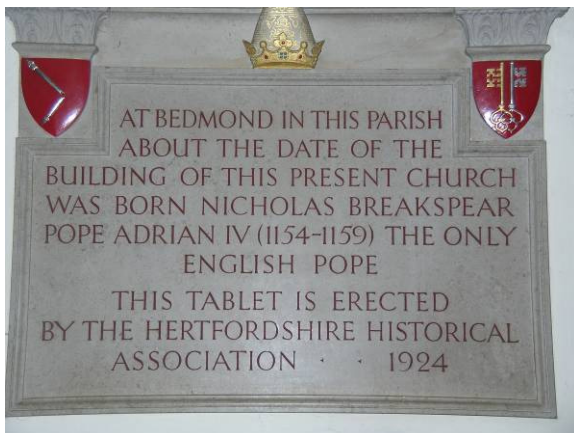


ABBOTS LANGLEY

Conservation Area Appraisal

December 2013



**ABBOTS LANGLEY CONSERVATION AREA APPRAISAL
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1.0 Introduction, Background and Purpose

1.1 Introduction and Summary

Tightly drawn around the medieval core of the village the Abbots Langley Conservation Area is focused on the Grade I listed Church of St Lawrence which dates from the middle of the 12th Century. The Conservation Area encompasses the early built development around the church and manor house and the link between these two areas, which is mostly made up of later 19th Century buildings.

The special architectural and historic interest of the Abbots Langley Conservation Area is derived from the well preserved historic core that records and displays the villages growth from a small settlement to substantial village. The historic centre of Abbots Langley includes the exceptional Church of St Lawrence, 16th to 18th century brick cottages, grander Georgian buildings, Victorian/Edwardian shops and houses and 20th century development.

1.2 Background and Purpose of Appraisal

Three Rivers District Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as Conservation Areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The designation of a Conservation Area brings additional protection of trees, control over demolition and development as well as a requirement for a decision maker, in exercising planning powers, to pay “special attention to the desirability of preserving and enhancing the character and appearance of the Conservation Area”.

The Council is additionally required by the 1990 Act to keep Conservation Areas under review and to formulate and publish, from time to time, proposals for their preservation and enhancement.

Conservation Areas are considered “Heritage Assets” by the National Planning Policy Framework (NPPF). The NPPF states that local planning authorities should “identify and assess the particular significance” of heritage assets and set out a “positive strategy for the conservation and enjoyment of the historic environment” that takes into account, alongside other matters, the “wider social, cultural, economic and environmental benefits” that the historic environment can bring.

Three Rivers District Council (the Council) designated Abbots Langley as a Conservation Area in October 1969. One of the earliest designations in Hertfordshire, it was based on the area around the Grade I Listed Church of St Lawrence, which provides a central focus point to the village.

The aims of this appraisal are to:

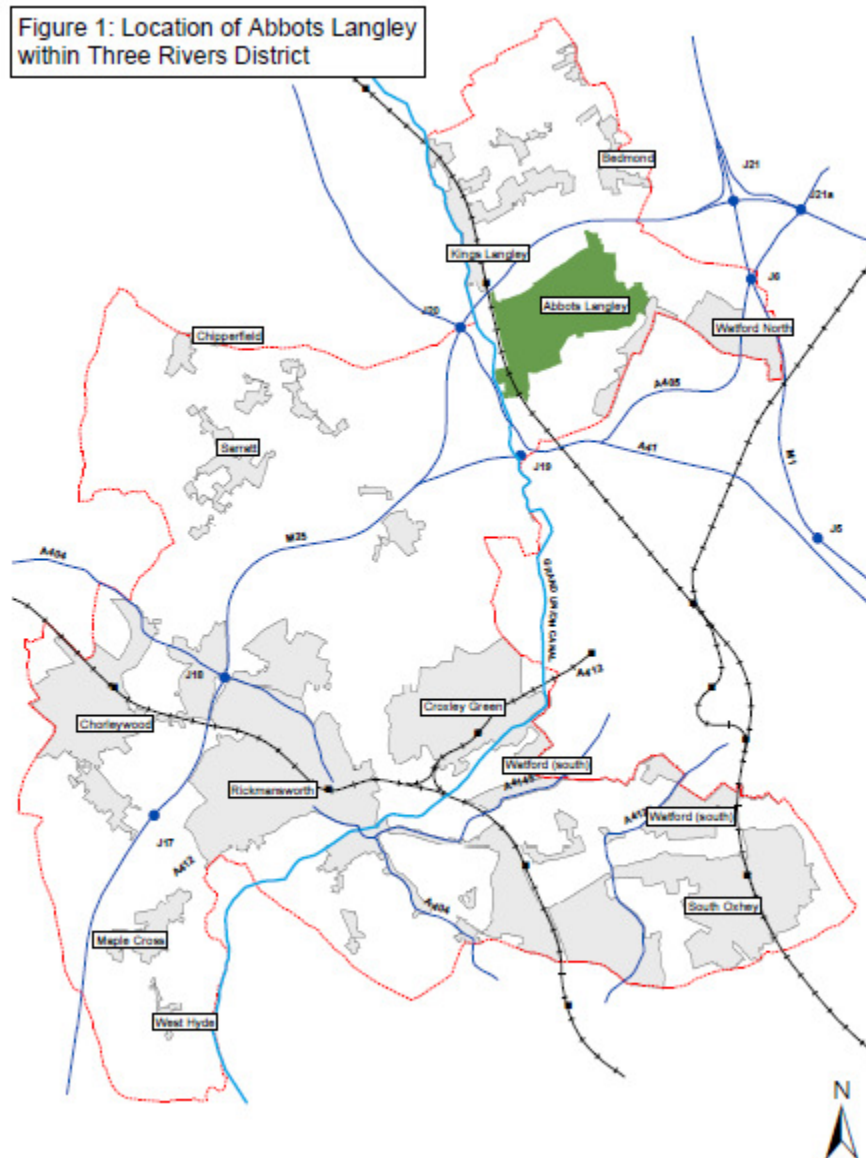
- (a) Set out the special architectural or historic interest of the Abbots Langley Conservation Area and to describe the special character and appearance that it is desirable to preserve or enhance;
- (b) Examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded and;
- (c) Identify areas subject to pressure for change that would be adverse to the character or appearance of the Conservation Area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

Please note: The Conservation Area Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

2.0 Location

2.1 Location

Abbots Langley is a large village located to the north of Watford in South West Hertfordshire. The medieval centre of the village, around St Lawrence's Church, is in the northern part of the settlement with extensive Victorian and 20th Century suburban development to the south and west. The village is bounded by the West Coast Mainline and Watford Road to the west, a small area of open space between the village and Watford to the south and south east and countryside to the north and north east.



Other settlements near Abbots Langley include the villages of Bedmond and Kings Langley to the north, Hunton Bridge to the west and Watford to the south and south east.

The conservation area extends south west along the High Street, past the Grade 1 listed Church of St Lawrence, to Kitters Green. The boundaries of the conservation area are provided by Tibbs Hill Road / Bedmond Road in the north and Kitters Green in the south. The conservation area covers approximately 13ha. For a map of the Conservation Area please see Appendix 1.

