



St Paul's Church

HUNTON BRIDGE CONSERVATION AREA APPRAISAL

(JULY 2008)

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Contents	Page
Introduction and Executive Summary	3
Purpose of Statement	4
Planning History	5
History	5
Character and Appearance of the Area	7
Sub-Areas	12
Audit	12
Listed Buildings	
Elements of Streetscape Interest and Views	14
Detractors	14
Original Features	15
New Development	16
Conservation Area Boundary Review	16
Summary	17
Criteria for Development	18
Developing a Management Strategy	20
Bibliography	20
Appendix 1 1873 – 1874 Ordnance Survey Map	21
Appendix 2 1898 Ordnance Survey Map	22
Appendix 3 Building Listings	23
Appendix 4 1960 Ordnance Survey Map	24
Appendix 5 Conservation Area Boundary Map showing Listed Buildings and Tree Preservation Orders	25
Appendix 6 Aerial Photograph of Conservation Area	26

1.0 Introduction and Executive Summary

Executive summary

- 1.1 This document seeks to appraise the existing Hunton Bridge Conservation Area, as designated on 28th June 1984 and subsequently extended in 1990.
- 1.2 The overall important character of the conservation area is described later in the text. For the purposes of this summary, the site includes a number of Grade II listed buildings and features dating from the late 15th century to early/mid 18th century and a 20th century K6 telephone kiosk. There are also good examples of nineteenth and very early twentieth century buildings which were associated with the opening of the Grand Union Canal which include many of the important original characteristics and features. The area is also defined by the outstanding topography, trees, wildlife and “rural feel”.



View of St Paul's Church

- 1.3 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”.
- 1.3 This is reflected in the Three Rivers District Council Local Plan 1996-2011, which reaffirms the tests and considerations set out in PPG 15. Policies C1 relates to development within conservation areas, and C6 relates to demolition in conservation areas.
- 1.4 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.

Purpose of the Statement

- 1.5 Government policy guidance, provided in 'PPG15: Planning and the Historic Environment' (PPG15, 1994) expresses the need for local authorities to assess the special interest, character and appearance of conservation areas to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking Conservation Area Appraisals (2005) and this appraisal has been undertaken in accordance with their advocated approach.
- 1.6 PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas. In addition the guidance recognises the contribution of traditional surfacing and street furniture to the character of an area.



View of properties to the south side of Bridge Road

- 1.7 The aims of this appraisal are therefore to:
- set out the special architectural and historic interest of the conservation area and to describe the special character and appearance that it is desirable to preserve or enhance;
 - 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
 - identify areas subject to pressure for change that would be adverse to the character and 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.
- 1.8 It should be noted that the 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.



Old Mill Road properties

2.0 Planning History

- 2.1 On 28th June 1984, Three Rivers District Council Planning Committee resolved that an area of Hunton Bridge, Hertfordshire, should be designated as a Conservation Area and was subsequently extended in 1990 in terms of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.0 History

- 3.1 The extracts from the 1873 – 1874 and 1898 ordnance survey maps attached at Appendices 1 & 2 respectively show the original settlement that is thought to have originated from the early coaching routes and the crossing of the River Gade.
- 3.2 The oldest surviving buildings within the existing conservation area are the Kings Lodge (Grade II* listing) originating from the late 15th century, St Paul' Church (Grade II* listing), the Old School House (Grade II listing) and the Kings Head, renamed Waterside Bar and Pizzeria, (Grade II listing) all originating from the early to mid 18th century respectively. Details of all building listings are included at Appendix 3.



