - 1878
<b>Group Value</b>	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.

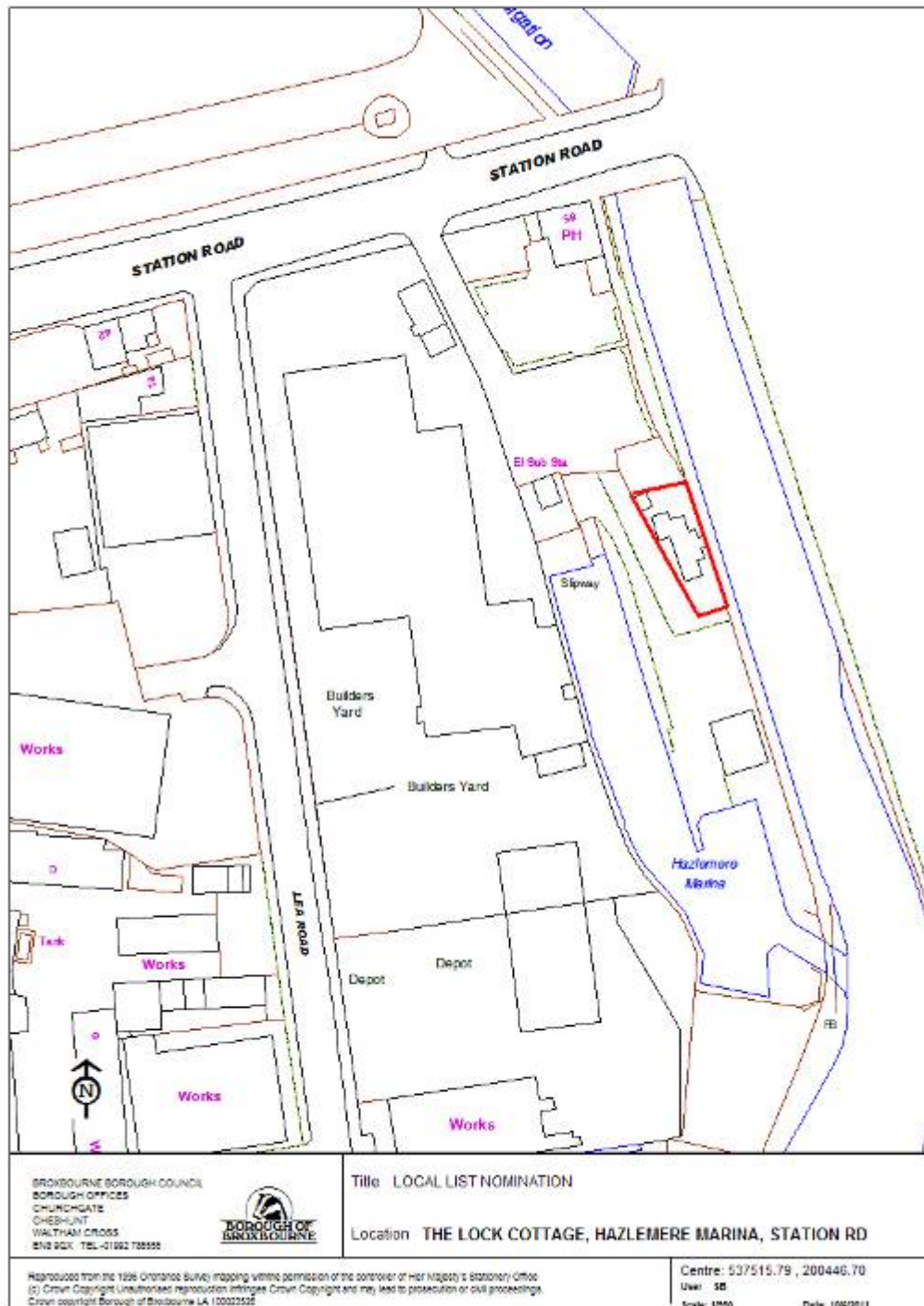
**Historic Importance:** This building was a former lock cottage which is of significant historic interest as it is a rare and surviving example of the Lee Conservancy Board style of architecture (such as at Fielder's Weir and Hertford Lock), which is synonymous with the River Lee Navigation. The cottage 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



<b>Original Use</b>	Private dwellings
<b>Current Use</b>	Vacant
<b>Conservation Area</b>	No
<b>Construction date/period</b>	Late 17 <sup>th</sup> or early 18 <sup>th</sup> century origins
<b>Group Value</b>	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 19<sup>th</sup> 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 18<sup>th</sup> century.

**Historic Importance:** The remnants of a once prosperous residential area in old Waltham Cross. The buildings origins are probably from mid to late 17<sup>th</sup> century (mid-Georgian 1750's) or early 18<sup>th</sup> 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

<b>Address:</b> Old Police House, 2-4 Newgatestreet Road, Goffs Oak, Herts, EN7 5RH	<b>Local List Number:</b> Goffs 1
<div style="display: flex; justify-content: space-around;">   </div>	

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

### **Reason For Nomination:**

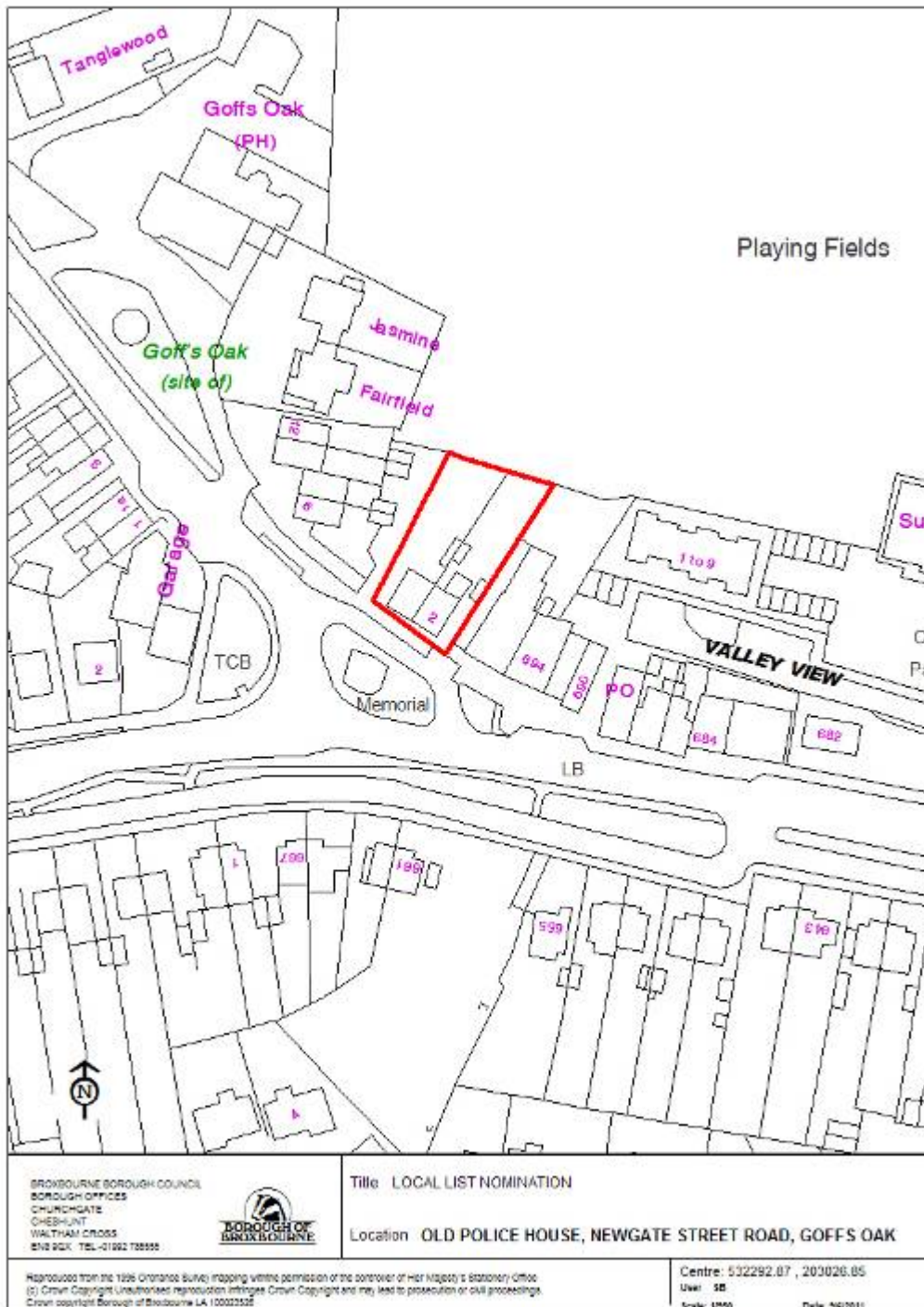
Old Police House erected towards the end of 19th century, a photo of the Police Houses in 1895 can be seen in Jack Edwards, *Goff's Oak and Theobalds Past* (1982).

**Architectural Significance:** Semi detached house specially designed for members of the mid 20<sup>th</sup> 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).





### **Goffs Oak Pub, Newgatestreet Road, Goffs Oak**

**Address:** Goffs Oak Public House,  
Newgatestreet Road Goffs Oak,  
Hertfordshire, EN7 5RH

**Local List Number:** Goffs 2



<b>Original Use</b>	Public House
<b>Current Use</b>	Public House
<b>Conservation Area</b>	No
<b>Construction date/period</b>	1814
<b>Group Value</b>	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:***

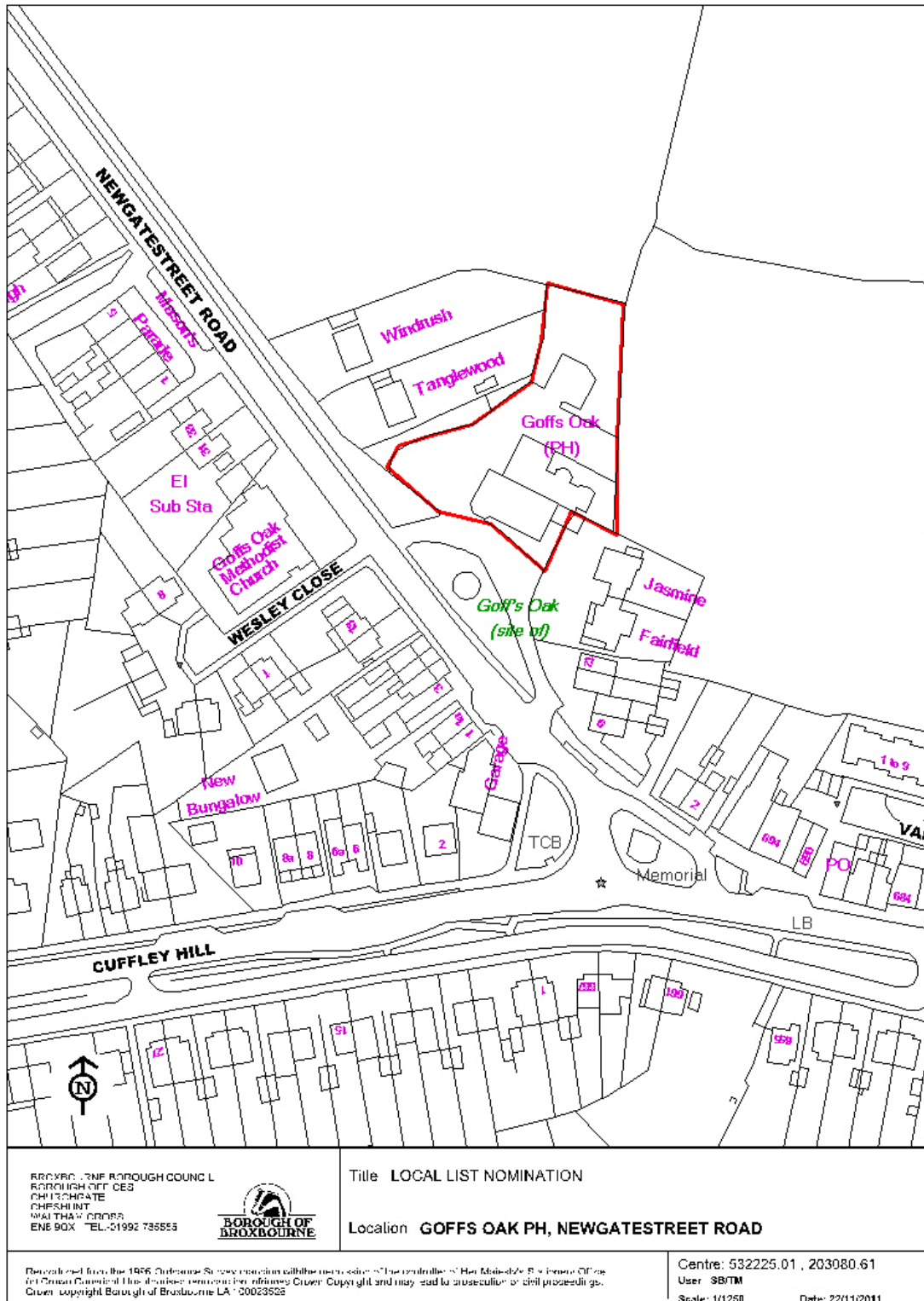
***Historic Importance:*** Date of construction 1814, replaced an old inn first mentioned 1754. The Oak tree was planted by the (then) Cheshunt Urban District Council in 1950 to replace an ancient oak which blew down that year, and from which the village takes its name. Jack Edwards, *Cheshunt in Hertfordshire*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

***Contribution to the local built environment:***

The public house is a focal point for the local community.

***Impact on plans for the area***





### **Burton Grange, Rags Lane, Goffs Oak**

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

**Local List Number:** Goffs 3



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





### Halcroft House, Dig Dag Hill, Cheshunt

**Address:** Halcroft House, Dig Dag Hill, Cheshunt, (Also see The Lodge)

**Local List Number:** Ches 1



<b>Original Use</b>	Isolation Hospital
<b>Current Use</b>	Flats
<b>Conservation Area</b>	No
<b>Construction date/period</b>	1907
<b>Group Value</b>	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***



### **The Lodge, Dig Dag Hill, Cheshunt**

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

**Local List Number:** Ches 2



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

#### **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***





## **Darnicle Hill Pumping Station, Hammond Street Road, Cheshunt**

<b>Address:</b> Darnicle Hill Pumping Station, Darnicle Hill, Cheshunt, Herts, EN7 5TB	<b>Local List Number:</b> Ches 3
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<b>Original Use</b>	Pumping Station
<b>Current Use</b>	Conversion to residential property?
<b>Conservation Area</b>	No
<b>Construction date/period</b>	Late 19 <sup>th</sup> Century
<b>Group Value</b>	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.