3.0 History and Development

3.1 History

There is no known evidence of a settlement at Abbots Langley prior to the 11th Century. The village name derives from 1045 when, it is recorded, a Saxon, Ethelwine the Black and his wife Wynfelda, gave 'Langelei' (denoting a long meadow or long lea) to the Abbot and the monks of the monastery of St Albans. The Monastery played an important part in the affairs of Abbots Langley for several hundred years. 'Langelei' was recorded in the Domesday survey of 1087 as having a priest, 10 villagers and 5 smallholders. The village's resources at the time included 3 hides (360 acres) and 2 watermills. The presence of a priest suggests the existence of a Saxon church, likely to have been found on the same site as the current Church of St Lawrence.



Figure 2: Church of St Lawrence the Martyr

The oldest surviving building in the village, the Parish Church of St Lawrence the Martyr was dedicated in 1154. Although extended and altered at various points since the 12th Century the Norman nave, aisles and tower all survive.

Abbots Langley gains wider historical significance as the reputed birthplace of the only Englishman to ever become Pope of the Roman Catholic Church. Nicholas Breakspear, who became Pope Adrian IV in 1154, is thought to have been born at Breakspear Farm, near Bedmond, in approximately 1100. He served as Pope until his death in 1159.

Aside from a brief but bloody disturbance from the Peasants Revolt in 1381, the supreme power of the Abbot in Abbots Langley survived until the Dissolution of the Monastery at St Albans in 1539. Following Dissolution the manor house was granted to Sir Richard Lee, one of Henry VIII military commanders. The site of the manor houses was leased separately to William Childe. Documentary evidence indicates that the manor house for Abbots Langley gradually declined in importance in the centuries following Dissolution. By the 19th Century the holders of the manor lived at Langleybury Hall outside the village. This decline is likely due to the house and grounds being leased separately. The medieval manor-house and its grounds are thought to have been located south of the church, where the slight remains of a homestead moat survive in the area opposite Kitters Green. The site is now known as the Manor House Grounds.

The Grand Union Canal to the west of Abbots Langley opened in 1797 and the London to Birmingham Railway, opened in 1838. The station at Kings Langley, known as Kings Langley and Abbots Langley station until 1974, opened in 1839. Both of these developments, while not in Abbots Langley itself, put the village close to important north-south communication routes.

Abbots Langley began to grow in the years following the opening of the railway station. By 1846 a number of residential roads in the Kitters Green area had been set out and housing was gradually begun to develop along them. The process of slow and steady growth continued through to the early years of the 20th Century. In the 1920's development rapidly increased and the village continued to grow through out the rest of the century. By the end of the 20th Century Abbots Langley had become the large village it is today with relatively little development taking place over the last 20 years.

The following page explores the development of Abbots Langley in more detail with reference to historic maps.

3.0 History and Development

3.2 Development

Abbots Langley began to substantially expand during from the middle of the 19th Century, with rapid expansions beginning in the 1920s. Referring to historic maps it is possible to chart the expansion of Abbots Langley from 1839 to the present day.

- **1839 Tythe Map:** Buildings spread southwards along the High Street. Cluster of buildings opposite St Lawrence Church. Kitters Green is still a distinctively separate hamlet to the south of Abbots Langley. Gallows Hill south west of Kitters Green another separate hamlet.
- **First Edition 1846-1901 Ordnance Survey Map:** Kitters Green is considerably more developed than as shown on 1839 maps with Popes Road, Breakspeare Road, Adrian Road and Langley Road all in place with some housing completed. As a result the gap between Kitters Green and Abbots Langley has almost closed. Little additional development around St Lawrence Church / High Street area.
- **Second Edition 1888-1915 Ordnance Survey Map:** First signs of development spreading west along Abbots Road to the north west of St Lawrence Church. Infilling around Breakspeare Road including the addition of Marlin Square.
- **Third Edition 1900-1949 Ordnance Survey Map:** Housing expanding further west along Abbots Road. First signs of housing of Gallows Hill Lane to the south west of the medieval core around what is now Broomfield Rise. Additional infilling around Breakspeare Road evident.
- **Fourth Edition 1922-1969 Ordnance Survey Map:** Shows the addition of The Crescent off High Street, although little development completed on this map. First signs of housing along Trowley Rise south of Breakspeare Road. Further houses along parts of Gallows Hill Lane. Hazlebury Avenue, south of Gallows Hill Lane in place, although no housing present.
- **Fifth Edition 1945 Ordnance Survey Map:** Further housing development visible to the south and south west of the medieval core. Development south of Gallows Hill Lane with a large housing estate completed around Hazlebury Avenue / Hazlewood Lane / Bloomfield Rise / Upper Highway between 1922 and 1945 (most likely completed before 1939). Further development completed along and south of Trowley Rise. Medieval core around St Lawrence Church still borders open countryside to the north on 1945 maps. Development completed around The Crescent. First signs of housing along Kindersley Way south of Abbots Road / West of Manor House Grounds
- **Sixth & Seventh Edition 1970 – 1991 Ordnance Survey Maps:** Modern development surrounds medieval core to the north and east—a school and library built to the north of St Lawrence Church severing churches boundary with countryside. Construction of the Library led to the demolition of the old school buildings which were locally listed. Housing development complete around vicarage on St Lawrence Close. Housing in place along both sides of Tibbs Hill Road. Development complete along Kindersley Way and Manor Houses Gardens. Sports and Social Centre added to Manor Houses Grounds. Development along Abbots Road now reaches the railway. M25 completed in this period. Housing replaces Leavesden Hospital to the west of Tibbs Hill Road and further housing development has been completed south of Trowley Rise. By around 1991 Abbots Langley's form and layout largely reflects that in place today.

Abbots Langley developed rapidly during the 20th Century, with the villages present form and layout largely settled by the early 1990's. Throughout the period of rapid development from the 1920's the medieval core of the village remained relatively intact although there was been some encroachment of unsympathetic modern buildings.

4.0 Character and Appearance

4.1 Conservation Area Boundaries

The boundary of the Conservation Area (Appendix 1) is drawn tightly around the medieval core of the village and extends south west with the High Street to form a linear space. It encompasses the historical development of the High Street from the early build up of settlement around both the Church of St Lawrence and Kitters Green, near the Manor House, and the link between the two with later 19th Century buildings along the High Street. Natural boundaries are provided by Tibbs Hill Road to the north and Kitters Green to the south.

4.2 Characteristic features

As in most villages, development in Abbots Langley took place sporadically as and when there was demand. As a result there is no one architectural style that takes precedence. Aside from the Church of St Lawrence, the earliest buildings date from the 16th Century and include the timber framed Pound Cottage and Yew Cottage (discussed further in 4.6 below). Other timber framed buildings, such as The Abbots Houses (discussed 4.5 below) are hidden behind brick skins, as was popular in the 17th to 19th centuries. A number of small scale brick cottages and larger Georgian buildings (Vicarage and Breakspear Hospital) were built in the 18th century. The brick cottages reflect the local vernacular. Larger scale housing development began in the 19th Century and continued through the 20th Century, as a result number a of Victorian/Edwardian and 20th Century homes and shops are found in and around the Conservation Area. The more modern buildings do not generally reflect any particular local vernacular and could be found in any of Britain's urban areas.