The Kings Head, Grade II



Brookside Cottages

- 3.3 The majority of the remaining buildings within the conservation area originate from the 19th or early 20th century and are associated with the Grand Union Canal which opened in 1800 and the development of the Langleybury Estate after the sale of the house and associated land to William Jones Loyd in 1856.
- 3.4 The extract from the 1960 ordnance survey maps attached at Appendix 4 shows the development to the conservation area and surrounding areas post the introduction of the Grand Union Canal.
- 3.5 The land adjacent to the Grand Union Canal and to the north of Bridge Road was in industrial use from the opening of the canal and a coal wharf known as Hunton Bridge Wharf was established approximately 100 years after the opening comprising of a tramway, warehouse and managers dwelling. Of these buildings only the cottage remains at 1 Bridge Road. The area was redeveloped to introduce factory buildings and in 1999 was redeveloped once again to provide two industrial/storage/distribution units.



1 Bridge Road

- 3.6 The remainder of the land directly to the north of Bridge Road from the late 18th century was linked to the brewery industry originally comprising of a malthouse, brewery and public house which remained in place until approximately 1948 since when there had been continuous development

culminating in the Carlsberg Tetley site (only part of which is within the Conservation Area) which is currently under redevelopment as a housing site.



Development at former Carlsberg Tetley site

- 3.7 Part of the development site within the Conservation Area, included a building known as The Limes, a Georgian house originating from the 18th Century, which due to significant deterioration, was rebuilt in its original location.



The Limes

4.0 Character and Appearance of the Area

- 4.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), character includes other less tangible effects relating to the experience of an area. This may include levels, types of activity and patterns of prevailing land uses. The character of an area may also differ according to the day of the week or time of day.
- 4.2 The assessment of the character and appearance of the area is based on the present day situation. Interest in an area may consequently derive from the combined effect of subsequent developments that replaced the earlier fabric as well from the original remaining buildings and street pattern and open

spaces. In this case the characteristics of the conservation area include the following:

- The built form comprises both freestanding and attached buildings.
- Buildings are set at varying distances to the road.
- Gaps occur between buildings.
- There are a variety of roof forms, pitch, and heights.
- Early building materials were predominantly red brick and clay tile.
- Nineteenth century material were yellow stock bricks and slate or clay tiles. Decorative timber work is also included on a number of these buildings.
- Flint walling is present on the church, vicarage and old school house.
- Chimneys are often prominent and set forward of the ridge line.
- Langleybury Estate porches are prominent with timber frames and slate tiles.



The King's Lodge Grade II* and the Stuart Royal Arms on chimney breast

- 4.3 There is a presumption to retain buildings that make a positive contribution to the character of the area. Buildings considered to be good examples of design have also been judged as making a positive contribution to the character of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the area.
- 4.4 Detractors may also include unsightly gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform with the overriding scale, form, materials and elevational characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.
- 4.5 The conservation area occupies a relatively flat valley bottom, being bounded on the east by the West Coast Mainline Railway and predominantly open land to the remainder with extensive tree cover providing significant screening of the Bridge Road and Old Mill Road areas. A map of the existing area boundaries is included at Appendix 5.
- 4.6 At present the large areas of tree cover screening the area are covered by Tree Preservation Orders (TPOs) as highlighted on the map at Appendix 5. In addition to these TPOs, permission is needed to lop, top or fell all 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 proposals to lop, top or fell trees. No such work shall be undertaken until 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. As the onus is on the landowner to prove that the work was necessary, the owner is advised to consult the district council in advance in such cases.

The trimming of existing hedges does not require permission. However, work to a line of trees which was planted as a hedge or boundary which has not been pruned as a hedge will require consent.

- 4.7 As previously stated the buildings in this area include a number of Grade II listed buildings and features dating from the late 15th century to early/mid 18th century, including a K6 telephone kiosk, with good examples of nineteenth and very early twentieth century buildings which were associated with the opening of the Grand Union Canal. The buildings reflect the growth of the settlement over the various time periods including the industrial development of the area. Many of the buildings have retained much of there original features including front doors, windows, prominent chimney stacks, architectural arches and the Langleybury Estate porches which were added later to some of the buildings. The roofs are predominantly covered in the original roof tiles, all of which aids in maintaining the original character of the area



Terraced cottages on Bridge Road



Terraced cottages on the junction of Old Mill Road and Bridge Road.