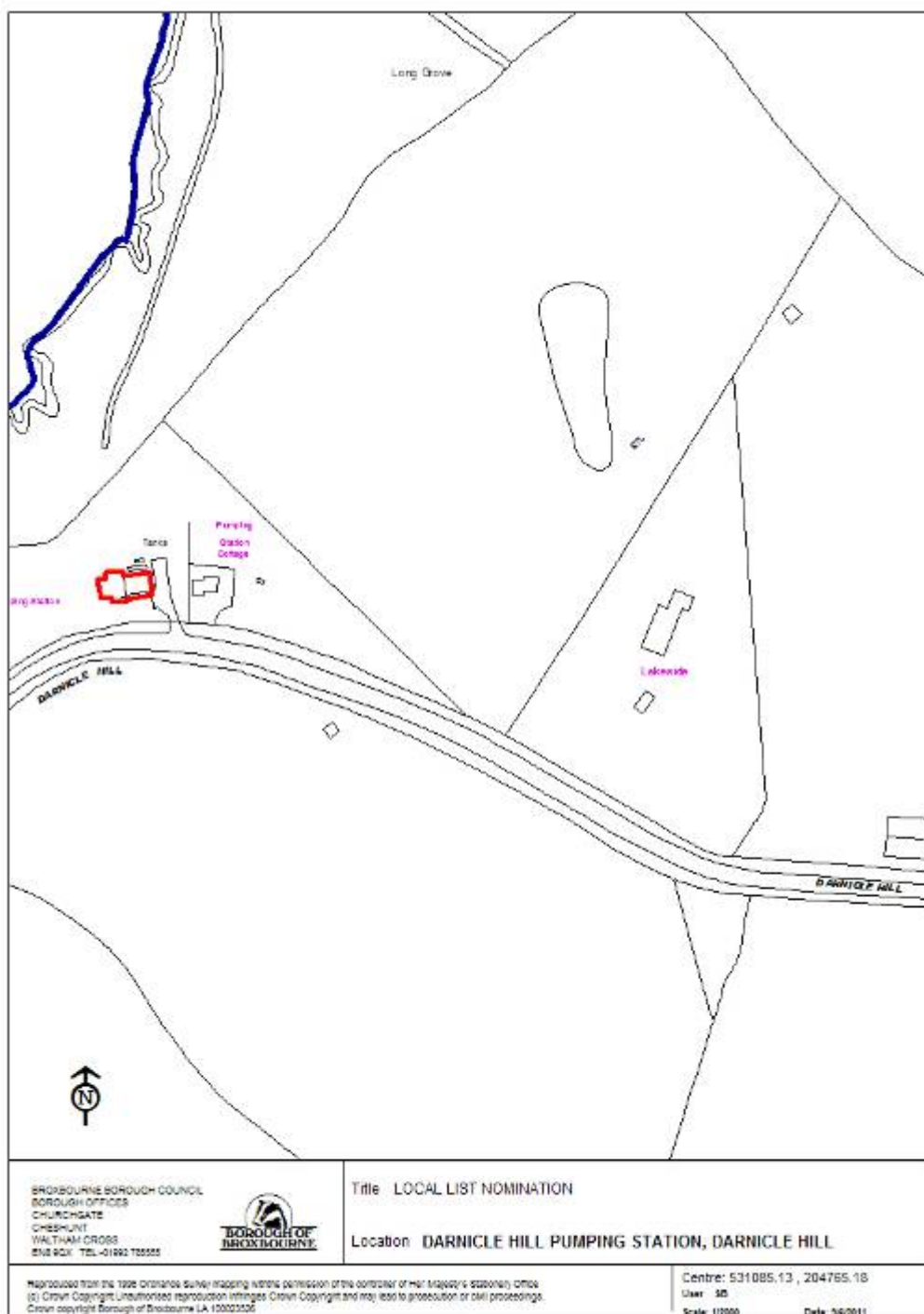
### **Historic Importance:**

There is also an associated cottage (Rose Cottage, originally called Pumping Station Cottage). A two-storey white rendered property, dating to the late 19<sup>th</sup> Century or early 20<sup>th</sup> Century. The pumping station appears on the 2nd edition Ordnance Survey map of 1896 but not on the 1<sup>st</sup> 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**





BROXBORNE BOROUGH COUNCIL  
BOROUGH OFFICES  
CHURCHGATE  
CHESHUNT  
WALTHAM CROSS  
EN8 9DY TEL: 01892 705555



Title LOCAL LIST NOMINATION

Location DARNICLE HILL PUMPING STATION, DARNICLE HILL

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Centre: 531085.13 , 204765.18  
User: 30  
Scale: 10000 Date: 3/6/2011

### **Formerly Known The Old Pond PH, 59 Turners Hill, Cheshunt**

<b>Address:</b> 59 Turners Hill, Cheshunt, Waltham Cross, Herts, EN8 8NT	<b>Local List Number:</b> Ches 4
	

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

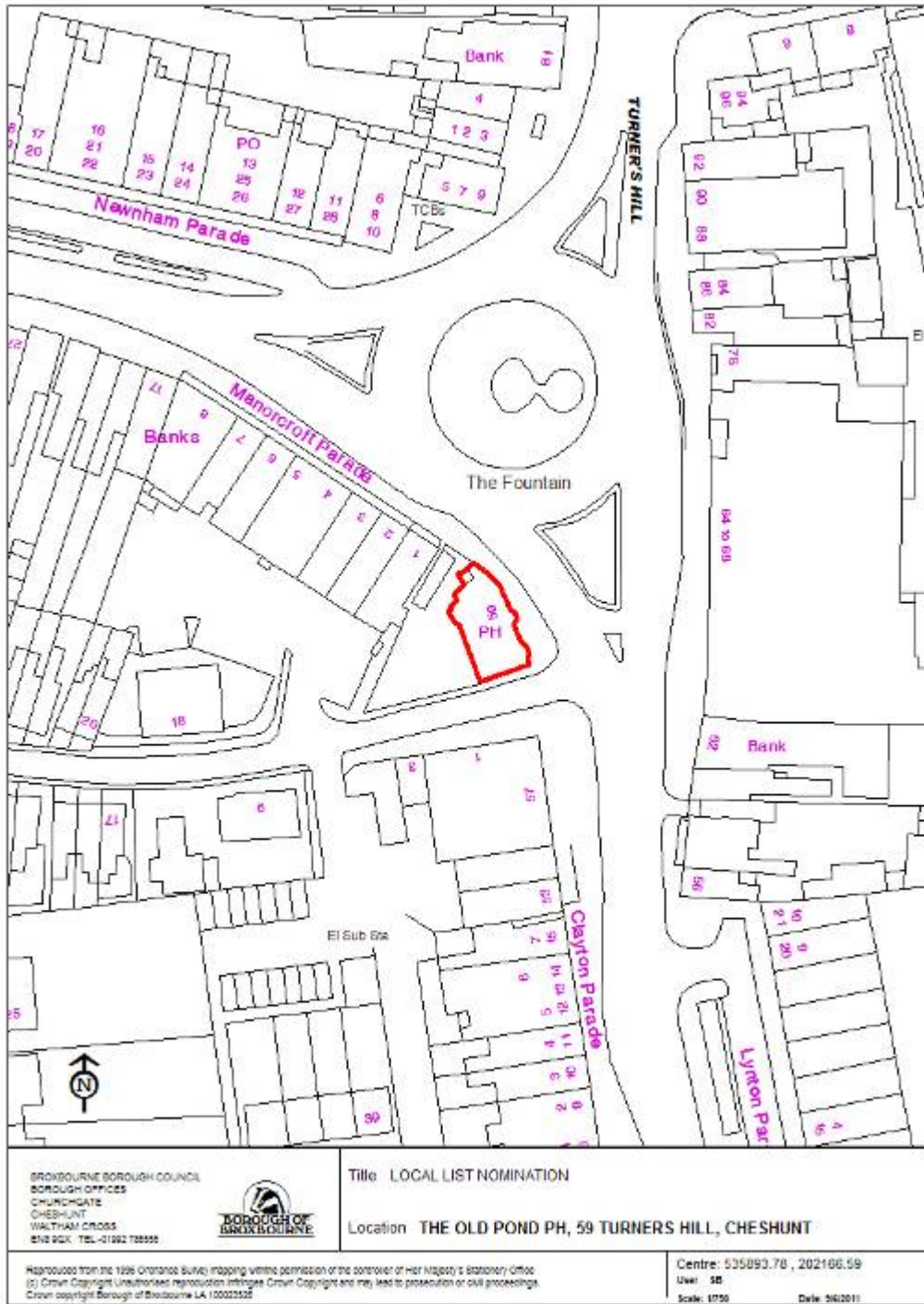
**Reason For Nomination:** It is located at the junction between Turner's Hill and College Lane (formerly Water Lane).

***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 1<sup>st</sup> July 2011.



## Old British School, College Road, Cheshunt

<b>Address:</b> Old British School, College Road, Cheshunt	<b>Local List Number:</b> Ches 5
--	----------------------------------



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

### **Reason For Nomination:**

#### ***Architectural Significance***

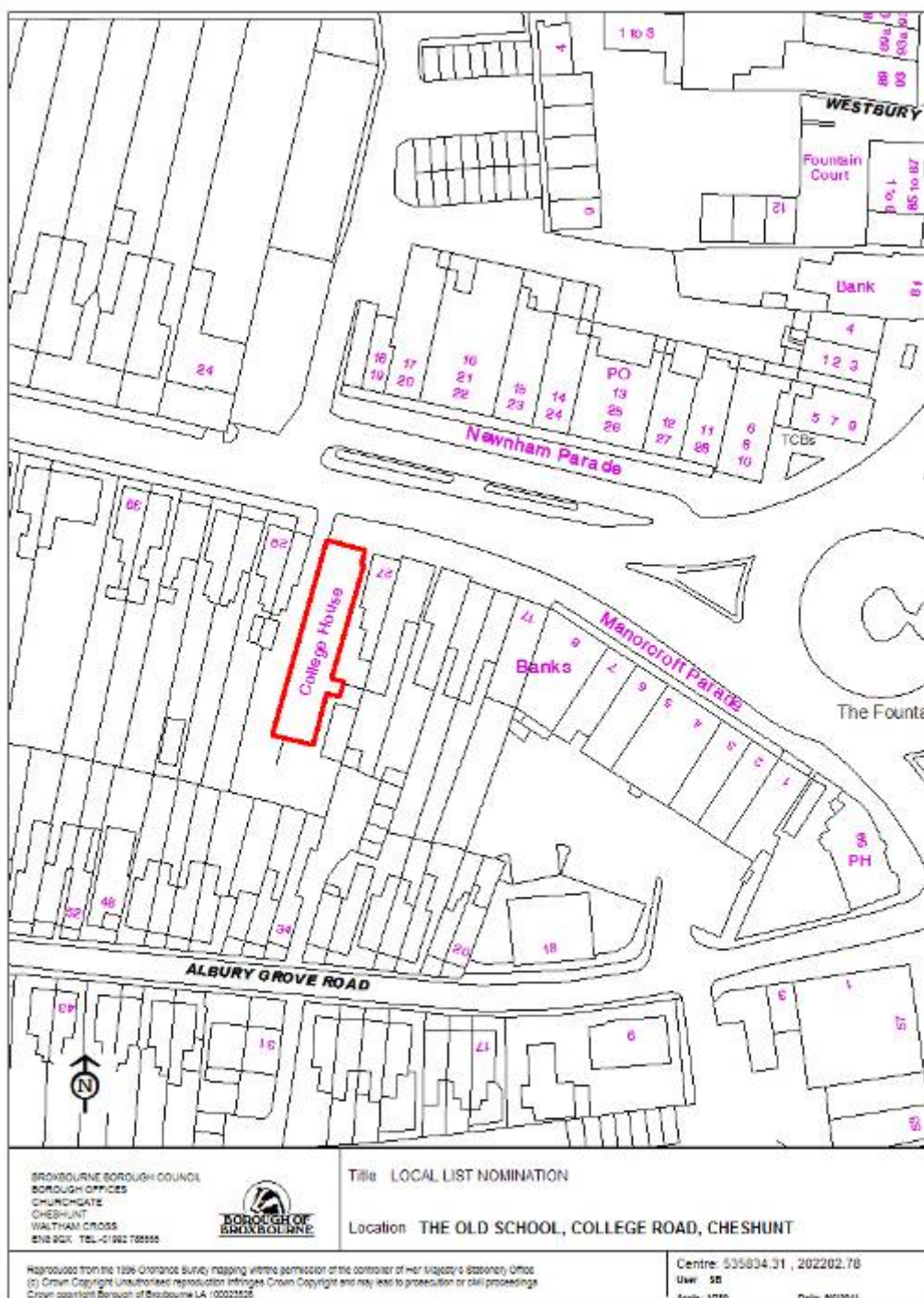
***Historic Importance:*** The School was opened in 1857 by The British and Foreign Schools Society (non-conformists), and enlarged in 1880 and 1889. The school offered elementary education to poor children before compulsory education in 1870. The Old British School Trust continues to apply income to 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

<b>Address:</b> 56-62 Turners Hill, Cheshunt	<b>Local List Number:</b> Ches 6
--	----------------------------------



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

### **Reason For Nomination:**

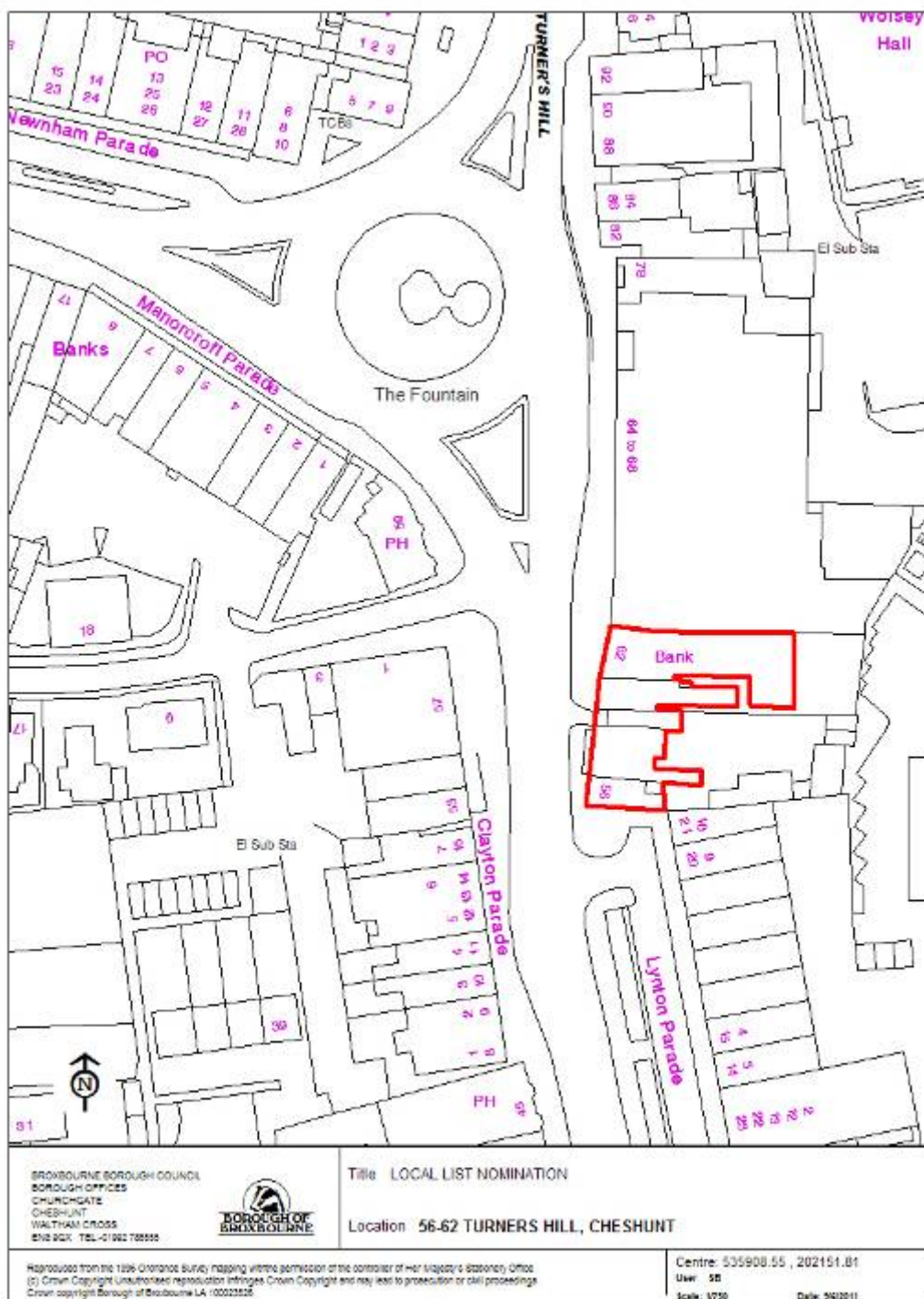
Formally used as domestic houses and currently utilised as commercial premises either as offices or for retail uses.