There are various important characteristics and architectural features which contribute to the character of the area, including:

- Mixture of materials—flint, brick, timber framing and clunch
- Harmonious co-existence of building styles and dates
- Late 12th Century clunch and knapped flint church, surrounded by mid-16th Century timber framed houses to 18th Century cottages
- Larger 18th Century houses—the Vicarage and Breakspear College
- Low key Victorian development
- Presence of many fine brick or brick and flint walls which add to enclosure of the High Street and its environs
- Soft landscaping helps to retain a village feel to the Area which is built up on all sides
- The retention of details - chimney stacks, original shop signage etc.

4.3 Character Areas

The Conservation Area Appraisal undertaken by BEAMS in 1994 identified three separate character areas each “with different but harmonious characters” (BEAMS, 1994:4). These character areas can still be clearly identified within the conservation area. The three areas identified are; Tibbs Hill to The Abbots House; the Commercial Centre and Kitters Green. A study of each area is provided on the following pages.

4.0 Character and Appearance

4.4 Tibbs Hill to The Abbots House

Forming the northern part of the Conservation Area, Tibbs Hill to The Abbots Houses includes a range of buildings of architectural interest, most notably the Grade I listed Church of St Lawrence. A number of the other buildings are of architectural and historic interest including the 18th century Vicarage and associated later stable block and a row of 16th to 18th century cottages.

The junction between Tibbs Hill Road and High Street forms the northern entrance to the Conservation Area. The northern boundary of the Conservation Area is located towards the northern edge of Abbots Langley, near the settlement boundary with open countryside. The entrance to the Conservation Area from Tibbs Hill Road maintains a rural atmosphere that is enhanced by greenery on both sides of the street.

Enclosing brick and brick and flint walls are also a feature of the northern part of the conservation area, especially along the section of High Street between the junction with Tibbs Hill Road and St Lawrence Church. Brick and brick and flint walls help to create a sense of enclosure however they do not overly dominate the space and are generally subservient to the trees and other planting.



Figure 3: Historic curve of the High Street



Figure 4: Planting outside the Library (looking north)

Unusually, the first buildings encountered when entering the Conservation Area are all modern (School, Library, Hannover Gardens and Margarets House) built in the 1970's and 1980's. The buildings are however sympathetically landscaped and the planting, especially around the Library and Hannover Garden, contributes to the streetscene and rural atmosphere at the entrance to the conservation area.

The High Street has retained its historic curve meaning the medieval core of the village is hidden by the sweep of the road when entering the conservation area. The Grade I Listed Church of St Lawrence the Martyr comes into view on following the road round past the library. Occupying a plot that has been a major Christian burial ground for over 1000 years, St Lawrence's is set back from the road with the graveyard to the front.

4.0 Character and Appearance

Initial construction of St Lawrence's took place between 1140 and 1150 and the Church was dedicated to St Lawrence, a much venerated early Christian martyr, in 1154. The tower was added later, with construction taking place between 1190 and 1200.



Figure 5: Church of St Lawrence—Grade I Listed Building



Figure 6: Setting of St Lawrence's Church—Vicarage behind

The Norman church is likely to have replaced an earlier Saxon church on the same site. Records from the 1086 Domesday Survey record the presence of a priest in the village, which suggests there would also have been a Saxon church. Studies have suggested that the original church became the Chancel (space around the altar) of the Norman church, this was replaced when it fell into decay around 1400.



Figure 7: Norman Tower and 15th C Buttresses



Figure 8: Corpus Christi Chapel on left

A number of architectural styles are evident throughout the building which reflect the numerous alterations and additions that took place. The oldest parts of the present building are the twelfth century (1140-1190) Norman arches of the north and south arcades and the late 12th Century (1190-1200) tower. The tower is supported by two large buttresses which were added in the 15th century. The south east Corpus Christi Chapel was built between 1307 and 1327, the walls are made of knapped flints and there are good decorative windows. In 1969 the Church suffered from a serious fire which destroyed the organ, choir and much of the roof.



Figure 9: Variety of Building Materials used



Figure 10: The Vicarage—Grade II Listed

4.0 Character and Appearance

The row of 16th to 18th Century cottages opposite the church on the eastern side of the High Street make an important contribution to the street scene. Numbers 9 and 9a are the earliest surviving cottages dating from the early 16th Century, although they were refronted and extended in the 18th Century. Numbers 5, 7, 9, 9a, 11, 13, 15, 17, 17a, 19 and 25 are all Grade II listed properties. It is likely that at least some (and possibly all) of these properties would have replaced earlier cottages. With frontages directly onto the road, these vernacular cottages contrast interestingly with St Lawrence's Church opposite.



Figure 11: No 1, 3, 5 and 7, High Street.



Figure 12: No 7 and 9 High Street



Figure 13: No 7, 9, 9a and 11 High Street



Figure 14: No 17 High Street.



Figure 15: No 25 High Street.



Figure 16: View looking north from Junction with St Lawrence Close.

The Boys Home Public House and numbers 27, 29 and 31 are all locally listed dating from mid 18th century and 19th century. These buildings reflect the building line and domestic scale of the listed buildings further up the High Street. No 25, a Grade II listed property is set back behind a front garden breaking the near continuous building line.



Figure 17, 18 and 19: No. 3, No 29-31 and The Boys Home - Locally Listed opposite the Church of St Lawrence

The row of attractive listed and locally listed buildings comes to an abrupt end at the traffic island with a poor example of modern infill. The unoriginal and poorly designed building is set back from the road behind an extensive area of hardstanding and acts to break up the unity of the street scene. The poor design is highlighted by its position between the attractive historic buildings opposite the church and the well designed 1930's shopping parade.

4.0 Character and Appearance

4.5 The Commercial Centre

The commercial centre is essentially bounded by the junction of Abbots Road and Langley Road to the south, and by St Lawrence Close to the north, the area within which the Abbot's House and the Old Maltings can be found.

The north-west side of the High Street between Henderson Memorial Hall and St Lawrence Close has an attractive row of Victorian shops which are present on 2nd Edition OS Maps published in the late 19th Century. Unfortunately most shops have had poor modern shop fronts installed however the essential character of the row of shops has been retained. South of Henderson Memorial Hall on the western side of the High Street is a mid/late 20th Century infill that although not architecturally significant does reflect the size and scale of other buildings in this part of the conservation area.



Figure 20, 21 and 22 - Variety of building types and styles that characterise the Commercial Centre

Development on the eastern side of the High Street is a mixture of building types and ages (Figures 20, 21 and 22 above), although most date from the 20th Century. This row includes a good example of a 1930's shopping parade. The rows of shops on both sides of the road provide an important link between St Lawrence and Kitters Green and generate the busy and bustling character that is evident in this part of the Conservation Area. This central area is the most urban of the Conservation Areas three distinctive Character Areas. The location of Abbots Langley's amenities and services here ensure that the Conservation Area remains the central focus of the village.

Beyond of the Langley Road/Abbots Road cross road the Commercial Centre begins to get increasingly tranquil with trees lining both sides of the road. The western side of the road south of Abbots Road is largely dominated by 20th Century infill, initially a row of shops and flats and then Causeway House and The Grange both flatted developments. Although not the most architectural attractive buildings and of a height and bulk that is generally out of keeping with the wider area they do not negatively impact the conservation area.



Figure 23 - 20th Century Infill



Figure 24 and 25: 71-79 High Street - Locally Listed

Opposite the 20th Century row of shops on the East side of the High Street adjacent to the Methodist Church are a row of Victorian Terraced Houses built in 1880 (Figure 24 and 25 above). Built of gaunt brick with redbrick detailing each house has a bay window. The terraced row has considerable group value and are the best preserved architectural representatives of their period in Abbots Langley. Unfortunately the uniformity of the group has been broken with the addition of a velux window to one of the properties.