Dog & Partridge Public House

- 4.8 The Conservation Area is effectively split by the A41 dual carriageway and the Grand Union canal which run parallel to each other from north to south, separating the main core of the settlement from the church and vicarage which are sited in more open rural landscape. The Old School House sits between the two separate elements of the area providing the link to both.



The Old School House

- 4.9 The spire of the church is visible from many parts of the core of the settlement and provides a landmark to views from the east to the west.



St Paul's Church

In addition to the Nationally Listed Lloyd Memorial Cross, there is a war memorial cross (as depicted on the front cover). Every year the Air Training Corps, Herts & Bucks Wing hold a service at the church and a parade to commemorate the Battle of Britain.



Brookside Cottages, Old Mill Road

- 4.10 The character of the area is further determined by the spacing of the buildings in relation to the curves and in the case of Bridge Road the incline of the thoroughfares. The scale and proportions of the buildings are varied with differing roof forms, heights and pitches which all combine to produce an individual spatial feature to the area.



Elaborate Dutch Gabled property on Bridge Road

4.11 Aerial photographs of the conservation areas are in Appendix 6.

Sub-Areas

4.10 There are no sub-areas.

5.0 Audit

5.1 An initial audit of the fabric of the Area has been undertaken to identify buildings that contribute to the area's character and appearance, elements of streetscape interest and other elements that detract from its character and appearance. It is considered that a more detailed audit at an individual property level throughout the Conservation Area should be undertaken as part of the development of a subsequent Management Strategy.

5.2 Listed Buildings

Currently there are a number of buildings in the conservation area which are listed at various grades, these are as follows:

Grade II* Listed

- Church of St. Paul
- The Kings Lodge

Grade II Listed

- Lych Gate
- Lloyd Memorial Cross
- Old School House
- The King's Head Public House
- K6 Telephone Kiosk

Locally Important Buildings

- 1, Bridge Road
- Brookside Cottages



Lloyd Memorial Cross Grade II

Full details of nationally listed buildings are included at Appendix 3 and a map of the conservation showing the location of all those buildings listed above is included at Appendix 5. It is considered that as part of the development of the Management Strategy consideration should be given to the listing of the Old Mill House and the Old Mill House Cottages.



The Old Mill House

The majority of the other buildings within the conservation area are also of interest and contribute to the overall character and appearance. Whilst a proportion of the buildings may have experienced minor alterations and modernisation over the years, they still contribute as part of the group and retain much of their period character maintaining that of the area as a whole. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on guidance provided in English Heritage's publication 'Conservation Area Appraisals'.



Terraced Cottages on Bridge Road

- 5.5 **Elements of streetscape interest and important views.** The character and the appearance of the Conservation Area are not solely a function of its buildings. There are many important views throughout the conservation area.
- 5.6 Elements within the public realm, such as original pavement materials, boundary walls, signage and vegetation contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:
- mature hedges in front of a number of houses, primarily within Old Mill Road.
 - large mature trees throughout the conservation area
 - attractive views across open green belt land
 - attractive architectural details



View of the River Gade



View across cricket pitch

- 5.7 **The Detractors.** Inevitably there are buildings (and street furniture) that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the Conservation Area.
- 5.8 It was noted that the pavements are primarily laid to tarmac which is out of context to the period of the majority of the buildings included within the area, and that there has also been patching carried out to the pavements and

highways which has been finished in differing materials detracting from the appearance of the area. It was also noted that in addition there are a number of potholes, deterioration and need for repair to the pavements and highways, predominantly in Bridge Road in the vicinity of the development site which further detracts from the area.



Examples of deterioration and patching to footways

- 5.9 It was also considered that the type of street furniture included within the area was not sympathetic to the overall character and appearance of the streetscape and in many cases there was significant levels of deterioration particularly to the street lighting.