### **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





### **98, 100 & 102 Turners Hill, Cheshunt**

<b>Address:</b> 98, 100 & 102 Turners Hill, Cheshunt, Waltham Cross, Herts, EN8 9BN.	<b>Local List Number:</b> Ches 7
--	----------------------------------



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

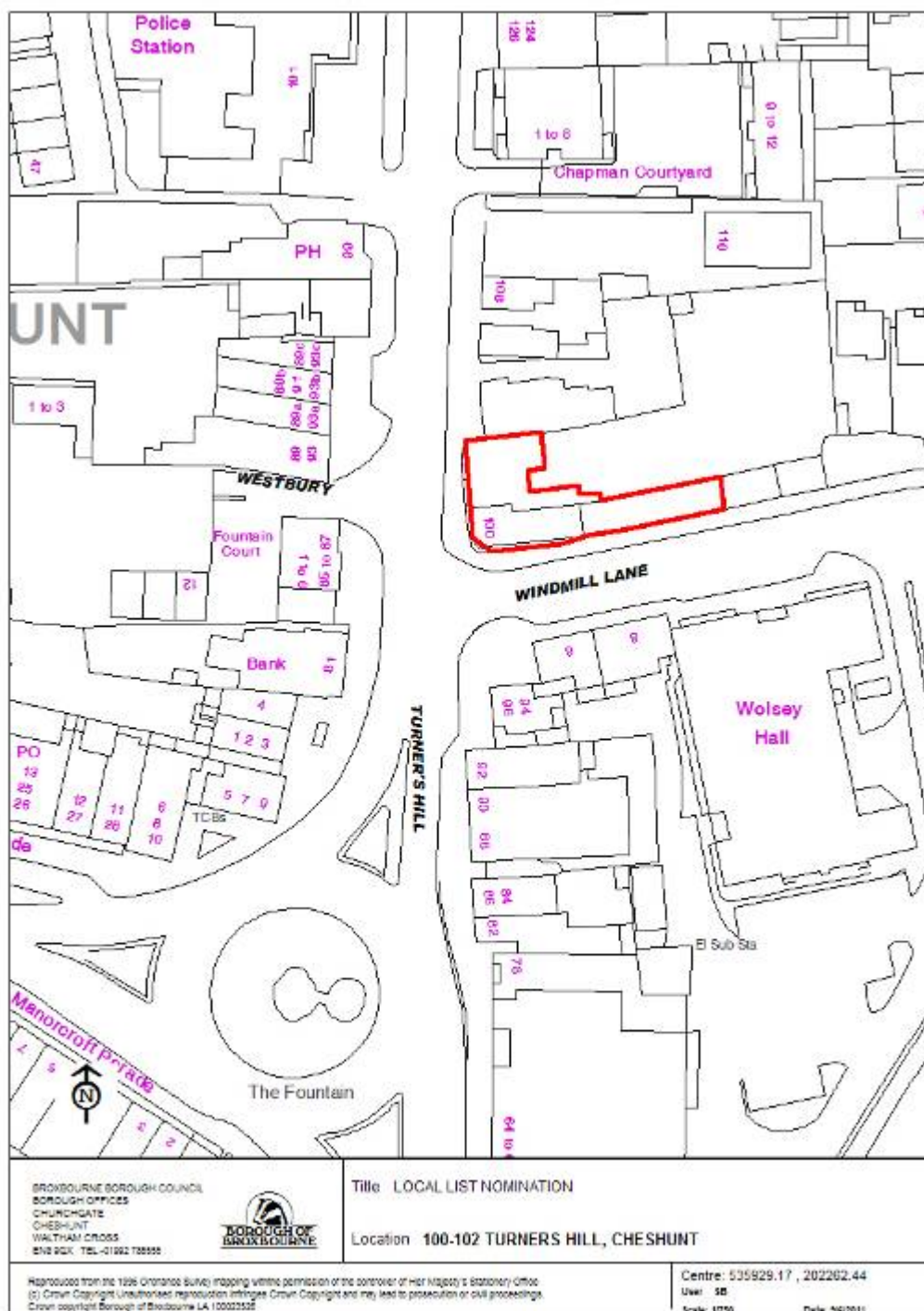
**Reason For Nomination:**  
**Architectural Significance:**

**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).





## The Force & Firkin PH, 99 Turners Hill, Cheshunt

**Address:** 99 Turners Hill, Cheshunt, Herts, EN8 9BD  
(Previously called The George)

**Local List Number:** Ches 8



<b>Original Use</b>	Public House
<b>Current Use</b>	Currently closed and up for sale
<b>Conservation Area</b>	No
<b>Construction date/period</b>	18 <sup>th</sup> / 19 <sup>th</sup> Century?
<b>Group Value</b>	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 16<sup>th</sup> July 2009., with the standard 3 year time limit, so the permission is still valid.



## The Coach and Horses, 36 Crossbrook Street, Cheshunt

<b>Address:</b> The Coach and Horses, 36 Crossbrook Street, Cheshunt, Herts, EN8 8JQ	<b>Local List Number:</b> Ches 9
--	----------------------------------



<b>Original Use</b>	Public House
<b>Current Use</b>	Vacant?
<b>Conservation Area</b>	No
<b>Construction date/period</b>	Original 1756 Rebuilt 1850's
<b>Group Value</b>	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 17<sup>th</sup> 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:***

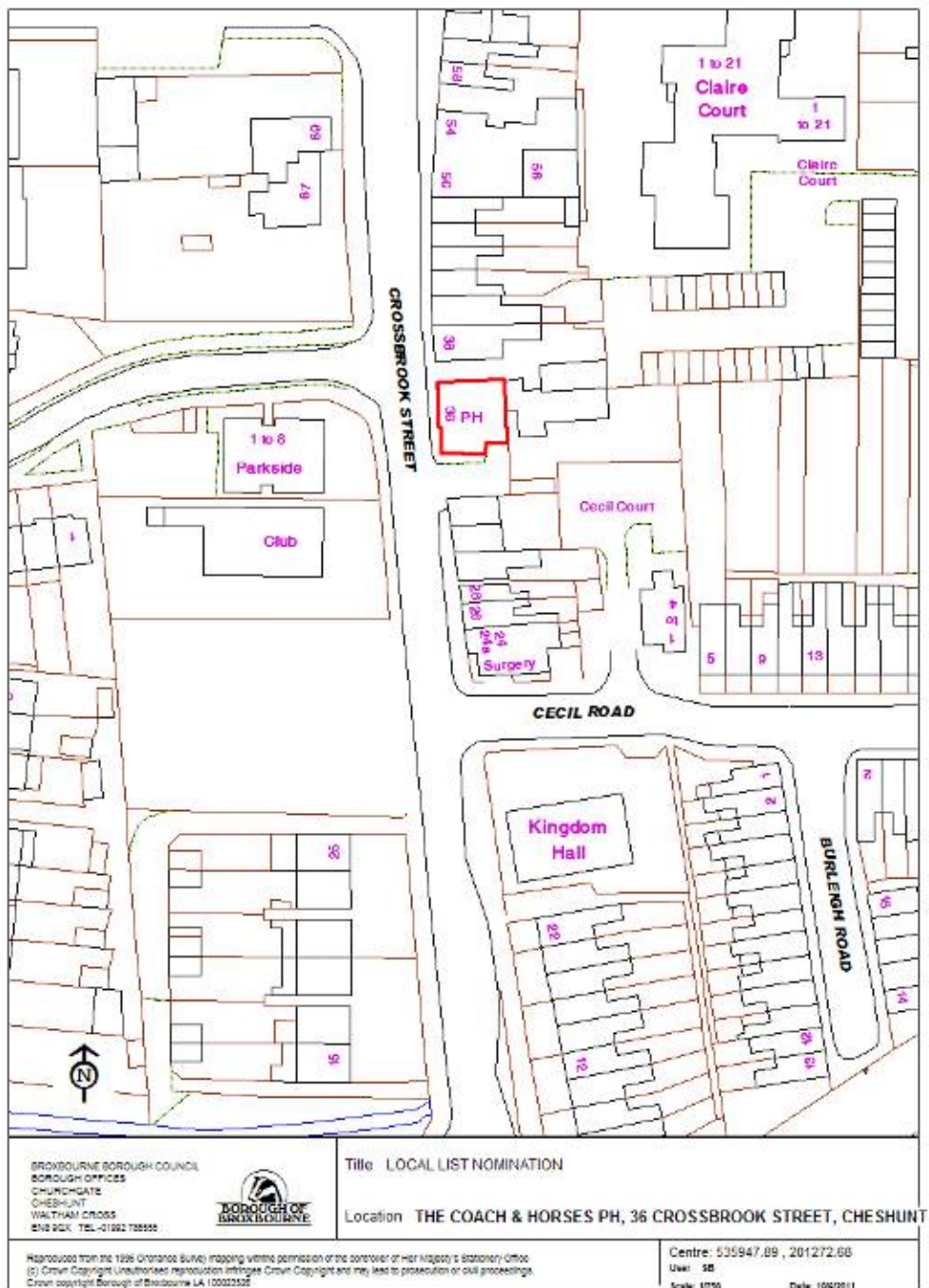
It is located on a main through route where it is visible and adds to the character of the area.

#### ***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.



### **Bushcroft, Slipe Lane, Turnford**

**Address:** Bushcroft, Slipe Lane,  
Turnford, Broxbourne, Hertfordshire,  
EN10 6EN

**Local List Number:** Turn 1



<b>Original Use</b>	Private dwelling house
<b>Current Use</b>	Private dwelling house
<b>Conservation Area</b>	No
<b>Construction date/period</b>	Built circa 1870s
<b>Group Value</b>	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:***





### Fairfield, 70 High Road, Wormley

**Address:** 70 High Road, Wormley,  
Herts, EN10 6JN

**Local List Number:** Worm 1



Fairfield in background (left) Circa 1910



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

#### **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:***





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Title LOCAL LIST NOMINATION

Location 70 HIGH ROAD, WORMLEY

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Scale: 1:550 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



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

### **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***



### Wentworth Cottages, Cozens Lane West, Wormley

<b>Address:</b> Wentworth Cottages, Cozens Lane West, Wormley, EN10 6QJ	<b>Local List Number:</b> Worm 3
---	----------------------------------



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

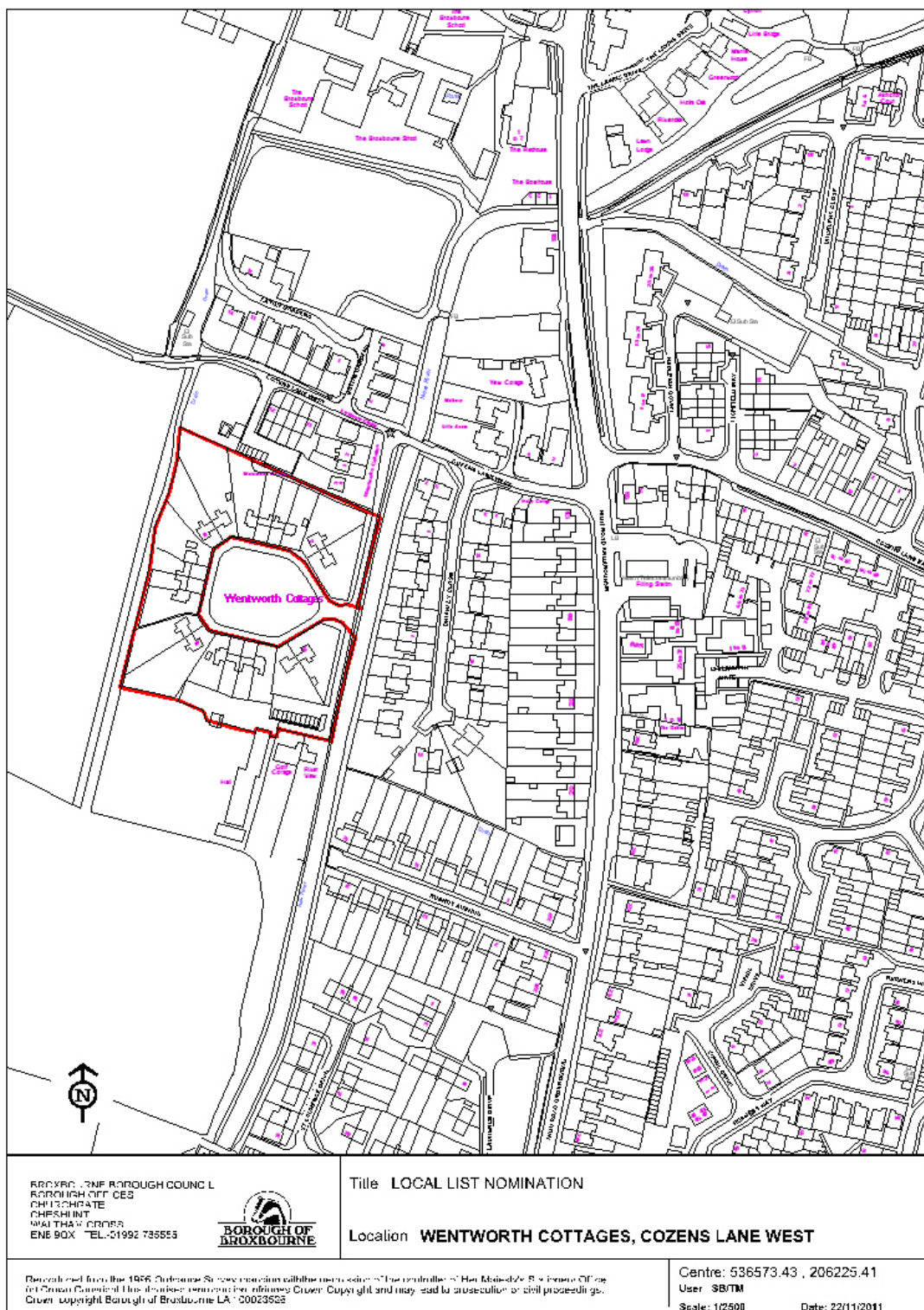
The cottages were built in 1910-1911 to house agricultural workers employed on the Broxbournebury Estate, as part of a programme of estate improvements made by the local landowner, Major George Smith Bosanquet.

##### **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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Title LOCAL LIST NOMINATION

Location WENTWORTH COTTAGES, COZENS LANE WEST

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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



<b>Original Use</b>	Shops with accommodation
<b>Current Use</b>	Private dwellings
<b>Conservation Area</b>	Yes Broxbourne Conservation Area
<b>Construction date/period</b>	18 <sup>th</sup> Century
<b>Group Value</b>	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:***

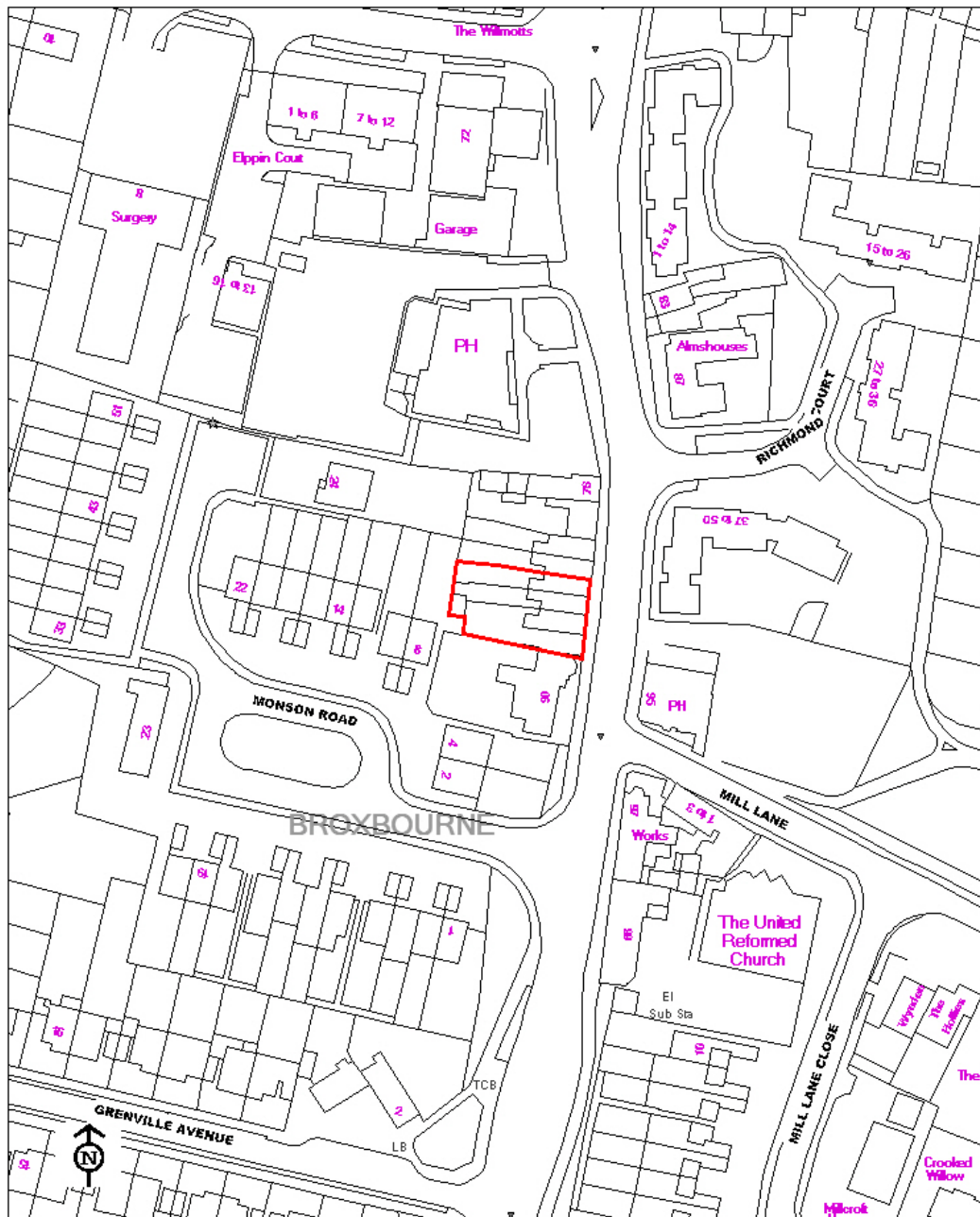
A row of Victorian houses built on the site of the Broxbourne Poor Houses in the 18<sup>th</sup> Century. They were originally used as a row of shops with accommodation above in the early 20<sup>th</sup> Century. They have now been converted to private residential dwellings.

(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).