4.0 Character and Appearance

4.5 The Commercial Centre

The Abbots House has a deceptively simple Queen Anne frontage which conceals a fascinating building which stands on an important historic site, near the church of St Lawrence. The story of this house is a complex architectural puzzle and unfortunately there is not sufficient detail in early records to allow its chronology to be definitive. However it is known that the oldest part of the current house is the southeast side, which dates from 1600. This section was built with 2 storeys and attics, and was truncated at the northeast end in the 18th Century. A large timber-framed structure of this type could not have been a wing of the kind normally added to a large medieval open hall. The bulk of today's surviving historic structure is late 17th Century, and of mixed construction, hidden behind the neo-Georgian façade. It is also be certain that the house stands on the site of an early farmstead.



Figure 26: The Abbots House - Grade II Listed



Figure 27: View of The Abbots House from junction with St Lawrence Close

The Old Maltings (including Kiln and Stable Block) is an early/mid 17th Century Malt House that is now a house and community hall. The building was restored and partly rebuilt in 1975. The Old Maltings is a timber framed with partial red brick casing with sham timber framing. The brick stable block dates from the 19th Century and the Kiln dates from the 18th Century. The setting to the rear could be greatly improved with sensitive landscaping.



Figure 28: The Old Maltings - Grade II Listed



Figure 29: The Old Maltings - Grade II Listed

Both the Abbots House and Old Maltings are Grade II listed. Immediate views of the Old Maltings cannot be gained due to its siting behind the row of shops along the western side of the High Street. Views of the Abbots House are also obscured by the row of shops when approaching from the south. From the north the view of the house is blocked by a brick wall and trees as illustrated above. As a result the contribution both buildings make to the streetscene is limited.

4.0 Character and Appearance

4.6 Kitters Green

Forming the southern part of the Conservation Area, Kitters Green was originally a separate hamlet around the Manor House for Abbots Langley. The two settlements became contiguous during the latter half of 19th Century.

A marked contrast to the commercial centre to the north, Kitters Green is a tranquil space enhanced by greenery. This part of the Conservation Area includes a range of attractive 16th Century and early 19th Century houses. Kitters Green contains two listed buildings, Yew Cottage and Pound Cottage, and a range of locally listed buildings. These include the Royal Oak an 18th Century public house and a terraced row of late 18th/early 19th century cottages.



Figure 30: Yew Cottage - Grade II Listed



Figure 31: Rear of Yew Cottage

Yew Cottage (Figure 30 and 31 above) is a Grade II Listed timber framed house dating from the late 17th Century. The cottage has retained its white washed brick noggin and original features and proportions. Notable features include a tiled roof with a catslide to the rear over an original lean-to/outshut. A later gabled building runs along the north-eastern boundary of the site, which is shared with the communal gardens of the mid twentieth century flats of Castano Court.

Pound Cottage (Figure 32 and 33 below), is a Grade II Listed detached timber framed dwelling dating from the mid 17th century. The building has twentieth century additions that include a porch and a converted garage to the side adjacent to Kitters Green. The additions are sympathetic and do not take anything away from the buildings character. Pound Cottage occupies a prominent plot that mean all four elevations are, unusually, well viewed from public vantage points. As such the buildings prominence in and importance to the character of this part of the Conservation Area is increased.



Figure 32: Pound Cottage - Grade II Listed



Figure 33: Pound Cottage looking North from Kitters Green

4.0 Character and Appearance

To the north of Pound Cottage is a row of Locally Listed late 18th and early 19th Century cottages (Figure 34, 35 and 36 below). Two of the cottages (95 and 97) are built in flint with redbrick detailing around the windows. These two are of an interesting and innovative design that is not repeated elsewhere in the conservation area. The third cottage (93) is constructed from red brick in contrast to its neighbours. The three cottages have considerable group value and add architectural interest to the street scene. As a group the three are set well back from the road behind parking and well planted front gardens. Hedges form the frontages with the road and help contribute to the rural atmosphere that is present here.



Figures 34, 35 and 36: No. 93, 95 and 97 Kitters Green - Locally listed

The Royal Oak (Figure 37 below) is a public house occupying an 18th Century building that is of architectural interest due to its unusual design and layout. The building, which was a cottage and barn until 1827, has been extensively extended which contributes to the buildings character and interest. The Royal Oak is set on the eastern side of Kitters Green along with Pound Cottage. Access is provided in the form of a track through the heart of the open green to Gallows Hill Road.



Figure 37: The Royal Oak Public House - Locally Listed



Figure 38: Kitters Green viewed from High Street

Modern infill is present around the green in this part of the Conservation Area. The buildings however are low key and do not affect the character or setting of the listed buildings or the wider Conservation Area.

As with the northern entrance into the Conservation Area off Tibbs Hill Road, the greenery and open space before and around Kitters Green provide an almost rural atmosphere to the southern entrance of the conservation area. The soft landscaping and planting, in particular the avenue of trees along on both sides of the main road, helps enclose and provide a boundary for the Conservation Area.

4.0 Character and Appearance

4.7 Key Views into and out of the Conservation Area

Views into and out of the Conservation Area are limited by curve of the High Street, extensive planting and presence of brick walls around the main entrance into the Conservation Area in the north and south. Views into the Conservation Area from side roads are also limited, largely due to the shape of the road. Views out of the Conservation Area are generally into the villages extensive residential areas along Abbots Road, Langley Road, Adrian Road and The Crescent.



Figure 38: Typical view out of the Conservation Area - Adrian Road



Figure 39: Typical view out of the Conservation Area - Abbots Road

The villages most significant building, the Church of St Lawrence, is not readily visible from outside the Conservation Area due to its siting and architecture; for example the Norman tower, when compared to other church towers and spires, is diminutive and is therefore not visible from a significant distance. Views of the Church are limited from within the conservation area due to the road form and large numbers of trees.

4.8 Modern Influences in the Conservation Area

There are a number of modern developments within the boundaries of the Conservation Area, many of which sit comfortably alongside the historic properties of the villages core and help contribute to the villages sense of place.

Modern developments include Hanover Gardens, St Margaret's House Residential Home, Hertfordshire County Council Library, Causeway House, the Grange, Castano Court, No 1 High Street and developments around Breakspear Hospital.

The Hertfordshire County Council Library, built in the 1980's, is located in the heart of the Conservation Area. Located on a prominent site near the Church of St Lawrence the library has been designed to sit comfortably adjacent to a listed building within a site that has well established trees along the boundaries with the road and Church. The library building brings interest and variety to the townscape in this part of the Conservation Area while the wider library site helps to contribute to the almost rural feel of the approach to the Church from Tibbs Hill Road. The library provides a good example of how a well designed simple modern building can sit comfortably on a prominent site. The quality of the building was recognised by a Civic Trust commendation in 1984.

Other modern developments have however been less successful. The development around the former Breakspear Hospital, occupy what were once the extensive grounds of Breakspear hospital. The buildings do unfortunately infringe on the setting of the Grade II Listed building. However the grounds around Hannover Gardens, including large Cedar trees, do contribute the streetscene and offer a sense of historic setting of the Breakspear Hospital.