Example of deterioration to street lighting

- 5.9 The primary cause of change to the character and appearance of the buildings within the conservation area has been incremental changes to domestic properties, although the level of this was not considered to be significant and did not have a detrimental impact overall. Examples of the identified main issues are set out below, and further consideration of the impact on the area could be undertaken as part of the development of a Management Strategy.
- 5.10 **Original features:** There is evidence within the Conservation Area of the loss of original and traditional features. This includes the replacement of original doors and windows and the removal of original features such as the Langleybury Estate porches and original cast iron railings to some street frontage. There is also some evidence that in a number of cases the original

building structures have been altered through the addition of applied render, bow windows and window shutters.

5.11 New Developments:

It is considered that the impact of the small level of infill housing to the estate has been relatively low in terms of the character of the area. Current developments in the Conservation Area include the former Carlsberg Tetley Site, as mentioned previously, and development at 1 & 3 Old Mill Road.



Development site at 1 & 3 Old Mill Road

6.0 Conservation Area Boundary review.

6.1 The current conservation area boundaries exclude the majority of the previous Carlsberg site, currently under development, with only the frontage element onto Bridge Road being included. The conservation area also excludes the site of Langleybury House to the south east. The areas on the remaining boundaries of the existing conservation area are either predominantly open land falling within the Green Belt or additional development dating from the 1930's onwards.

6.2 Langleybury House Grade II*, is currently recognised on the English Heritage Register of Buildings at Risk. The building is of great historical interest to the area and is linked to the development of St. Paul's Church, the Vicarage, The Old School House as well as elements within the core of the settlement to the east of the A41. The original house was demolished and replaced with the current fine brick early Georgian building which was built in the late 1720's to which subsequent changes were made during the 1800's such as the addition of the library joining the main house to the servant wing.

Taking into account the importance of Langleybury House to the conservation area, the history of the building itself and it's categorisation as at risk it is considered that the south east boundary should be amended to include this site.

6.3 Existing buildings on the remaining boundaries of the area were not part of the original Hunton Bridge settlement and as such do not demonstrate the same features as those properties currently included and would not enhance the

distinctive character and distinguishing qualities of the existing conservation area. In addition it is questionable as to whether surrounding properties dating from the 1930's would meet the criteria to be applied for designation as it is not considered that they demonstrate the same features as those properties currently included within other conservation areas across the district.

- 6.4 It is further considered that existing legislation and policies are sufficient to regulate further development proposals in the areas surrounding the conservation area, specifically the Three Rivers Local Plan 1996-2011 Policy H14 states that the Council will seek to protect the character and residential amenity of existing housing areas from backland or infill development and Policy GEN3 provides to ensure that applications for development satisfy design and landscape criteria and accord with relevant parking standards.
- 6.5 Areas of open land to the boundaries of the Conservation Area are within the Green Belt which it is considered should represent adequate protection against inappropriate development.



Arial photograph of Conservation Area

- 6.6 It is recommended that the matters outlined above be given further specific consideration as part of the subsequent development of a Management Strategy for the Conservation Area.

7.0 Summary

- 7.1 The Conservation Area is of important historical interest to the district. It contains a number of listed buildings and encompasses the original settlement thought to date back to the late 15th century. There are also good examples of nineteenth and very early twentieth century buildings which were associated with the opening of the Grand Union canal. The buildings include many of the important original characteristics and features, and the area is also defined by the outstanding topography, trees, wildlife and “rural feel”.



Lych Gate at St. Paul's Church

8.0 Criteria for Development

The Three Rivers Local Plan (to be replaced by the Local Development Framework) sets out the planning policies for Conservation Areas 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.

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

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 street patterns, open spaces, plot size 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 buildings 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 the orientation of existing development;
- Minimise the existence of parked vehicles and the provision of parking areas on the streetscape setting of historic buildings.

In addition to normal planning requirements, certain additional controls apply in Conservation Areas. Legislation is complex and can change so in case of doubt you should contact the Council's Planners or the Development Plans Team for advice.

Demolition

Conservation Area Consent is needed for the demolition of buildings and in some cases for the demolition of parts of buildings, including chimneys. Policies in the Three Rivers Local Plan (to be replaced by the Local Development Framework) details the Council's criteria for demolition and is available via the Council's web site.