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Title LOCAL LIST NOMINATION

Location 84-88 HIGH ROAD BROXBORNE

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Date: 10/10/2011

### 4 & 6 Churchfields, Broxbourne

<b>Address:</b> 4 & 6 Churchfields, Broxbourne, Herts, EN10 7JU,	<b>Local List Number:</b> Brox 2
---	----------------------------------



November 2010

<b>Original Use</b>	Private dwellings
<b>Current Use</b>	Private dwellings
<b>Conservation Area</b>	Yes Broxbourne Conservation Area
<b>Construction date/period</b>	
<b>Group Value</b>	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:**

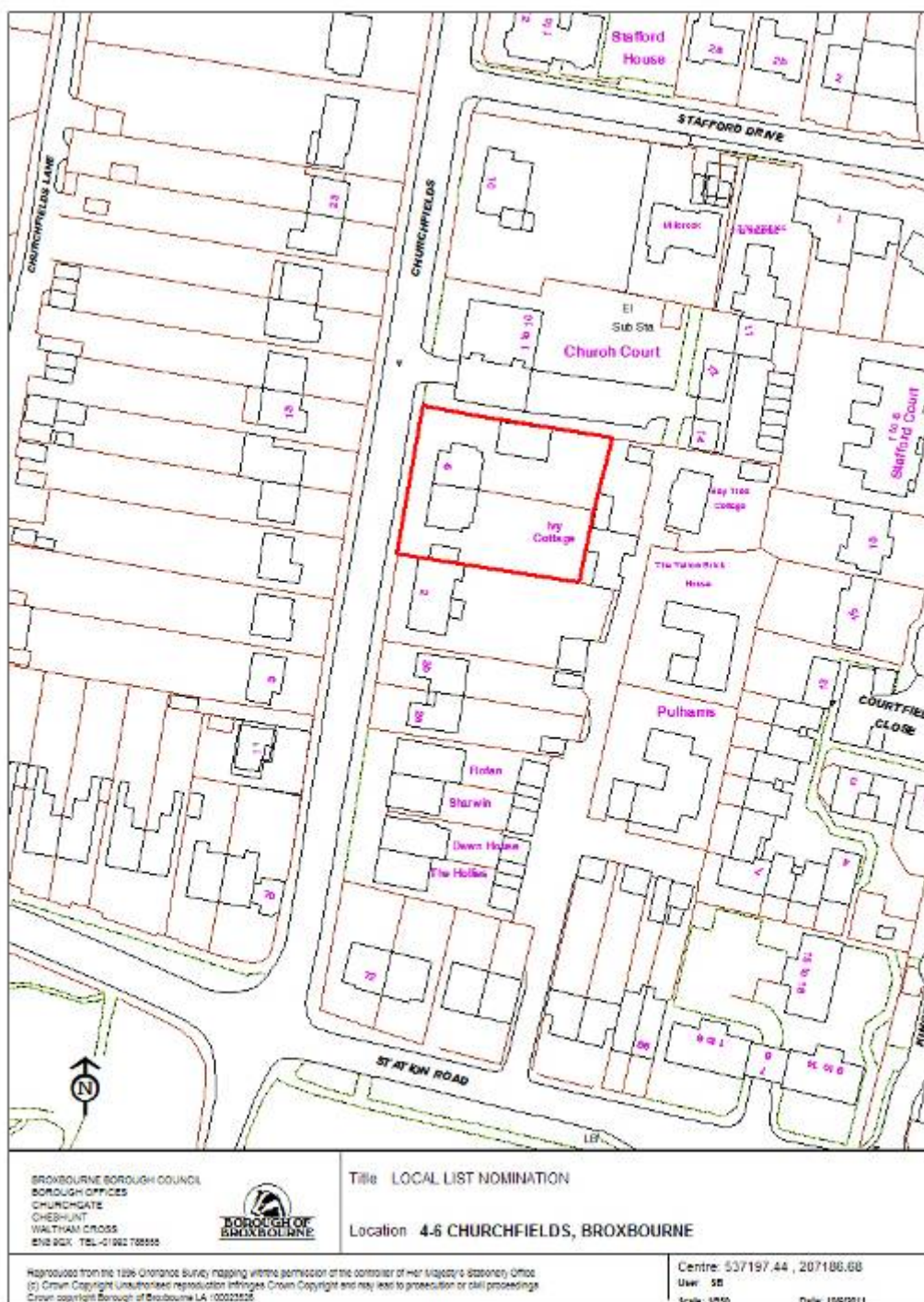
#### **Contribution to the local built environment.**

#### **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).





## St Cross, Upper Marsh Lane, Hoddesdon

<b>Address:</b> St Cross Chambers, (used to be St Cross) Upper Marsh Lane, Hoddesdon, Herts, EN11 8LQ	<b>Local List Number:</b> Hodd 1
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A massive example of a Domestic Revival former house. The skilful use of form and material is clearly evident in the design.

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

### **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***

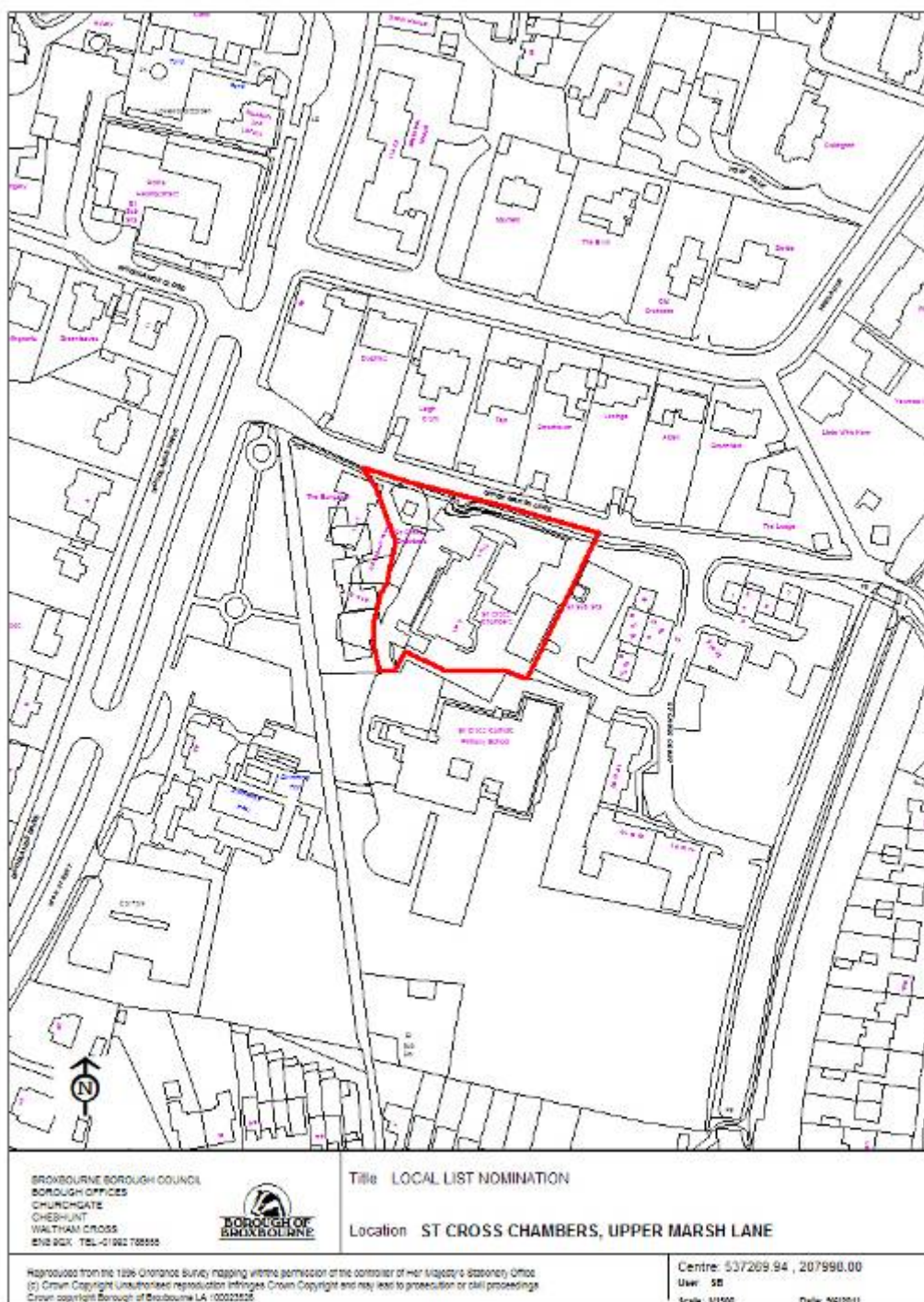
*"[Built] in the 1890s, prior to 1901 when it was occupied by Thomas Drake, a solicitor. In 1933 it became a Roman Catholic School [and was] converted to offices in the 1990s, now known as St Cross Chambers."* (David Dent)

#### ***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 22<sup>nd</sup> 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).





## **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.

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

### **Reason For Nomination:**

A typical family house of the early 20<sup>th</sup> 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**

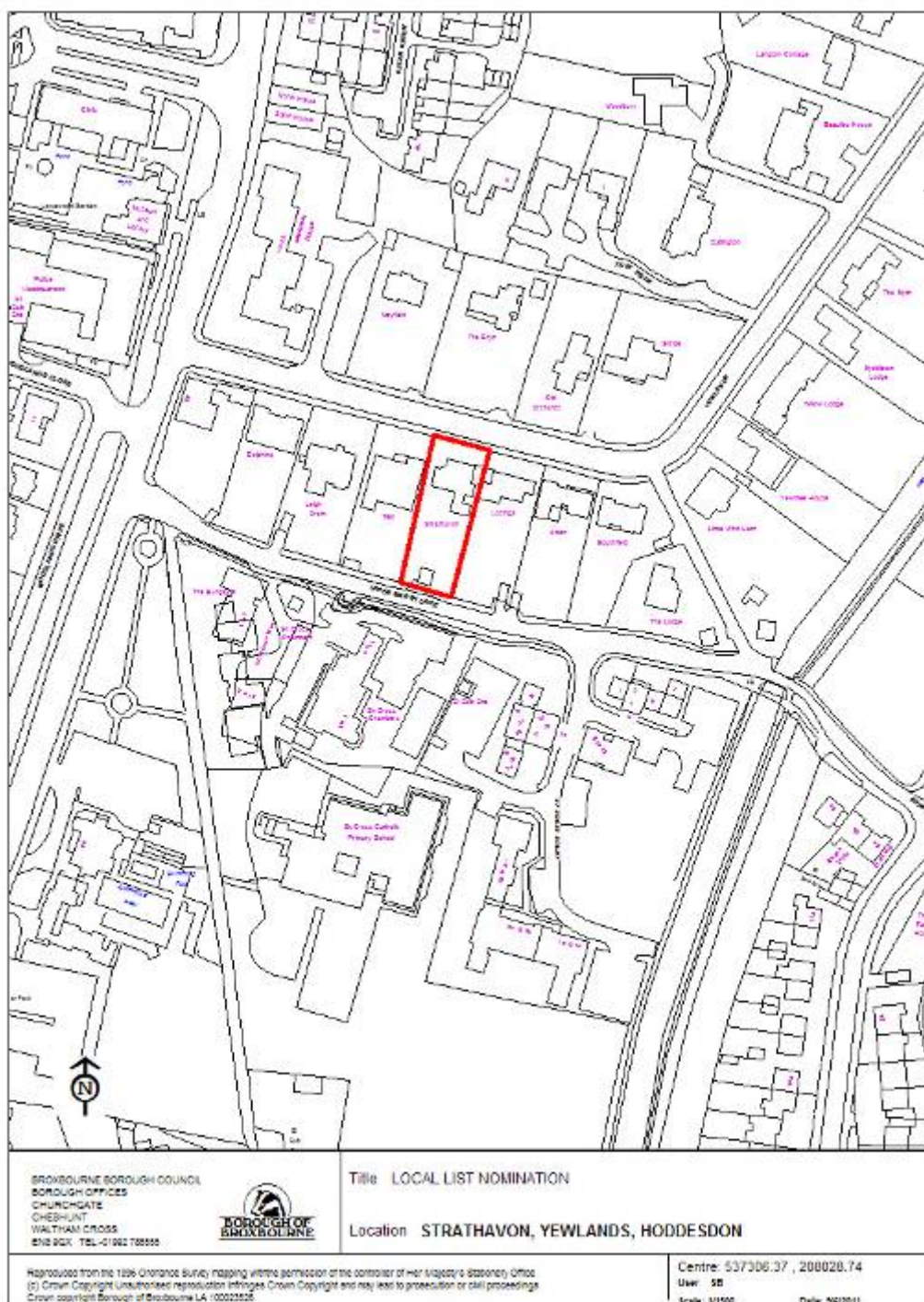
This is a significant example of a middle class house of the period when Hoddesdon was experiencing suburban expansion to the south.

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.





### 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.

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

#### **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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Title LOCAL LIST NOMINATION

Location LITTLE WHITE HERN, YEWLANDS, HODDES DON

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Scale: 1/1500 Date: 26/03/11



### **Leigh Croft, Yewlands, Hoddesdon**

**Address:** Leigh Croft, Yewlands,  
Hoddesdon, Herts, EN11 8BT

**Local List Number:** Hodd 4



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

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

#### **Reason For Nomination:**

##### ***Architectural Significance***

A large robust, simplified neo-Jacobean style house of the late 19<sup>th</sup> 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.

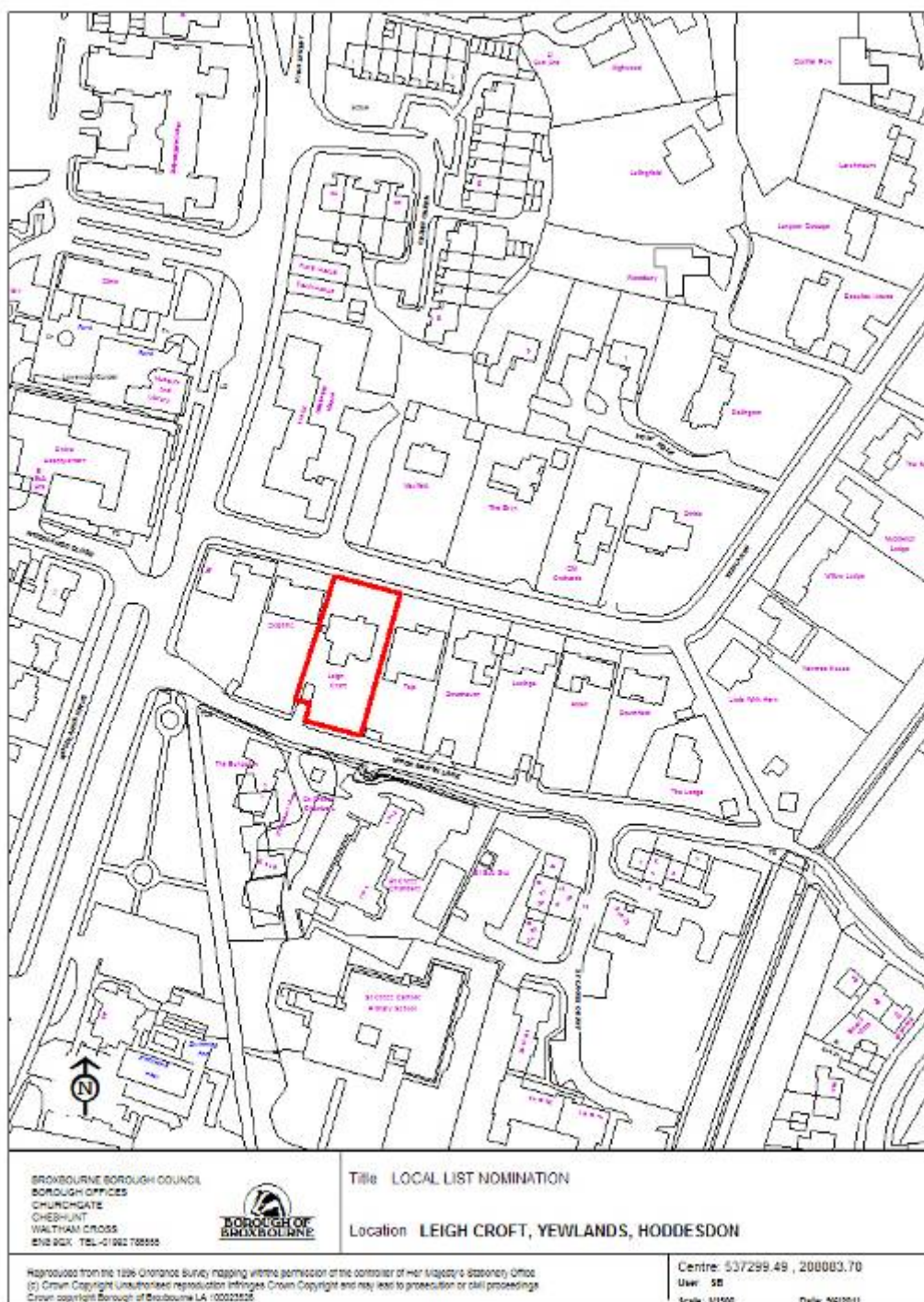
##### ***Historic Importance***

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.