4.9 Archaeology

There have been no significant archaeological finds within Abbots Langley. However the majority of the Conservation Area is within a defined Area of Archaeological Significance.

5.0 Considerations for Development

5.1 Conservation Areas and National and Local Planning Policy

Development within the Abbots Langley Conservation Area is controlled by National and Local Planning Policy covering the Green Belt, Conservation Areas and the Historic Environment. The Three Rivers Core Strategy (2011) and Development Management Policies Local Development Document (2013) set out the planning policies for the District and it is recommended that anyone wishing to carry out any alterations should refer to these documents which are available on the Council's web site at:

<http://www.threerivers.gov.uk/Default.aspx/Web/PlanningPolicy>

5.2 Conservation Areas and Permitted Development

'Permitted Development' rights normally mean that some domestic alterations may be carried out without first obtaining planning permission. However, these rights are more restricted in Conservation Areas. For example, permission is required for satellite dishes, dormer windows and other alterations to a roof as well as external cladding and works to trees.

No work is automatically ruled out by Conservation Area designation. However, it does impose an additional requirement on residents to apply to the Council for planning permission for certain works. All applications for planning permission in a Conservation Area are considered from the conservation point of view and can be refused on conservation grounds alone. This also applies to development proposals in the vicinity of a Conservation Area. As with a planning application, an applicant has a right to appeal against a refusal or against any conditions attached to a permission or consent.

Where new development is proposed it is important that it is guided by sound principles of historic conservation and urban design, as well as sympathetic detailing in relation to its historic context. All forms of new development in the Conservation Area should:

- Preserve and reinforce the distinctive pattern of historical development including road patterns, open spaces, plot sizes and boundaries and boundary treatments
- Maintain key views and vistas within, into and out of the Conservation Area
- Reinforce the distinctive architectural character of the Conservation Area through an informed understanding of distinctive building forms and types, features and materials. The superficial echoing of historic features in new buildings should be avoided
- Reinforce the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing building typical of the Conservation Area by way of its height, floor levels, size of windows and doors and overall massing
- Reinforce existing building lines and orientation of existing development

5.3 Development of Historic Buildings

There are 25 Nationally Listed Buildings within the Conservation Area (see Appendix Two and Three) and any alterations to these buildings (external or internal) requires Listed Building Consent from the Council.

In addition to these buildings there are 21 Locally Listed Buildings (see Appendix 4). Although many have been altered and extended, they are still of importance to the character of the area. Although not protected in the same way as Nationally Listed Buildings the Council will resist the demolition of such buildings in the Conservation Area.

5.0 Considerations for Development

Applicants proposing development are advised to discuss their proposals with Council Officers before submitting a formal application particularly where the proposed development:

- affects the character or appearance of the area
- affects the setting of Church of St Lawrence
- affects the open spaces and/or greenery that are essential to the setting of the conservation area particularly around the entrances / exits.
- proposes alterations to brick or brick and flint walls that enclose parts of the High Street
- proposes alterations to the identified historic buildings

5.4 Trees

The Conservation Area has many mature and notable trees which contribute greatly to the character of the area. Many of these trees are protected by Tree Preservation Orders (TPOs).

In addition to these TPOs permission is also needed to lop, top or fell any of the remaining substantial trees (defined as having a trunk diameter of 75mm or more at 1.5m above ground level) in the Conservation Area. The Council must be informed, in writing, of any proposals to lop, top or fell trees. No such work can be undertaken until at least six weeks notice has been given to the Council which provides an opportunity for the making of a TPO should it be considered appropriate. If a tree is dead, dying or dangerous emergency works may be carried out but as the onus is on the landowner to prove that the work was necessary, the owner is advised to consult the Council in advance in such cases.

6.0 Review of Conservation Area Boundary

6.1 Abbots Langley Conservation Area Boundary

As part of this appraisal the existing boundaries of the Conservation Area have been examined to consider the potential for other areas to be included and, if appropriate excluded. The boundaries of the Conservation Area have been carefully considered and it is not proposed to make alteration to withdraw any existing properties. In addition, no further properties have been identified that would make a positive contribution to the Abbots Langley Conservation Area that would justify extending the boundaries of the Area.

7.0 Management Strategy














7.1 Abbots Langley Conservation Area Management Strategy

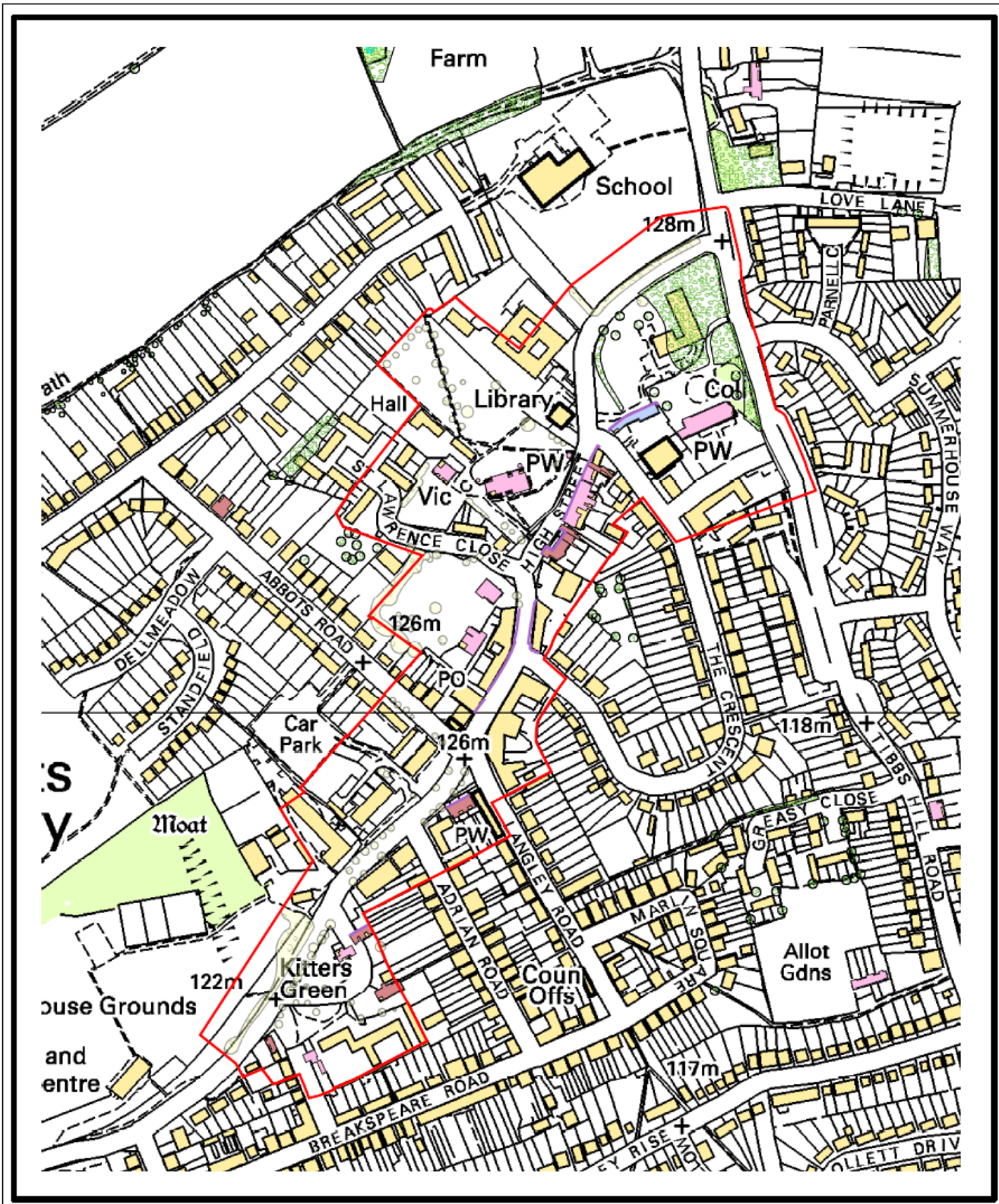
The Council is required to draw up and publish proposals for addressing and implementing recommendations for action contained in this Appraisal. In line with the guidance on the Management of Conservation Areas published by English Heritage in conjunction with the Planning Advisory Service, it is considered that the development of the Management Strategy should be based on the character appraisal that is provided in this document. As such it has not been proposed that any detailed work should be undertaken on this Strategy until there has been a full consultation undertaken on the Conservation Area Appraisal and a finalised document has been approved by the Executive Committee.