Conservation Area Consent is needed for the demolition of buildings and in some cases for the demolition of parts of buildings (Including chimneys).

The Council will give high priority to retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.

Any one of the nine criteria/characteristics listed in the Three Rivers Local Plan 1996 – 2011 (Demolition in Conservation Areas, Section 3.25, Page 50) may provide the basis for considering that a building makes a positive contribution.

Policy C.6 Demolition in Conservation Areas (Three Rivers Local Plan 1996 – 2011) states that proposals to demolish such buildings will only be permitted if the following criteria are met:

- The condition and cost of repairing the building outweigh the buildings importance and the value derived from its continued use (less weight will be given to the cost of repair where a building has been deliberately neglected).
- Adequate efforts have been made to retain the building in its present use or a compatible alternative use, including freehold sale at a realistic price on the open market.
- Exceptionally a proposed scheme benefits the community which outweighs preservation
- Any replacement building would preserve or enhance the Conservation Area.
- Consent for demolition (including demolition of a building which makes little or no contribution to a Conservation Area) will not be given unless there are detailed acceptable plans for redevelopment

If the reason for proposed demolition is the poor condition of the building, applications for Conservation Area Consent should be accompanied by a structural survey.

9.0 Developing a Management Strategy

- 9.1 BVPI 219c formalises the requirement for the Council to draw up and publish proposals for addressing and implementing recommendations for action contained in the Appraisal. This includes: -
- policy guidance to enable planning applications to be processed
 - consideration of resources needed to sustain historic environment
 - mechanisms for monitoring change
 - enforcement strategy to address unauthorised development
 - use of Article 4 powers
 - action to ensure repairs of buildings at risk
 - enhancement/regeneration schemes if appropriate
 - strategy for management and protection of important trees, greenery and open spaces
 - what are the resource implications for the Council?
 - community consultation on the draft Appraisal and the Management Strategy
- 9.2 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 by this document. As such it is not proposed that any detailed work should be undertaken on this Strategy until there has been full consultation undertaken on the Conservation Area Appraisal and a finalised document has been approved by the Executive Committee of Three Rivers District Council.

10.0 Bibliography

D.O.E. (1994) 'Planning Policy Guidance Note 15: Planning and the Historic Environment', London: HMSO.
English Heritage (1995) 'Conservation Area Practice', London: English Heritage
English Heritage (1997) 'Conservation Area Appraisals', London: English Heritage