### **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.

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

#### **Reason For Nomination:**

##### ***Architectural Significance***

A well proportioned example of early 20<sup>th</sup> 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.





### Dallington, Yewlands, Hoddesdon

<b>Address:</b> Dallington, Yewlands, Hoddesdon, Herts,	<b>Local List Number:</b> Hodd 6
---	----------------------------------



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

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

#### **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.

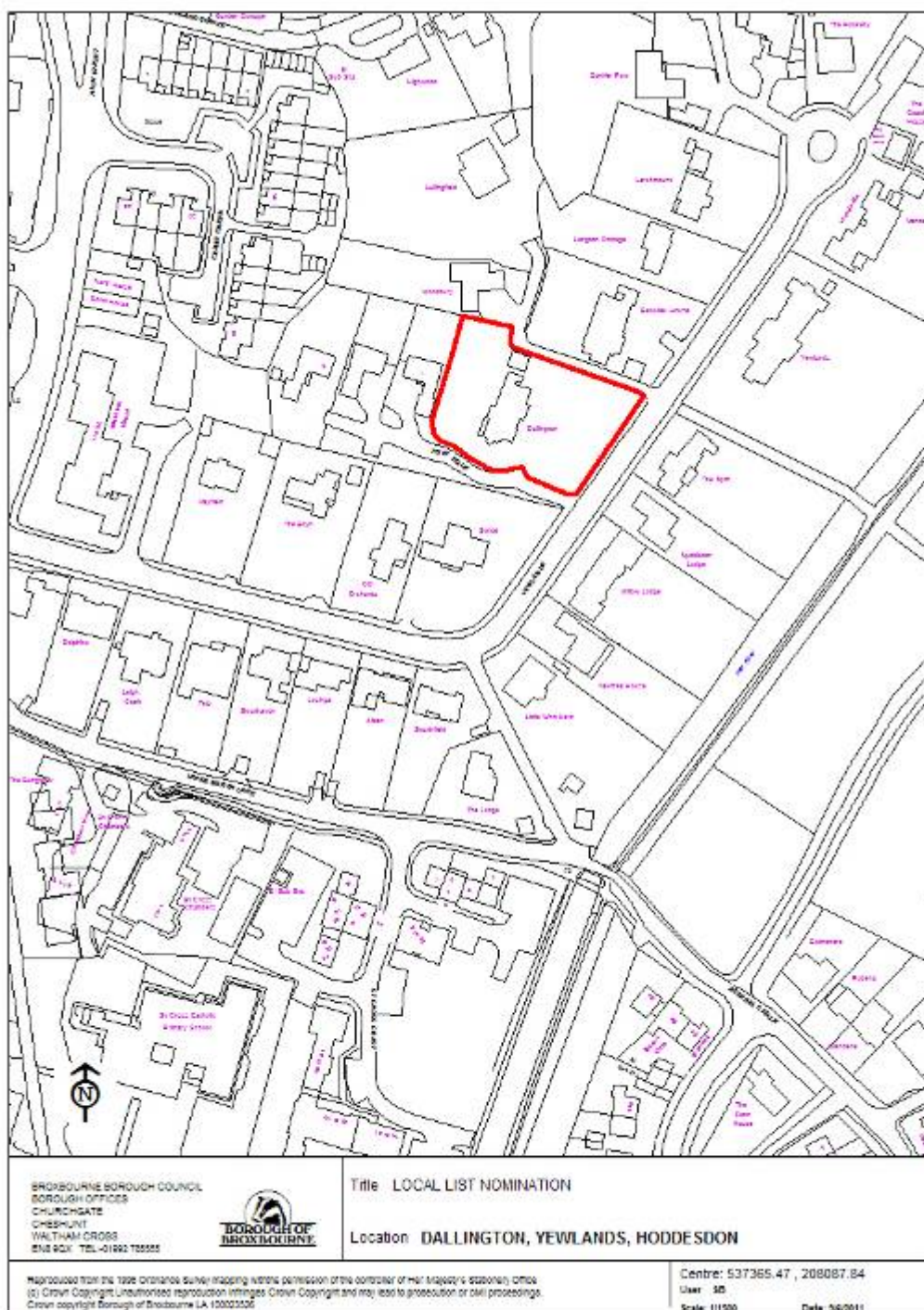
##### ***Historic Importance***

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.





## The Knowle, Cock Lane, Hoddesdon

<b>Address:</b> The Knowle, Cock Lane, Hoddesdon, EN11 8LD	<b>Local List Number:</b> Hodd 7
<p>The Knowle. A substantial Mid Victorian Italianate style villa in its landscaped setting.</p>	
	
	<p>The modest entrance front, with its elegant canopy and windows intact, is framed by trees and is enclosed by recent development.</p>

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

### **Reason For Nomination:**

#### ***Architectural Significance***

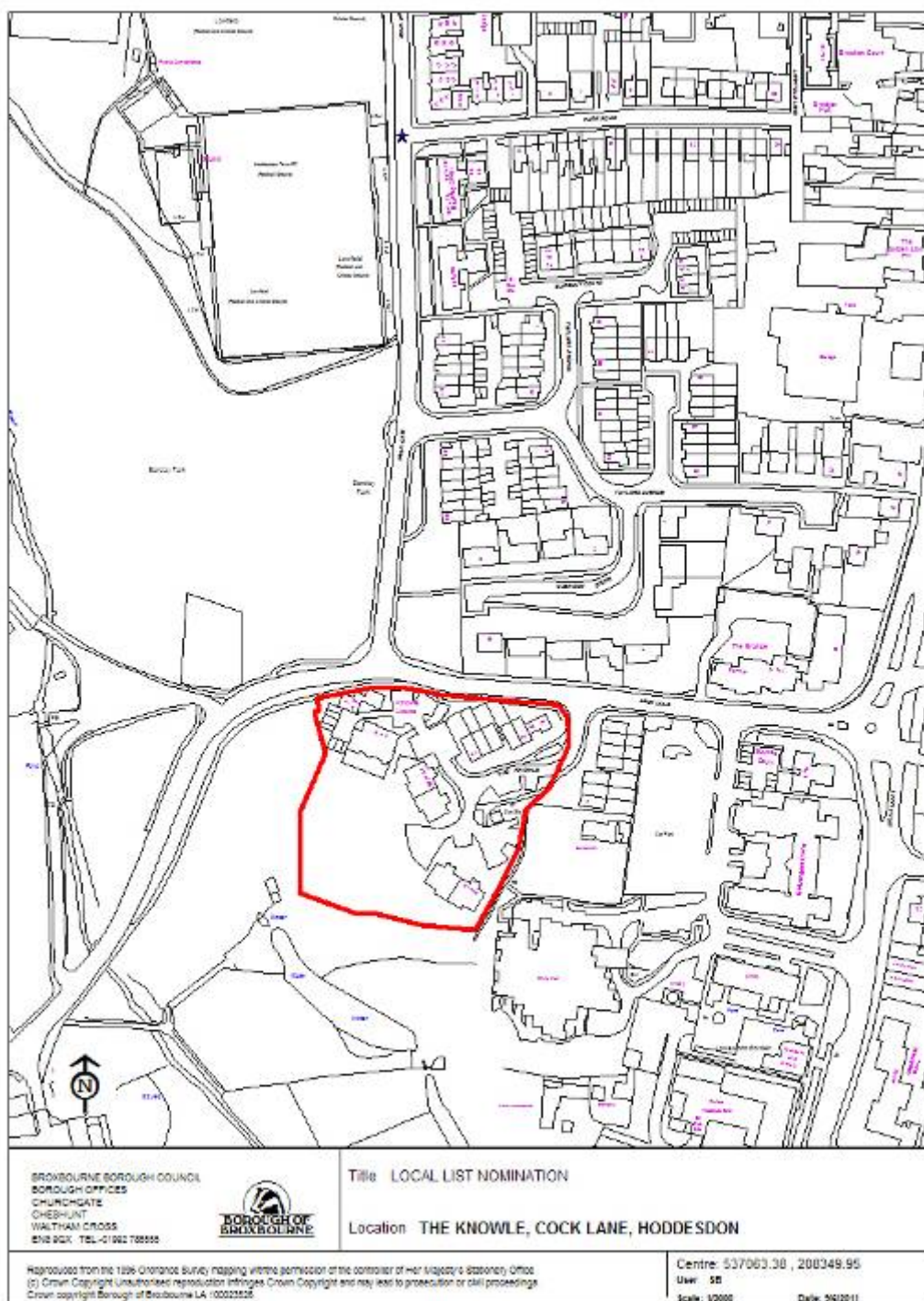
A substantial four square Italianate style villa, well sited on a small promontory, with its principal façade facing southwest across its landscaped garden. This two storey yellow brick large house has low pitched hipped roofs, offset by well grouped chimney stacks and a curiously designed belfry-like 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.





## **Former Council Offices – Belvedere Court, High Street, Hoddesdon**

<b>Address:</b> Belvedere Court, High Street, Hoddesdon, Herts,	<b>Local List Number:</b> Hodd 8
<p>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.</p>	

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

### **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 21<sup>st</sup> 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

<b>Address:</b> Roman Catholic Church of St Augustine, High Street, Hoddesdon	<b>Local List Number:</b> Hodd 9
<p>A good example of an early post war church, with an exceptionally fine landmark tower and spire</p>	

<b>Original Use</b>	Church
<b>Current Use</b>	Church
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	1961
<b>Group Value</b>	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.

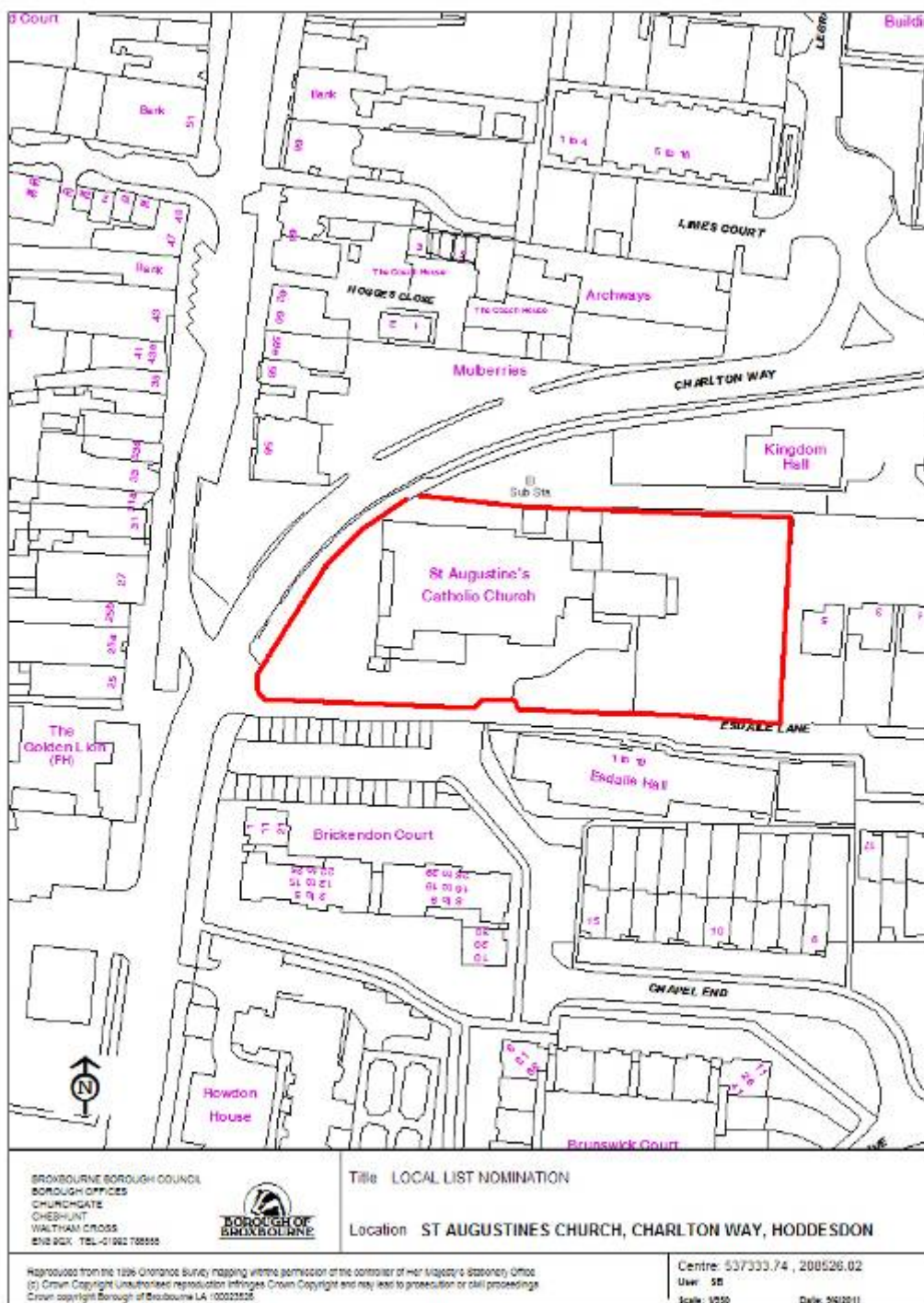
#### ***Historic Importance***

*"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***

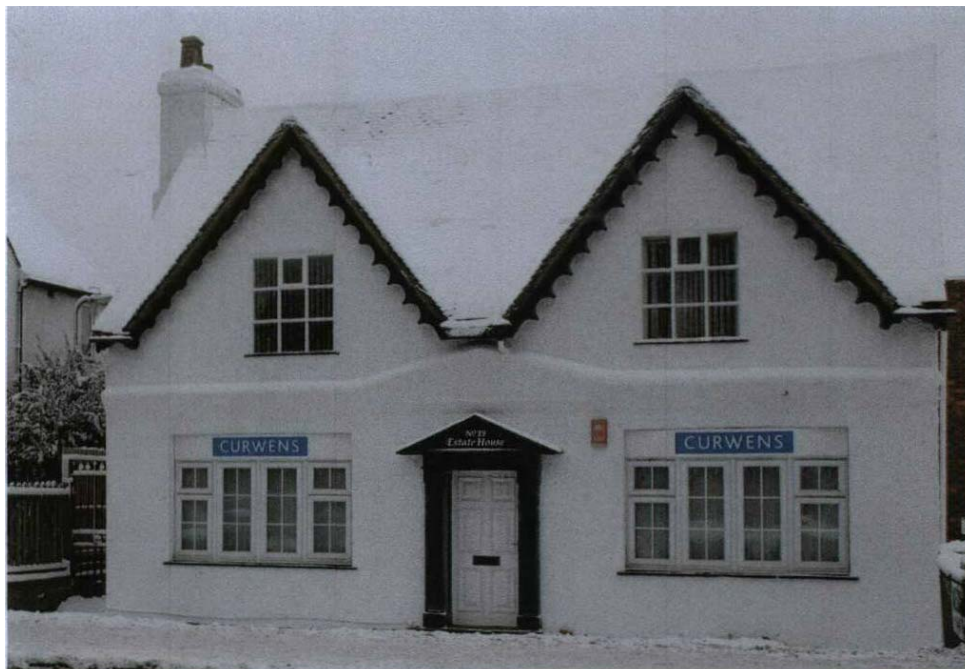
The church is an important landmark at the southern end of the High Street. It is somewhat compromised by an awkward site created by the alignment of Charlton Way.