Appendix 1 - Conservation Area Map

Abbots Langley

Based on the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Three River

- | | |
|---|--|
|  listed buildings |  important building line |
|  locally listed buildings |  tree preservation orders |
|  other important buildings |  other important trees/hedges |
|  areas of opportunity |  important boundaries |
|  important open space |  extent of conservation area |
|  buildings at risk |  possible extension |
|  important views | |



Appendix 2 - List Description of Grade I Listed Buildings

Church of St. Lawrence

Parish church. Late C12. Early C13 W tower. Early C14 Corpus Christi S chancel chapel. c.1400 chancel rebuilt. C15 aisles rebuilt, clerestory altered and tower raised. Early C19 porch rebuilt. Restored 1866, 1911 with addition of organ bay, 1935 and 1970. Knapped flint with clunch dressings, some brick, tilehanging and rendering. Tiled roofs. Short nave with N and S aisles, lower, narrower chancel and S chapel, all of 2 bays, W tower, S porch, NE organ bay. Low 2 stage tower has C13 lancets to N and S in lower stage. To W a C15 pointed arched entrance with an upper square headed 2 light window. Bell stage has a pointed 2 light opening to W, similar window and clock to S, simple pointed openings to N and E. Cornice to C20 brick parapet. C15 2 stage diagonal buttresses to W, that to S larger. To S, aisle and porch are rendered and roughcast. Porch: moulded pointed arch with square hood mould, diagonal buttresses, parapet, inner pointed arched entrance, arms in spandrels, quatrefoil ornament on ceiling. Flanking porch are C15 aisle windows, 2 lights with square heads, diagonal buttress to W. Clerestorey has 3 irregularly spaced C15 2 light square headed windows with traces of lower C13 windows. Projecting to SE is Corpus Christi chapel of higher quality work than rest of church with clunch and flint chequer work and good Decorated windows, 2 of 2 cusped lights to S with cusped spherical triangular heads in pointed double chamfered arches. Brick and stone angle buttresses, that to W rebuilt in flint. W gable tilehung over a C14 window blocked when aisle was rebuilt. To E on S elevation a door inserted in 1911 with an outer pointed arch, inner segmental head. Chapel E end: large 3 light window with curvilinear tracery, slightly off centre. Chancel is narrower and lower but of same projection eastwards as chapel. 3 light chancel E window has early rectilinear tracery, rendered quoins to N return. Organ bay to N, now vestry, projects with a lean-to roof. 2 square headed 2 light windows, pointed arched 2 light windows on returns. Flanking organ bay on rendered chancel N wall are 2 light rectilinear traceried pointed arched windows. Roughcast N aisle has 2 C15 2 light square headed windows, a pointed arched entrance, diagonal buttresses. To E return a C20 spherical triangular window. To W return a blocked C12 round headed lancet. N clerestorey has 2 lights as to S. Interior: C12 2 bay arcades to nave, round arches with inner zigzag and outer billet mouldings, scalloped capitals to N with bead ornament on round piers and responds. To S scalloped capital to round W respond, central round pier with foliate capital, probably C13, S pier to E is octagonal with a moulded capital, probably C14. Sharply pointed C13 tower arch with roll moulding, responds with foliate capitals. From nave to N aisle arcade stops short at E end with a supplementary small arch inserted in 1911. Nave and aisle SE corner was originally separated from the Corpus Christi Chapel but in the C16 a broad 4 centred skew arch was inserted opening up the junction of nave, aisle, chancel and chapel and linking the nave arcade to chancel arcade. In 1970 this skew arch was reinforced with a central pier forming 2 pointed arches. c.1400 2 bay arcade from chancel to chapel has double chamfered pointed arches with hood moulds, moulded bases and caps to octagonal piers and E respond. Inner surround of chapel E window has a hollow moulding with rosettes. Broad timber chancel arch. C15 4 bay nave roof has struts on renewed grotesque mask corbels with arched braces to tie beams, brattished wall plates, ceiled above. Chancel also ceiled with angel corbels to braced tie beams. S chapel roof has king posts with curved braces to rafters. Monuments: S aisle W end to Lord Chief Justice R. Raymond, d.1732, designed by Westby Gill, executed by H. Cheere. Marble. Semi-reclining wigged figure, putto offering a coronet to right, seated allegory holding a portrait medallion of Lady Raymond to left, pedestal with epitaph, against a broad pyramid backing with arms. N aisle W end to his son R. Raymond, d.1756, by P. Scheemakers. Black marble obelisk and sarcophagus with arms, flanking seated allegories of hope and plenty, epitaph on tall pedestal with base and cornice. S chapel S wall to Mrs. A. Combe, d.1640. Painted marble aedicule with kneeling effigy: Corinthian capitals, open pediment flanking figures of Time and Death, achievement of arms above, epitaph below. S chapel N wall to Anne Raymond, d.1714, marble aedicule with projecting seated figure, fluted pilasters, segmental headed cornice, epitaph on plinth, below 3 naively carved cradled babies. S chapel N wall in spandrel of arcade to chancel to T. Howe, d.1722, marble aedicule with epitaph. Floor slabs in S chapel. Bronze dated 1607 in N aisle. N aisle E end has C14 font, octagonal with moulded and panelled base, quatrefoils to each face of the bowl with Evangelist symbols and shields. Painted Royal Arms of Charles II, dated 1678, on board over S entrance. Painted 10 Commandments, dated 1627, on board on E wall of N aisle. C14 wall paintings of SS Lawrence and Thomas flanking S chapel E window. Gothic tower screen of 1908. Fragment of C15 glass, half figure of St. Lawrence in chancel E window on N wall, part of Crucifixion in chancel E window by Burlison and Grylls, S chapel E window 1909 by Powells. (VCH 1908: RCHM 1910: Pevsner 1977).

Appendix 3 - List Descriptions of Grade II Listed Buildings

No.5 High Street

House. C18, possibly earlier origins, altered C20. Whitewashed brick. Tiled roof. 2 storeys. 2 window front. Central entrance with bracketed hood. 3 light timber casements, flush frames, ground floor cambered head. Projecting course at eaves. Left end stack. Extruded stack to rear. Included for group value.