Statutory Instruments

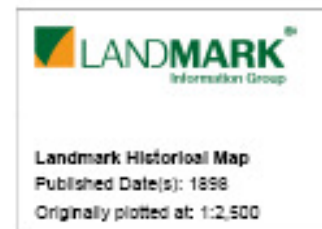
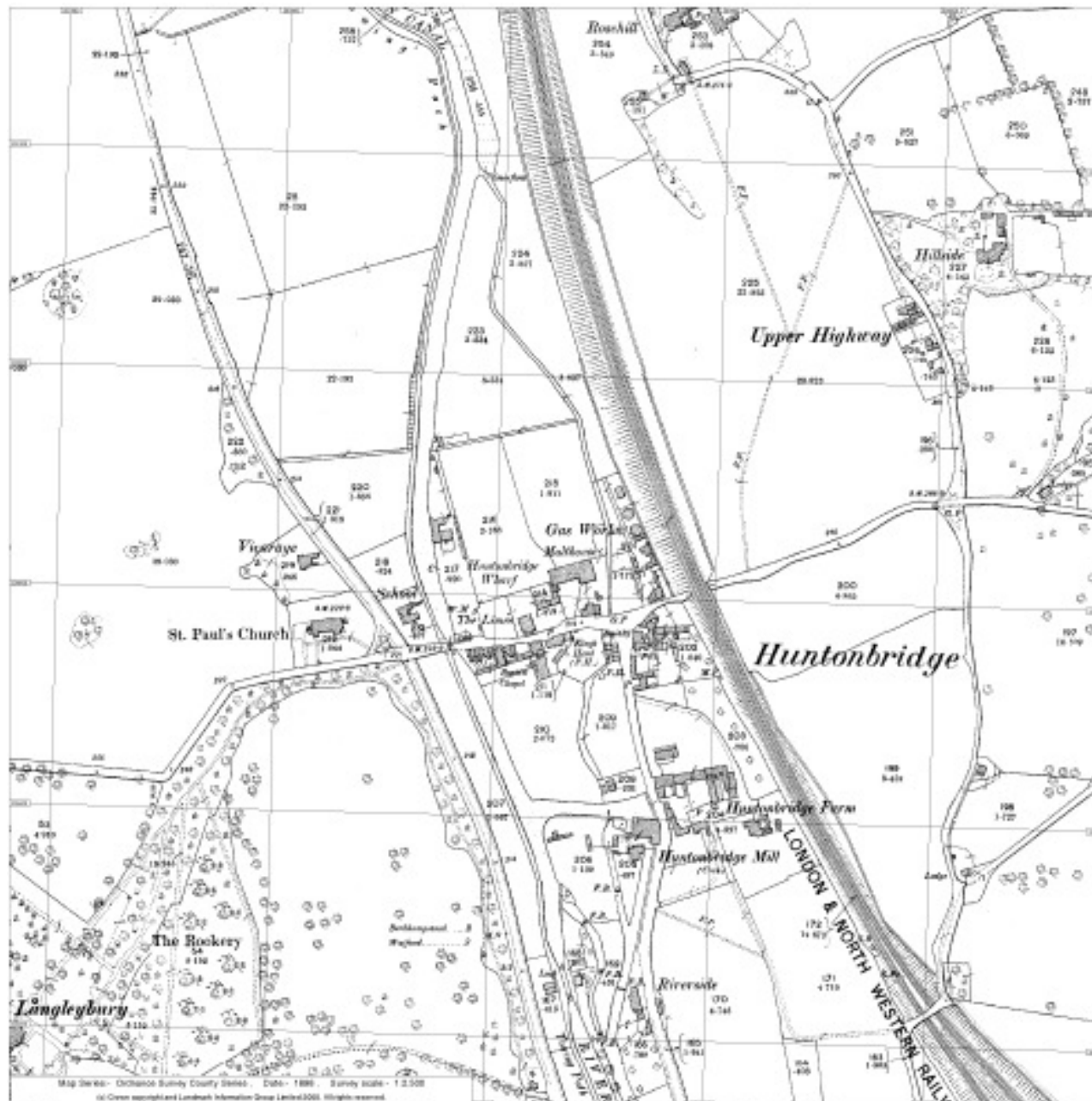
Planning (Listed Buildings and Conservation Areas) Act 1990, London: HMSO.
The Town and Country Planning (General Permitted Development) Order 1995, Statutory Instrument 1995 No. 418, London: HMSO.
The Town and Country Planning General Development Order 1988 Statutory Instrument 1988 No. 1813, London: HMSO.

APPENDIX 1



Landmark Historical Map
 Published Date(s): 1873-1874
 Originally plotted at: 1:2,500

APPENDIX 2



APPENDIX 3

Hunton Bridge Conservation Area

List of Properties

Langleybury Lane

Langleybury Cricket Club, St Paul's Church

Bridge Road

The Old School House, 1, 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 27.