### Estate House, 19 High Street, Hoddesdon

**Address:** Estate House, 19 High Street, Hoddesdon, Herts,

**Local List Number:** Hodd 10



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

#### **Reason For Nomination:**

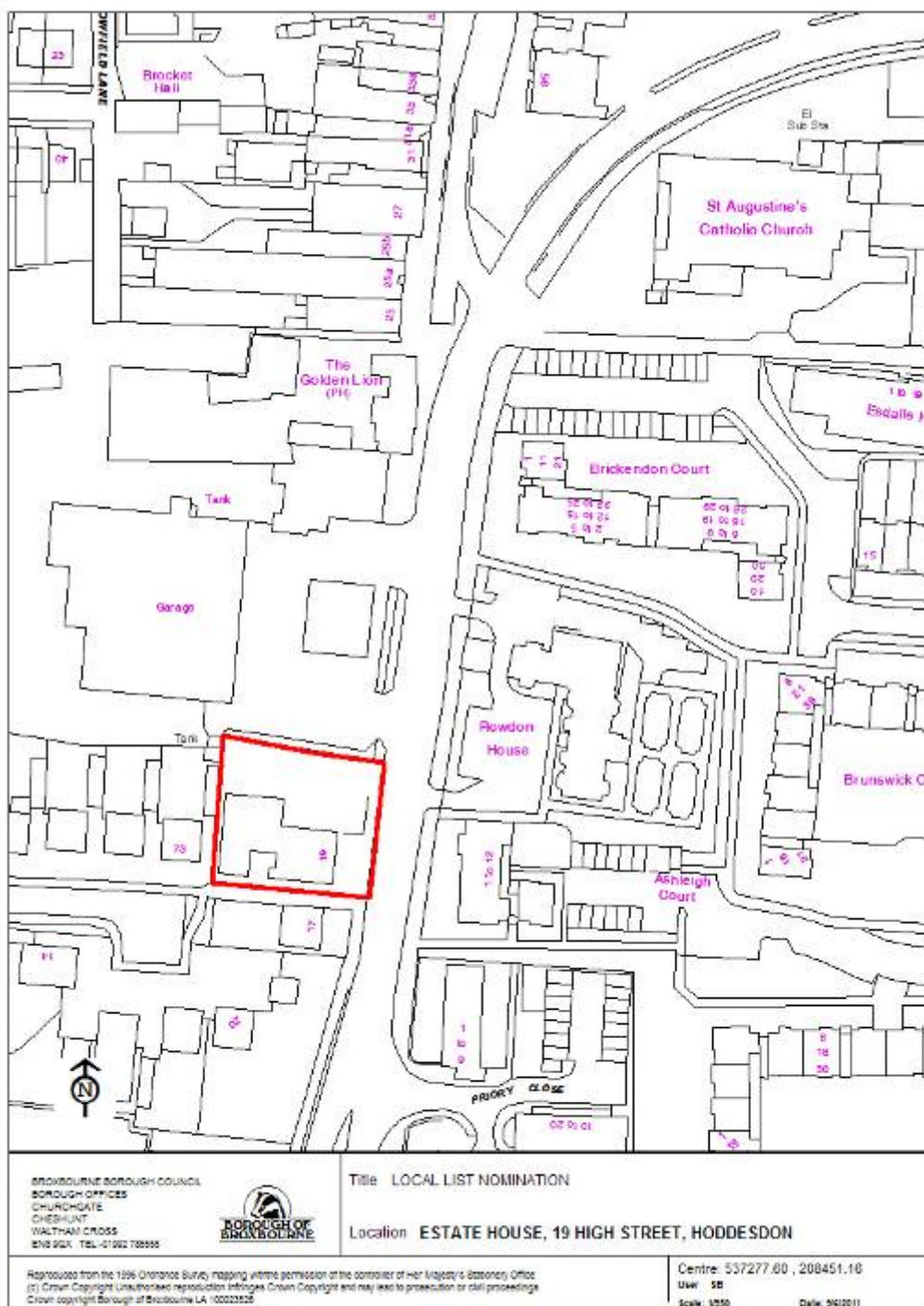
##### ***Architectural Significance:***

***Historic Importance:*** This was the site of the Bird Bolt Inn. In the early 20<sup>th</sup> 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***





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Title LOCAL LIST NOMINATION

Location ESTATE HOUSE, 19 HIGH STREET, HODDESDON

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Centre: 537277.60, 208451.16  
UW: 58  
Scale: 1:250 Date: 26/10/11

### 33 High Street, Hoddesdon

<b>Address:</b> 33 High Street, Hoddesdon, Herts, EN11 8TA	<b>Local List Number:</b> Hodd 11
	
Handsomely proportioned Mid Victorian late Classical town house, slightly obscured by later shop fascias.	

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

#### **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 7<sup>th</sup> 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.



### **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.

<b>Original Use</b>	
<b>Current Use</b>	Including Flames, Shepherds Estate Agents and Tip Top
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	c1860
<b>Group Value</b>	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 19<sup>th</sup> century; those of numbers 35 and 39 have been recently reglazed. The ground floor shopfronts are also recent.

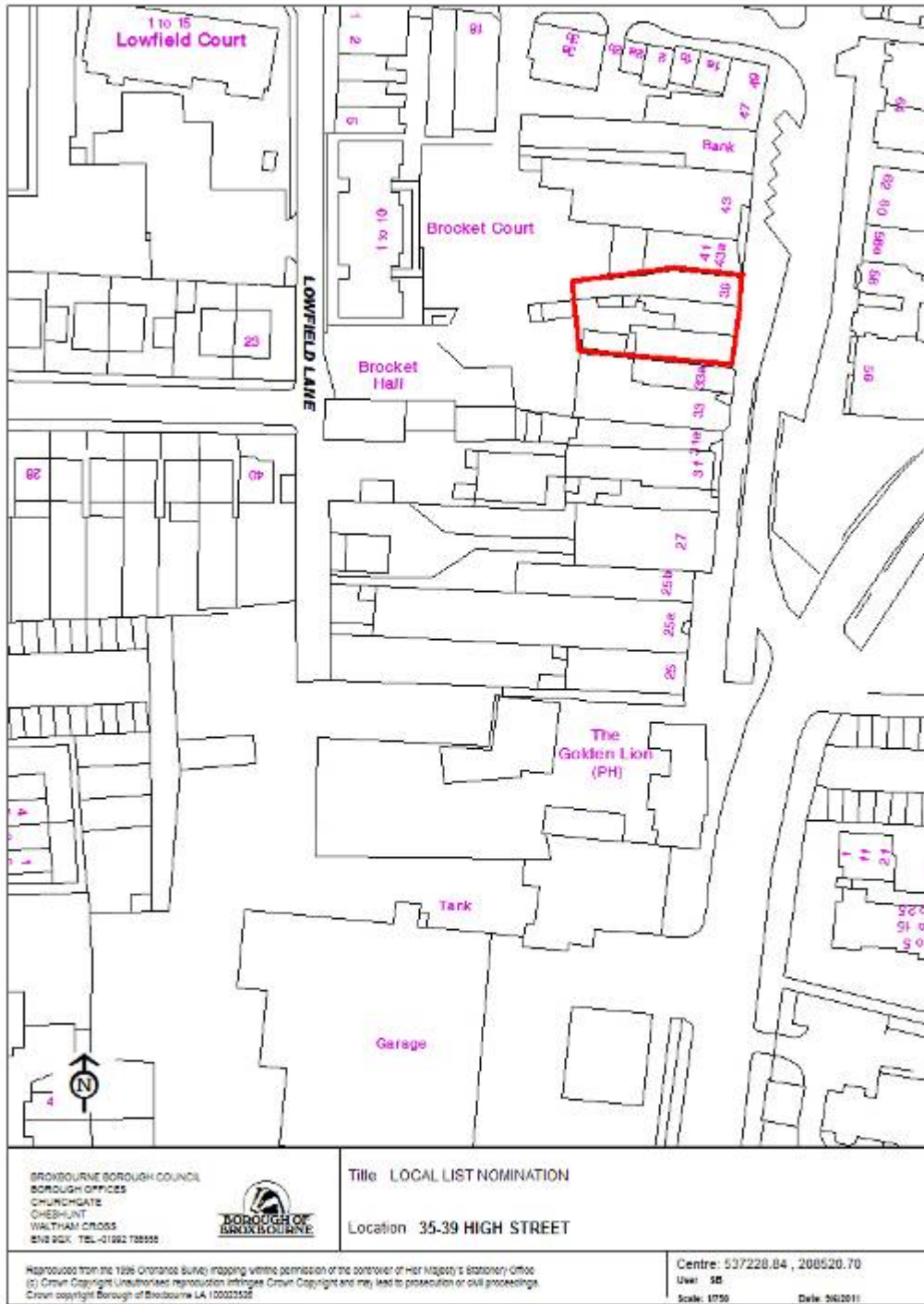
##### ***Historic Importance***

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.





### **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.

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

#### **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.



### **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.

<b>Original Use</b>	Residential
<b>Current Use</b>	Commercial – Dental Practice
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	Late Victorian period
<b>Group Value</b>	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.

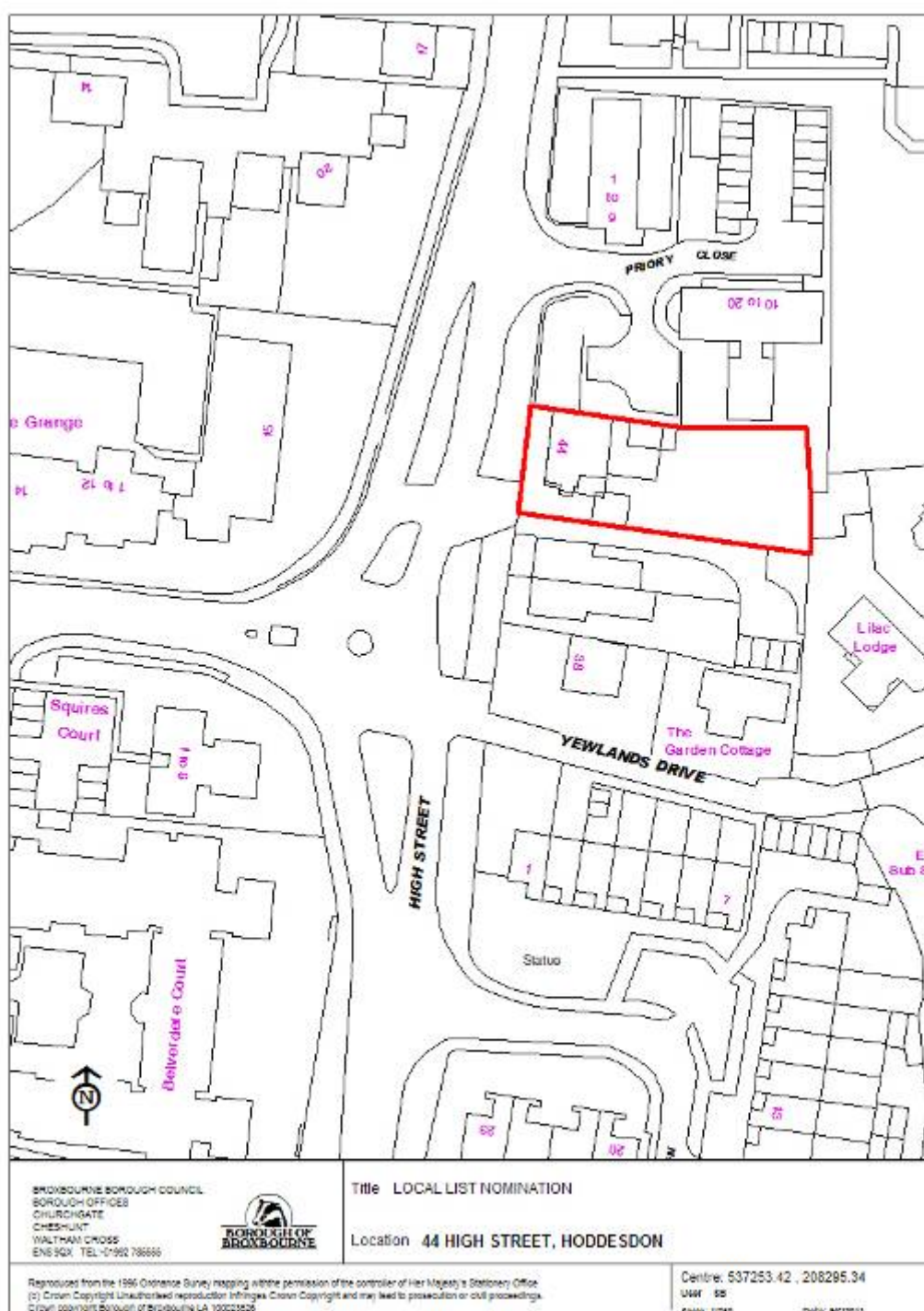
##### ***Historic Importance***

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**

<b>Address:</b> 58E High Street, Hoddesdon, Herts, EN11 8EN	<b>Local List Number:</b> Hodd 15
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<b>Original Use</b>	
<b>Current Use</b>	Britannia Building Society
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	
<b>Group Value</b>	

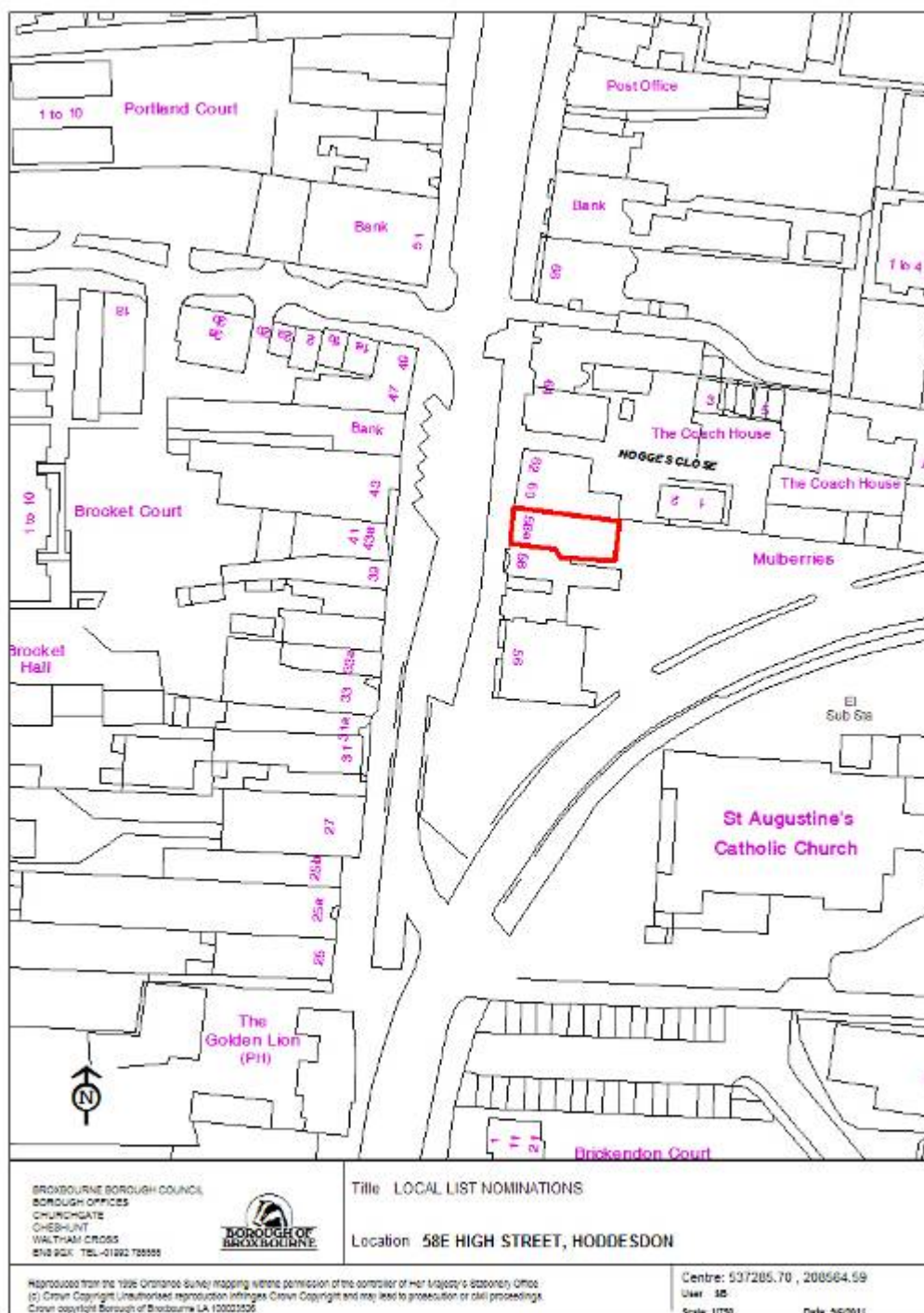
#### **Reason For Nomination:**

##### ***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***



## **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.

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

### **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.

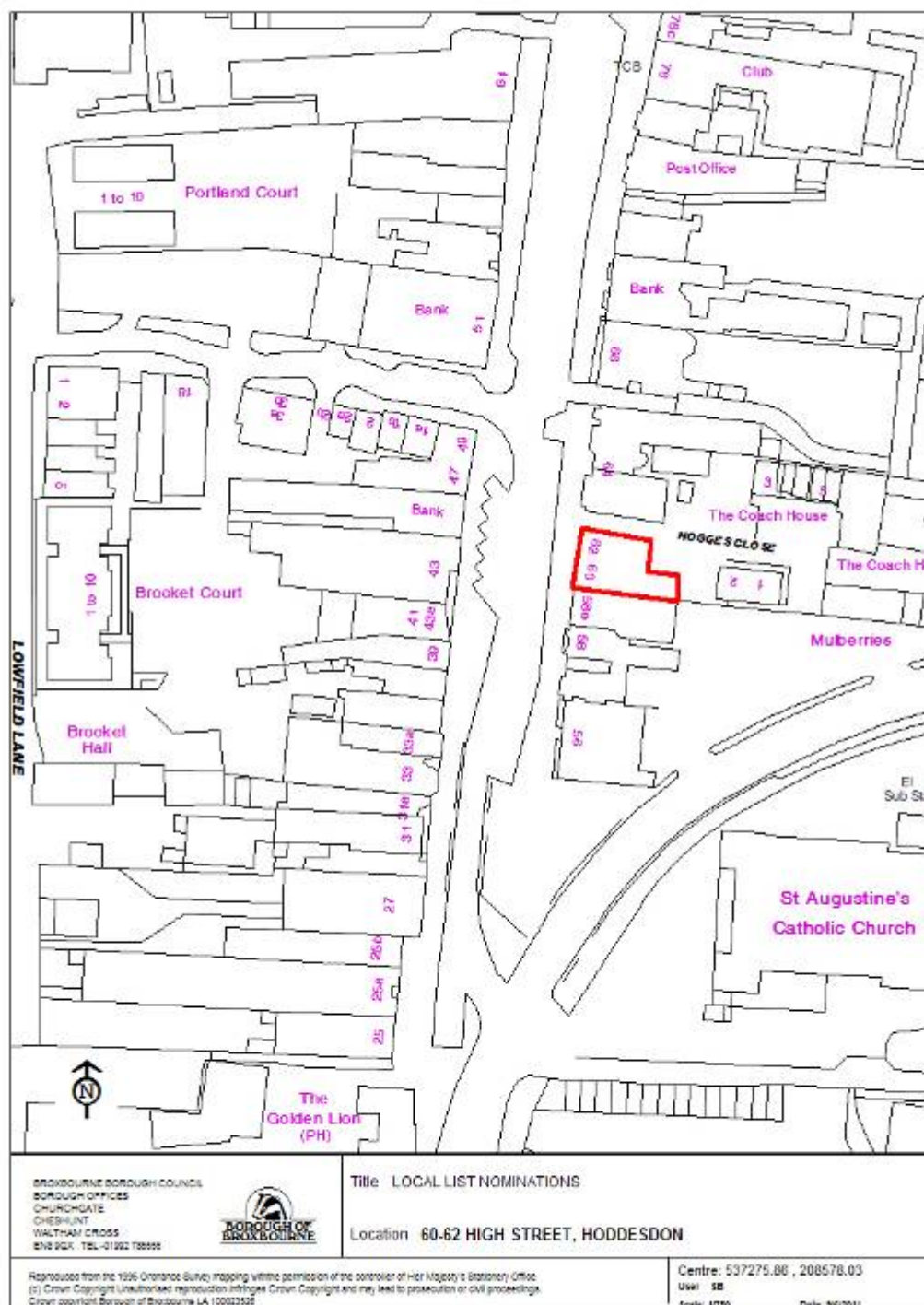
#### ***Historic Importance***

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.