No.7 High Street (Ethelwine Cottage)

Former house, now used as storage for shop. Mid to late C16, altered C19 and C20. Timber frame, whitewashed brick infill. Tiled roof. 2 bays with gable end to road. 2 storeys. Entrance to left with original moulded 4-centred arched head with carved spandrels, exposed corner posts. Ground floor right C19 canted bay. First floor jettied on brackets, 3 light casement. Jowled posts to tilehung half-hipped gable. Right return has exposed mid rail and close studding on first floor. To rear exposed framing in half-hipped gable. Interior: jowled posts to cambered tie beams with queen struts to collars clasping purlins, curved windbraces, tension braces in walling. 1 storey brick addition to rear not of special interest. To left adjoins No. 5 (q.v.).

Nos. 9 & 9a High Street

Former house, now shop. Early to mid C16, refronted and extended in early C18, altered C20. Timber frame, brick refronting and addition, rendered. Slate and tiled roofs. Originally 2 bays with end to road, parallel block added to right. 2 storeys. 3 window front. Ground floor: entrance to right with C20 shop window. 3 first floor C20 casements. Double hipped roof to front, slate front pitch, tiled returns. Left return originally jettied as was original front. Left return: first floor exposed close studding, original hollow moulded mullioned window frame in rear bay. Short C20 lean-to projection. Rear gable end, jowled posts, collar. Lower slate roofed wing to rear right. Interior: exposed framing of large scantling, ground floor stop chamfered binding beams, Dragon beam to left front corner, clasped purlin roof, curved wind braces, tension braces in walling, base of early large stack between 2 original bays.

No.10 High Street (Abbot's House)

House. C16, altered and heated mid C17. Largely rebuilt c.1700, extended late C19 and c.1900. Originally timber framed, rebuilt and cased in red brick, some rendering and sham timber framing. Hipped tiled roof. Originally a hall with cross wing to left. Rebuilt as symmetrical 3 window front, double depth house. Roof raised, 2 storeys and attic. Central entrance in original screens passage position: 6 fielded panelled door, semi-circular traceried fanlight, panelled round headed reveal, Roman Doric doorcase with half-columns, entablature, open pediment. Broadly spaced glazing bar sashes, flush frames, gauged brick flat arched heads, tripartite on outer bays. Modillioned eaves cornice. Abbot medallion inserted to centre below eaves. C17 ridge stack to right of centre with cornice, 3 clustered octagonal shafts. C17 stack to left end. Left return has ground floor French doors, first floor 3 light casement with arched heads to each light, cambered outer head, a gabled 2 light dormer. Extruded stack towards rear, some original framing exposed to rear of this stack. Rear elevation has projecting gable end of original cross wing. Ground floor conservatory. First floor and attic 3 light casements, sham timber framing which continues across rear elevation. To centre a large 16 pane staircase sash. To left and projecting less is an early C20 gabled block with a 1 storey hipped projection. Right return from front has French doors, a sash in a reveal and towards rear a c.1900 rendered rectangular bay. Interior: ground floor stop ovolo moulded binding beam in original cross wing, main stair is early C19 with moulded newel posts and hand rail. Some C17 cigar balusters re-used in secondary stair in wing. (RCHM Typescript: Pevsner 1977).

Nos. 11 & 13 High Street

Two houses. Late C18 rebuilding of an earlier house. Altered C19 and C20. Whitewashed brick. Tiled roof, hipped to left. 1 window and entrance to each. No. 13 has sashes in reveals. No. 11 has C20 casements. C18 ridge stack. Interior: No. 13 retains a cambered tie beam of large scantling. Included for group value.

Appendix 3 - List Descriptions of Grade II Listed Buildings

No.15 High Street

House. Early C19, altered C20. Stuccoed brick. Tiled roof. 2 storeys. 3 window front. Central entrance with rectangular fanlight in reveal. Reeded pilasters to bracketed hood. C20 2 light casements. Blind opening to first floor centre. Ground floor right double doors to carriageway. Left end stack, Wing extending to rear right. Included for group value.

Nos. 17, 17A & 19

House, now 2 dwellings and a shop. Early to mid C17, extended and cased in C18 and C19, altered C20. Timber frame core, cased and extended in red brick, colourwashed. Tiled roofs. Originally 2 bays, with gable end to road. C18 additions, 1 bay at right angles to rear left and 1 bay to right front. C19 additions to fill out a roughly square block. 2 storeys. 3 window front. Central slightly projecting gabled bay is original range, entrance and horizontal 8 pane sashes with gauged brick flat arched heads. To left a ground floor shop front and similar first floor sash. To right dentilled eaves. Roof hipped to right. Early stack with rebuilt cap now cross axial on ridge to left of main range. Separately roofed taller bay to rear left has exposed cambered tie beam and clasped purlin roof. Interior: jowled posts to cambered tie beams. Clasped purlin roof with curved windbraces.

No.23 High Street

House. Early C19 front set back from road, earlier origins to rear. Possibly timber framed. Red brick front. Machine tiled roof. 2 storeys. 1 window front. Plinth. Entrance to left. 20 pane sashes with a small casement over entrance. Large stack with multiple flues rises out of right end of ridge adjoining No. 25 (q.v.). Roof hipped to rear with a low gabled wing. Interior not inspected. Included for group value.

No.25 High Street

House. Early C18, probably earlier core. Red brick front, timber frame possible. Tiled roof. 2 storeys. 3 bay front. Central entrance with raised fielded panelled door, rectangular fanlight, architrave. Plinth. Outer bays have tripartite sashes with gauged brick flat arched heads on ground floor. First floor central blind opening, all openings recessed. Boxed eaves. Early left end ridge stack with multiple flues. Stack to rear right. Rendered right gable end. 2 storey gabled wing to rear, rebuilt C20. Interior not inspected.

Yew Cottage

House. Late C17, extended late C18. Timber frame. Whitewashed brick nogging, part roughcast. Tiled roof. 3 bay lobby entry. 2 storeys. Central entrance with 2 panelled door, hood. To left a 3 light casement extended to 5 lights, to right and on first floor 3 light casements, all with leaded lights. Exposed framing with large panels and braces. Central axial stack. Left gable end roughcast. Right gable end rendered with weatherboarding above ground floor, an attic casement. Catslide roof over original lean-to outshut to rear right. To rear left a late C18 wing, whitewashed brick, gable end stack. Extending further to rear a 1 storey slate roofed outbuilding. Interior not inspected. (RCHM Typescript).

Pound Cottage

House. Mid to late C17, altered and extended C20. Timber frame with whitewashed brick infill and weatherboarding. Extended in brick with sham timber framing. Tiled roof. 2 storeys. Original 2 bay range to left with gable end to front. Exposed framing, partially renewed, jowled post, cambered tie beam, struts to collar clasping purlins. Left return exposed framing in front bay with passing braces. Rear bay weatherboarded. 2 light C20 leaded casements. C20 addition to right with projecting entrance porch, similar 3 and 4 light casements. Taller ridge with roof hipped to left over early range, half hipped to right with an outshut. Interior not inspected.

Appendix 3 - List Descriptions of Grade II Listed Buildings

Henderson Memorial 10m NW of Church of St. Lawrence

Chest-tomb. Mrs. Elvira Henderson, d.1901. Ashlar with ornamental copper. A long low rectangular tomb in an Art Nouveau Style. Copper moulded base with stylized trees rising at angles and along longer sides to projecting capping with bold raised lettering, foliate ornament to a smaller upper stone cap.