1 to 19 The Limes

St Paul's Hall

The Kings Head Public House (22-24)

Kings Lodge (28-30)

Old Mill Road

Old Mill House, Old Mill House Cottage, The Dog and Partridge Public House

1, 2, 3, 4, 5, 5A, 5B, 5C, 6, 8, 10, 12, 14

1, 2, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B Brookside Cottages

Watford Road

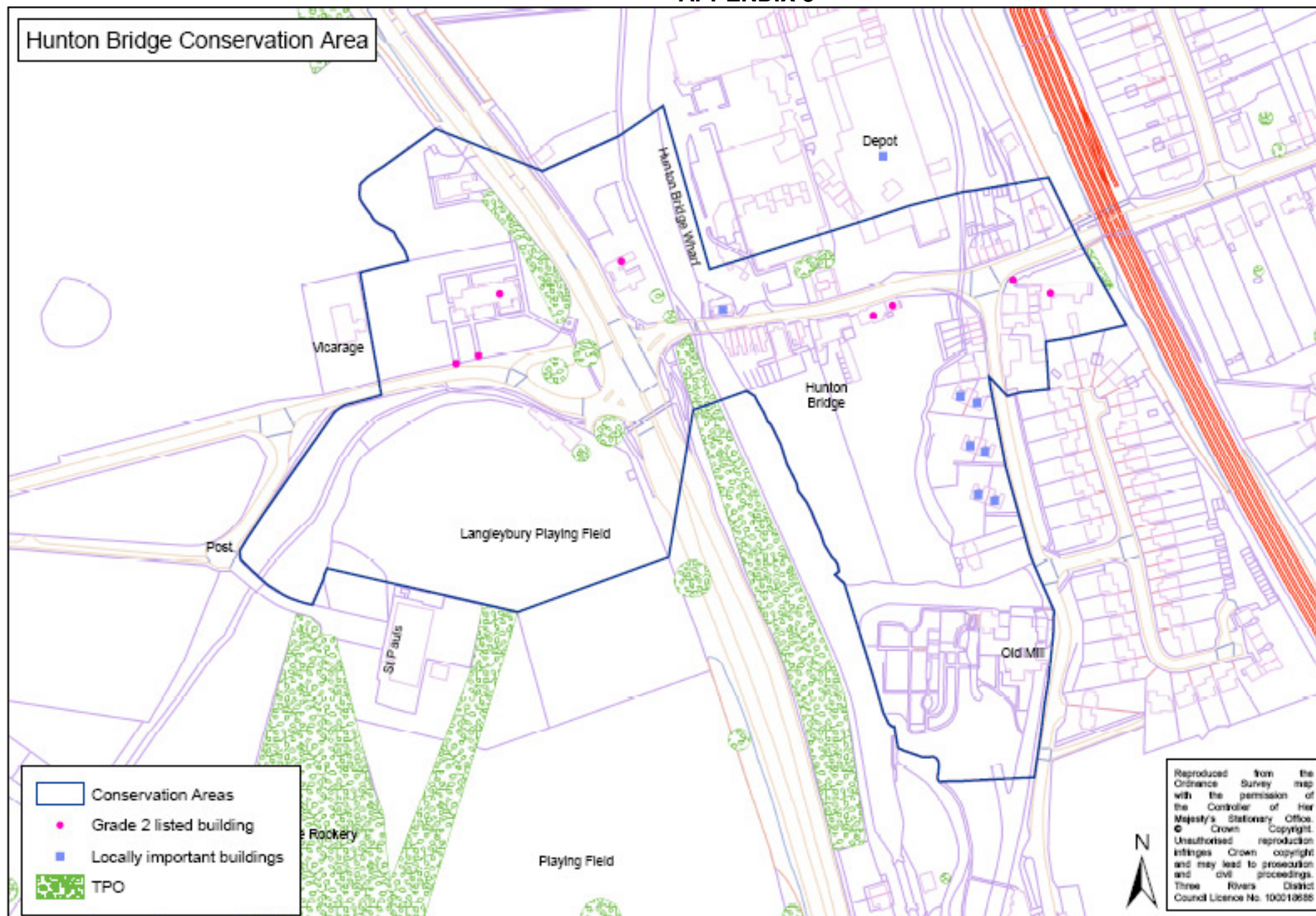
The Old Vicarge

APPENDIX 4



Landmark Historical Map
Published Date(s): 1960
Originally plotted at: 1:10,560

APPENDIX 5



APPENDIX 6