### **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

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

#### **Reason For Nomination**

##### **Architectural Significance**

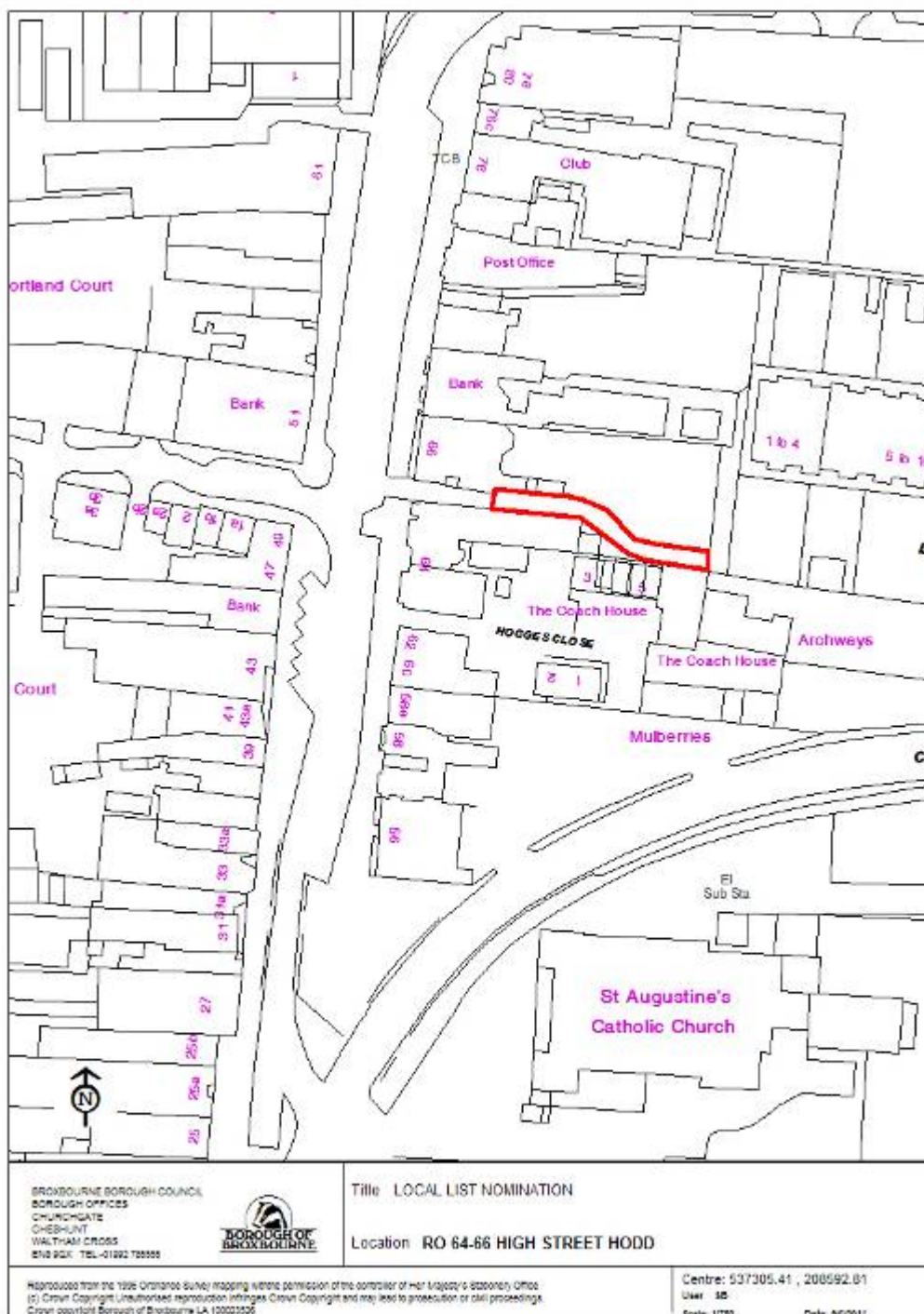
The substantial length of wall some 1.8 metres high is constructed using Hitch Bricks, a proprietary system of hollow interlocking bricks approximately 150mm high by 300mm long, i.e. considerably larger than conventional bricks. The wall has the appearance of grey gault brickwork.

##### **Historic Importance**

It is believed that this is a rare surviving example of a 19<sup>th</sup> 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



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

### **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 17<sup>th</sup> 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.

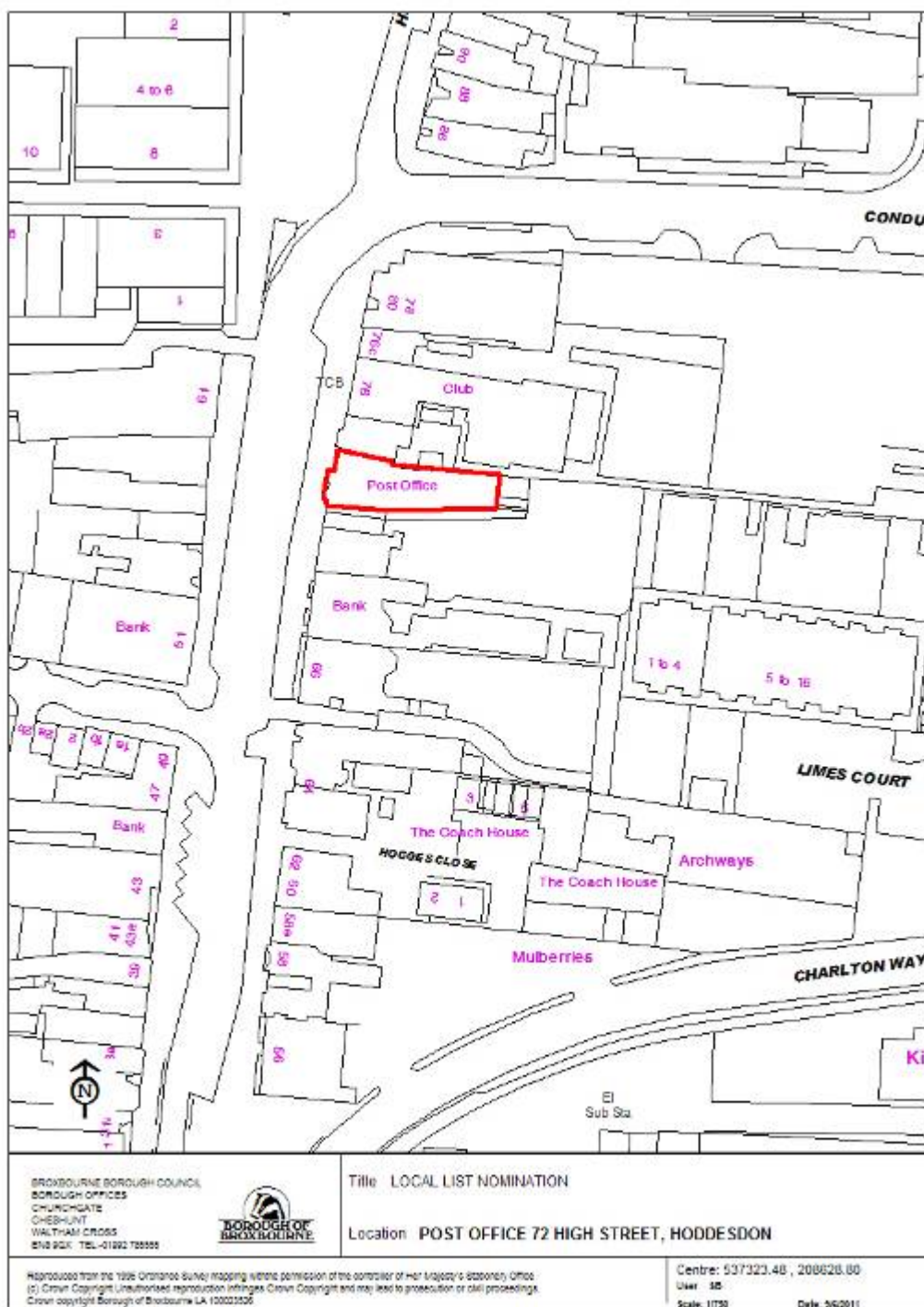
#### ***Historic Importance***

*"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.





### **106 High Street, Hoddesdon**

**Address:** 106 High Street, Hoddesdon,  
Herts, EN11 8HD

**Local List Number:** Hodd 19



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

#### **Reason For Nomination:**

##### ***Architectural Significance***

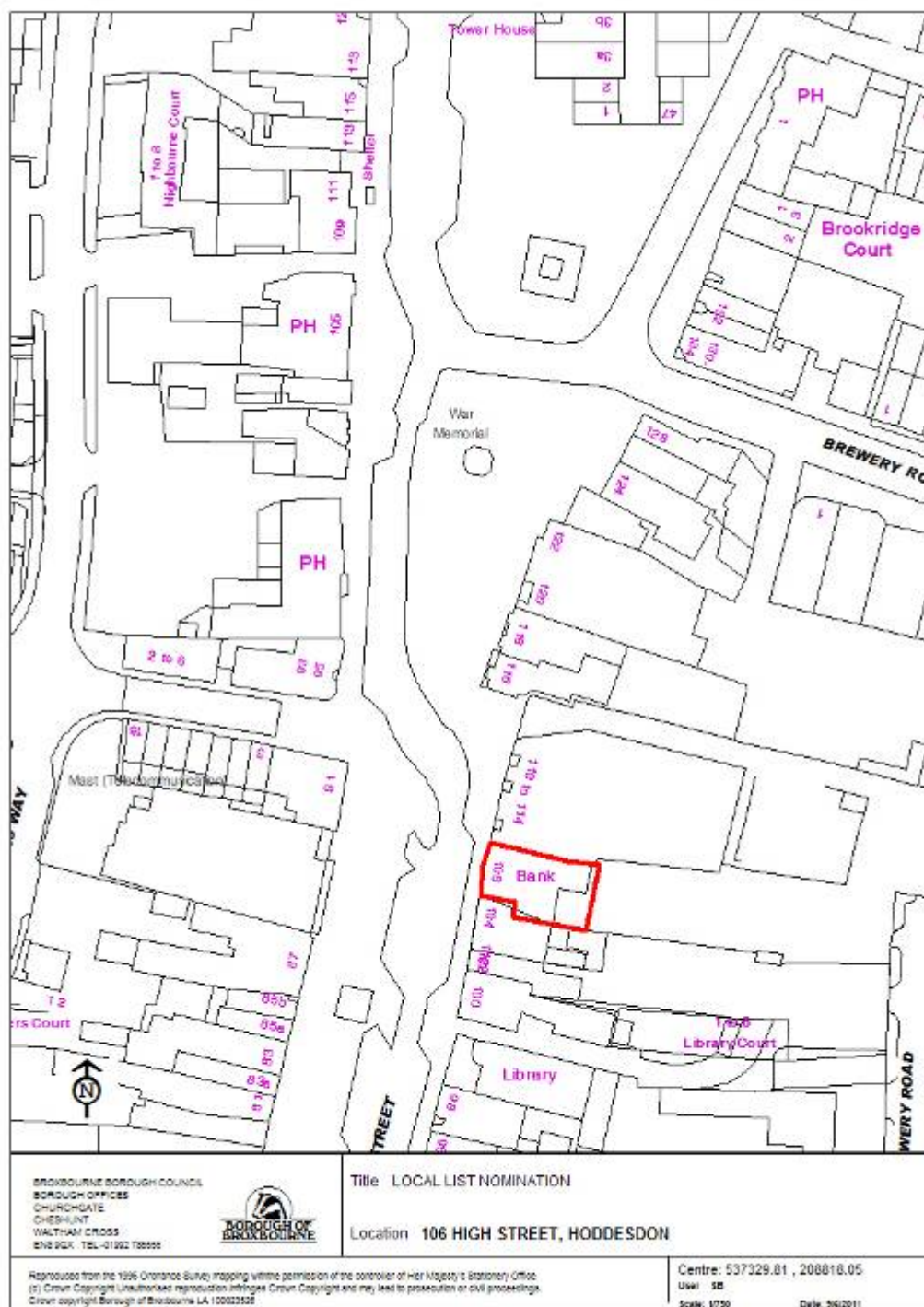
A lively, robust and remarkably intact example of a very late Victorian/early Edwardian commercial building. Presumably the ground and upper two storeys were built at the same time, although the Baroque/Classical bank front on the street front contrasts somewhat with the more domestic freestyle of the 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 19<sup>th</sup>/20<sup>th</sup> 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**

<b>Address:</b> 130-134 High Street, Hoddesdon, Herts, EN11 8HL	<b>Local List Number:</b> Hodd 20
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<b>Original Use</b>	Brewery
<b>Current Use</b>	Herts Café Pie & Mash, Changes Hair Salon & Trading Centre
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	19 <sup>th</sup> Century
<b>Group Value</b>	Yes

#### **Reason For Nomination:**

##### ***Architectural Significance:***

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

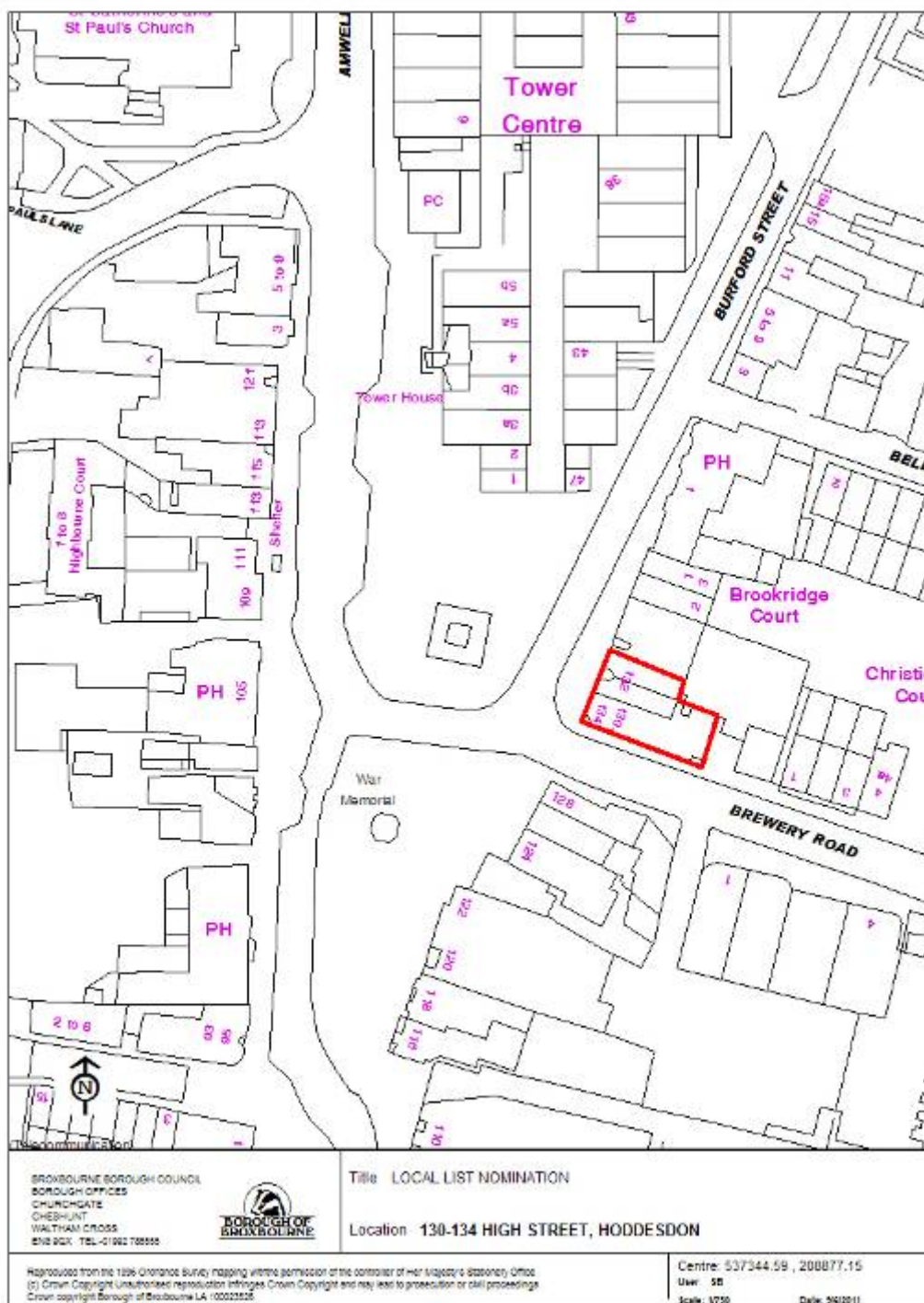
**Contribution to the local built environment:** It is located in a prominent position on the corner of the High Street and Brewery Road.