The War Memorial about 40m ENE of Church of St. Lawrence

War Memorial. c.1920. Sir R. Blomfield's Great War Cross design for the Imperial War Graves Commission. Ashlar. Stepped octagonal base. Octagonal cross with moulded base, arms and head tapering to top. Bronze sword fastened to front. Names of war dead inscribed.

Howard, Hawkins, Carpenter and Lane Memorial immediately NE of Church of St. Lawrence

Chest-tomb. Late C18. Ashlar. Moulded base, raised fielded panels, 2 on long sides, 1 on short sides, projecting moulded capping. Inscription commemorating S. Howard, d.1764 on capping. On E and N sides inscriptions commemorating G.Hawkins, d.1783, L. Carpenter, d.1794, and H. Lane, d.1785, other inscriptions are illegible.

Breakspeare College (formerly Langley House)

Large house, now college. c.1770 rebuilding of an earlier house. Extended and stuccoed c.1830. Altered and extended C20. Rendered and roughcast brick. Slate roofs. Double depth, 3:5:3. 3 storey centre block with 2 storey wings. Steps up to central entrance, part glazed door with rectangular fanlight, Roman Doric pilasters to pedimented doorcase. Flanking 8 pane sashes in entrance bay. Outer bays have large glazing bar sashes in reveals with architraves on rendered ground floor. High plinth with blocked cellar openings. Upper storeys roughcast with rendered plat bands, first floor recessed glazing bar sashes with segmental headed architraves, smaller second floor sashes. Boxed eaves. End stacks and 1 ridge stack to right of centre. 3 bay links with inner bays set back slightly, glazing bar sashes, 1 on ground floor blocked in each wing. Cornices to parapets. Roofs hipped on wings. 2 bay left return has a large ground floor bow with 3 tripartite sashes, balustraded balcony to first floor. Garden front is similar with entrance recessed with panelled reveals, similar doorcase. Ground floor left, C20 2 light casements in reveals. Ground floor right a canted bay with architraved casements. Between ground and first floors to centre is a pseudo-Venetian staircase window, key blocked central arch. Wing to right has ground floor recess with 2 pseudo-Doric columns in antis to a tiled early C20 summer-house with a plasterwork ceiling. To right a tripartite sash with framing half columns and pseudo-Doric entablature. Three first floor sashes. To far left beyond 3 bay wing are 2 further bays, lower with sashes in reveals. To entrance front this block projects slightly, altered openings, parapet, roof hipped to front. Interior not inspected. Formerly known as Langley House. The present name commemorates Nicholas Breakspeare, born in Abbots Langley, who, as Adrian IV, became the only English Pope in 1154. Further C20 additions to far right are not of special interest. (Pevsner 1977).

The Old Maltings, including Kiln and Stable Block (x2 entries on ArcMap)

Former maltings, now a house and community hall. Early to mid C17, part brick cased in C19 and early C20. Restored and part rebuilt 1975. Timber frame, partial red brick casing with some sham timber framing. Machine tiled roof. 6 bays. 2 storeys. Exposed framing on right gable end, close studding, passing braces, jowled posts, struts to collar claspings purlins. Front elevation has C19 red brick on ground floor with a door and three 2 light C20 casements. First floor close studding. To left 2 bays all C20 brick with sham framing on first floor, leaded light casements and an entrance. Cross axial stack to left where hall meets house. Roof hipped to left. Entrance with a gabled porch to left end. To rear right is a C19 2 storey brick stable block to the Abbot's House (q.v.), dentilled eaves, gabled loft door. A further 1 storey weatherboarded and brick outshut at rear end. To rear in angle of Maltings and stable block is an C18 kiln, brick, square on plan. A door and a loft entrance. Pyramidal tiled roof to a conical cap. Interior: arched braces to tie beams, curved braces in walling, gallery inserted 1975.

Appendix 4 - Description of Locally Listed Buildings

The Cottage, 9 Kitters Green

Early 19th Century modest detached red brick and slate roofed cottage that is sited at the entrance to Kitters Green from the High Street. Decorative bargeboards to the gabled entrance and dormers add to the charming outlook. Some of the villages most skilled craftsmen have resided at this address and their services were invaluable to the local people.

The Royal Oak PH, Kitters Green

Established in 1827, this building was initially a house. Owned by the Lewin family from 1717 to 1827, Sarah Lewin then converted the house and barn into a public house and sold the property to Ralph Quedstedt Dimsey. It was then bought by Edmund Fernley Whittingstall, in 1846, a local brewer who resided at Langleybury House. The building has an unusual design and layout.

93 Kitters Green

Terraced two-storey cottage, built in the late 18th Century. Constructed of red brick with a slate roof. Contains a gabled porch with a slate roof. The name 'Kitters Green' is derived from Roger Kytter, who owned this local land in 1440. Group value with 95 & 97 Kitters Green.

95 Kitters Green

Terraced two-storey cottage, built in the later 18th Century. Constructed in flint and has a gabled porch with a slate roof. Group value with 93 & 97 Kitters Green. Innovative and appealing design (flint with redbrick windows), helps bring diversity to the conservation area.

97 Kitters Green

Terraced two-storey cottage, built in the late 18th Century. This building has been constructed in flint with red brickwork detail around the windows and door, has a gabled porch with a slate roof. Group value with 93 & 95. This property (along with No. 95) has an attractive design comprising flint and redbrick detail to the windows. These features are rare in the conservation area.

3 High Street

Later 18th/early 19th Century. Small, terraced 2 storey property with a simple white brick painted ground floor exterior and a pebbledash exterior on the first floor. Hipped tiled roof. The property is locally listed primarily for its group value. Converse design-hipped tiled roof and tall narrow plan is similar to The Boy's Home.

27 High Street

Early 19th Century origin. Single Storey building with a red brick construction and old tiled roof. Set back from street landscape by a low brick wall and slightly hidden by greenery. Group value with Nos 29, 31 and The Boy's Home, which all have similar projections onto the streetscape.

29 - 31 High Street

19th Century, 2 storey properties, both constructed in yellow stock brick with red brick detail to the windows and doors. Symmetrical design. Have a similar projection onto the street as the Boys Home and have important group value with No 29 and The Boy's Home. Both properties have been conserved well and minimal alterations to their exterior has enhanced their value as a pair.

Appendix 4 - Description of Locally Listed Buildings

71, 73, 75, 77 and 79 High Street

Terrace of 2 storey, slate-roofed Victorian cottages built in 1880. Built from gaunt brick with redbrick detail. Date of construction is displayed in red brick on the front facing exterior. Each cottage contains a bay window. Part of the less modernised end of the village. Despite these 4 dwellings being well conserved, No.73 was granted permission in 2001 for a loft conversion, which also involved the addition of a velux window which interrupts the consistency of the properties. Group Vale. These houses are the best representatives of their era in the locality.

The Boy's Home, High Street

Narrow 2 storey yellow brick Public House with a hipped slate roof and a large panelled window facing the road. The building projects forward onto the street scene and contributes group vale to the conservation area. The public house was established in 1842 and is believed to be the site of the villages 18th Century workhouse. Group vale with No. 3 High Street due to the narrow plan and hipped slate roof. Its character and design contribute to the variety of the conservation area.