##### ***Impact on plans for the area***


Planning permission was granted on 7<sup>th</sup> 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 Services) 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.





**Former Three Cups Coffee Tavern and Hall Corner (Temperance Hall),  
Hoddesdon**

<b>Address:</b> Former Three Cups Coffee Tavern and Hall, Corner of High Street and Lord Street, Hoddesdon, Herts	<b>Local List Number:</b> Hodd 21
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Three Cups Coffee Tavern</p> </div> <div style="text-align: center;">  <p>Detail of gable and lintel</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Former Temperance Hall; with carved neo Tudor lintels and ridgeline roof vents.</p> </div>	

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

**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

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.



### **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.

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

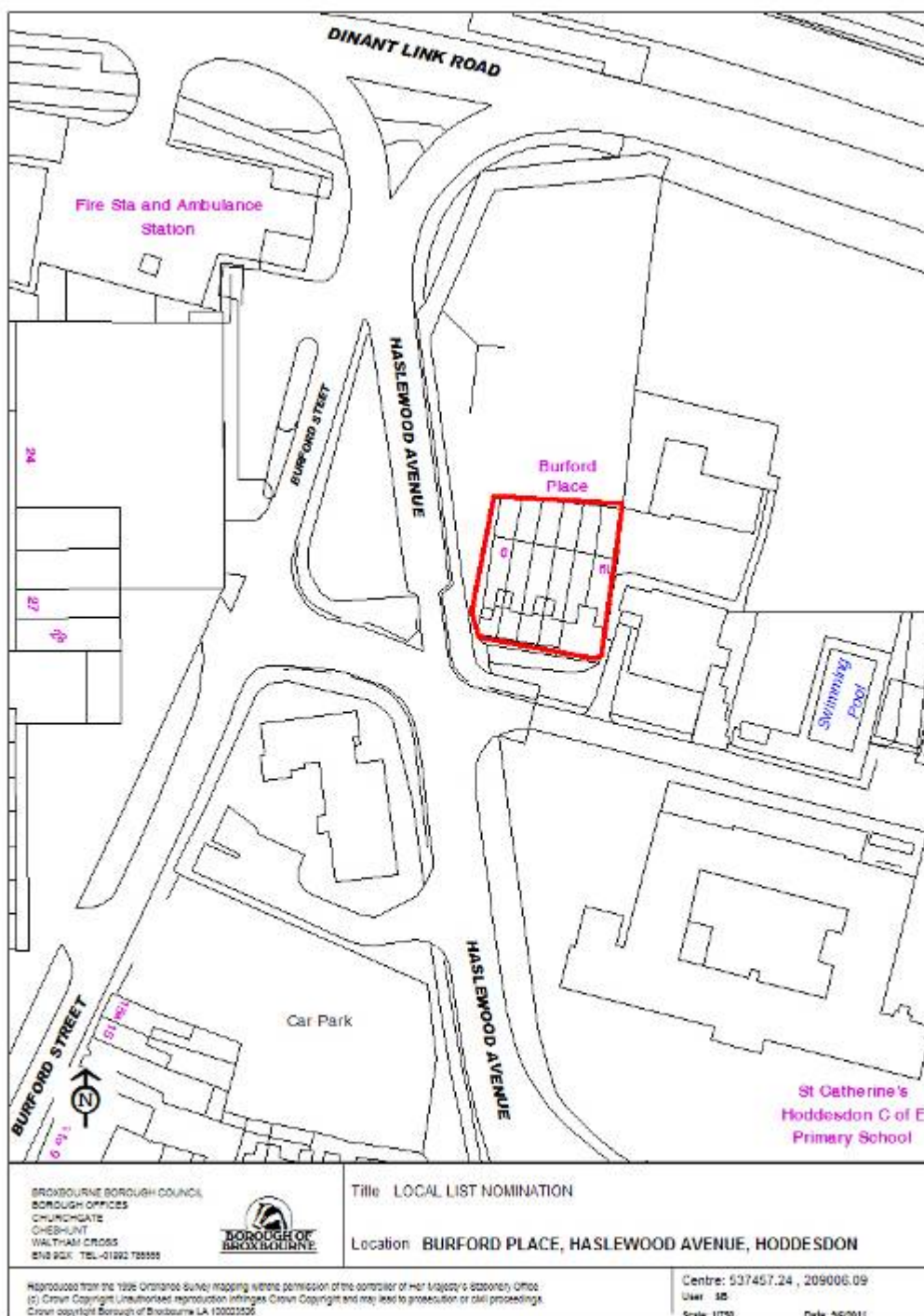
##### ***Historic Importance***

*"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.





### **Amwell Terrace, 3-7 Amwell Street, Hoddesdon**

<b>Address:</b> Amwell Terrace, 3-7 Amwell Street, Hoddesdon	<b>Local List Number:</b> Hodd 23
	
Amwell Terrace	Detail of eaves brackets, original windows and plaque

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



<b>Original Use</b>	Vicarage
<b>Current Use</b>	Residential
<b>Conservation Area</b>	Yes
<b>Construction date/period</b>	
<b>Group Value</b>	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.

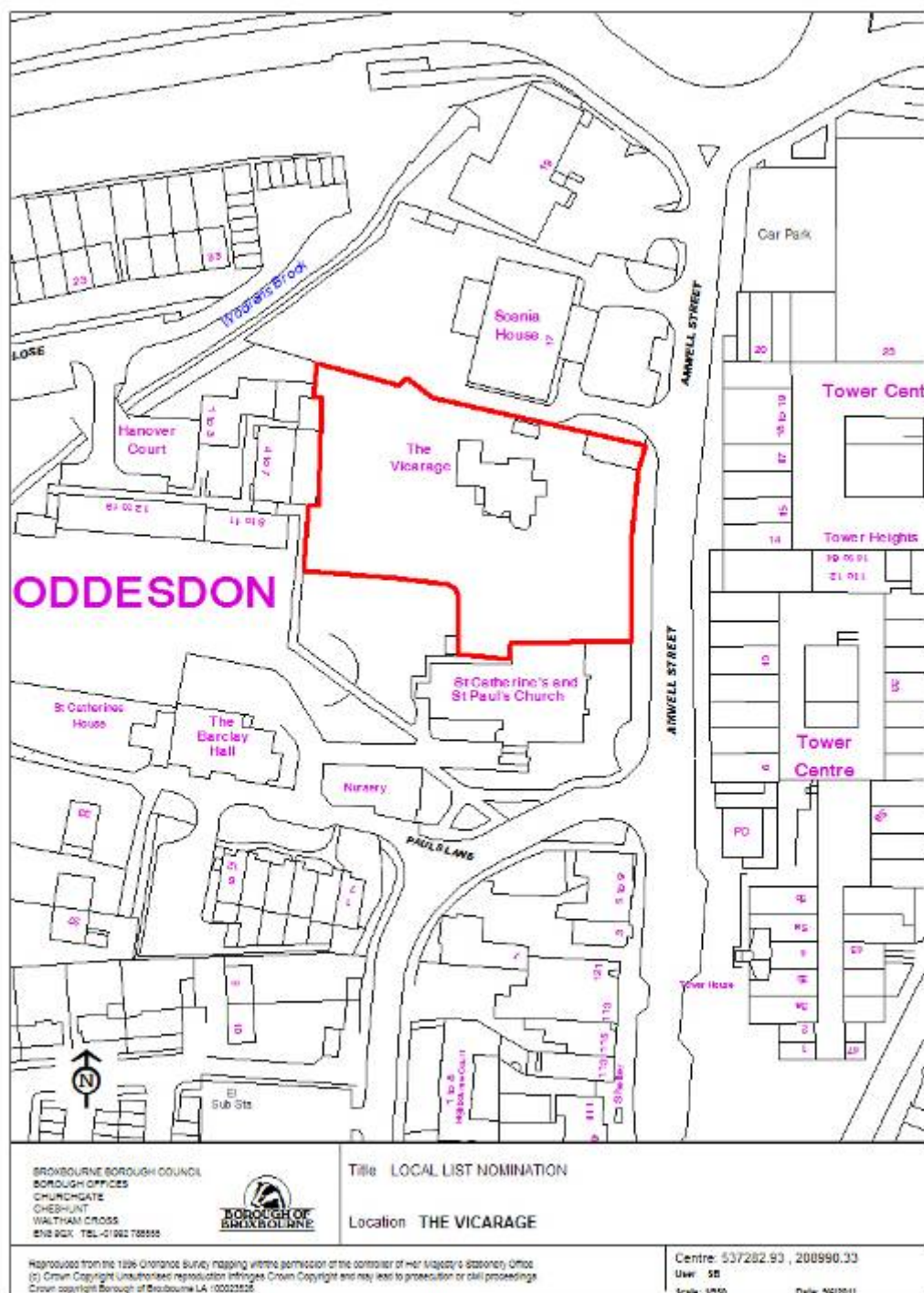
***Architectural Significance:***

***Historic Importance:***

***Contribution to the local built environment:***

***Impact on plans for the area***





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

<b>Address:</b> Barclay Hall former boys National School, Pauls Lane, Hoddesdon,	<b>Local List Number:</b> Hodd 25
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Boys National School Fronting fronting onto Pauls Lane.



Plaque over main entrance

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

### **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



<b>Original Use</b>	Residential
<b>Current Use</b>	Residential
<b>Conservation Area</b>	No
<b>Construction date/period</b>	1895
<b>Group Value</b>	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 4<sup>th</sup> 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



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





### **Beech Walk, Hoddesdon**

**Address:** Beech Walk, Hoddesdon

**Local List Number:** Hodd 28



<b>Original Use</b>	Almshouses
<b>Current Use</b>	Period Almshouses
<b>Conservation Area</b>	No
<b>Construction date/period</b>	
<b>Group Value</b>	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***





### **High Leigh Farmhouse, Box Lane, Hoddesdon**

**Address:** High Leigh Farmhouse, Box Lane, Hoddesdon, Herts, EN11 8SH

**Local List Number:** Hodd 29



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

**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.

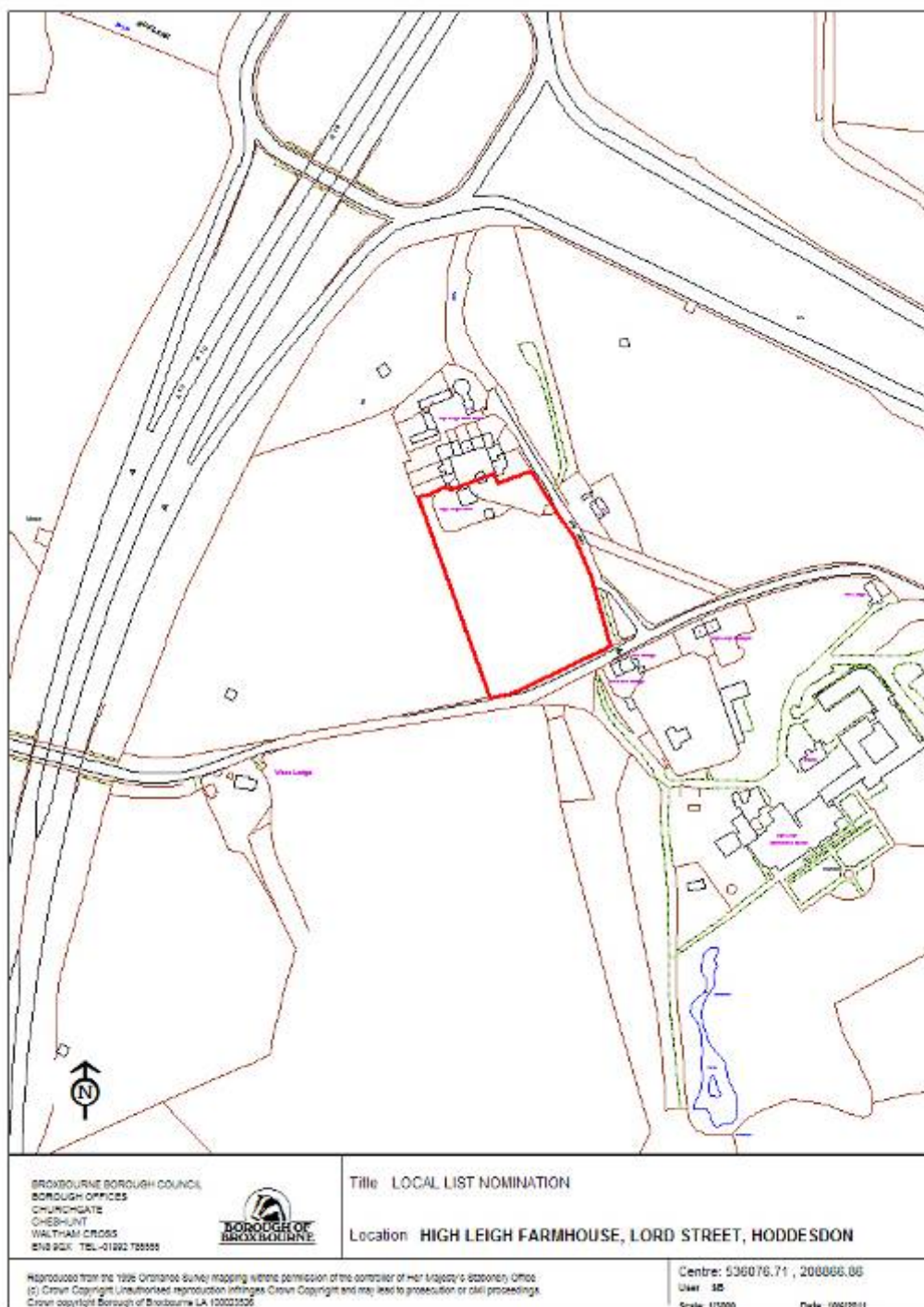
***Historic Importance:***

***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.



**New Farm, 23 Ware Road, Hoddesdon**

**Address:** New Farm, 23 Ware Road, Hoddesdon, Herts, EN11 9AA

**Local List Number:** Hodd 30



<b>Original Use</b>	Farm
<b>Current Use</b>	Residential
<b>Conservation Area</b>	No
<b>Construction date/period</b>	
<b>Group Value</b>	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).





**Geneva House, 25 Ware Road, Hoddesdon**

**Address:** Geneva House,  
25 Ware Road, Hoddesdon

**Local List Number:** Hodd 31



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

**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).





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Title LOCAL LIST NOMINATION

Location 25 WARE ROAD, HODDESDON

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Utm: 58  
Scale: 1:500 Date: 15/03/11

### **53-55 Ware Road, Hoddesdon**

**Address:** 53-55 Ware Road,  
Hoddesdon, Herts, EN11 9AB

**Local List Number:** Hodd 32



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

**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***





### **57-59 Ware Road, Hoddesdon**

**Address:** 57-59 Ware Road,  
Hoddesdon,

**Local List Number:** Hodd 33



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



