



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

**ADOPTED MARCH 2018**



Ancient and modern. The presence of the aircraft approaching Stansted airport (left of spire) reminds us of significant influences and economic pressures on the District and the consequent imperative to protect our unique heritage for future generations.

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

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

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The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date. This process is ongoing.

This document is the adopted Cottered Conservation Area Appraisal and Management Plan which replaces the draft document that was subject to a public consultation exercise during July/September 2017. There was a public meeting on 20 July 2017 followed by a consultation period until 21 September 2017. Members considered the responses to this consultation at their Executive Committee and Council meetings on 6 February 2018 and 1 March 2018 respectively. The document was adopted on 1 March 2018. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

It has not been possible to access some rear boundaries. In such cases interpretation of information provided has been taken as best from satellite information.

## **1. INTRODUCTION.**

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

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

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

it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

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

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

**1.6. This Appraisal recognises the importance of these factors and considers them carefully. This document will be regarded as a ‘material consideration’ when determining planning applications. Where appropriate the documents put forward simple practical management proposals to improve the character of the conservation area and which are capable of being implemented as and when resources permit.**

**1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats). Similarly with respect to assessing whether or not a building is curtilage listed.**

**1.8. This Conservation Area Appraisal:**

- Identifies the special character of the conservation area;
- Identifies elements that should be retained or enhanced;
- Identifies detracting elements;
- Reviews the existing boundaries;
- Puts forward practical enhancement proposals;

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

**1.10.** Cottered forms part of the Buntingford Community Area Neighbourhood Plan. This latter document notes Cottered as having village greens and many listed buildings...including the nationally renowned Japanese Gardens...The village is traversed by the A507 a busy and dangerous road... The document also notes Development proposals should accord with updated Conservation Area Appraisals as and when they are completed by EHDC.

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

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

## PART A - LEGAL AND POLICY FRAMEWORK

### 2. LEGAL AND POLICY FRAMEWORK.

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

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

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

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

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

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

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

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

**2.8. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the conservation area, particularly when viewed from the public realm. Other trees not specifically identified may**

still be suitable for statutory protection. Several trees in the conservation area are protected by Tree Preservation Orders.

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

**2.10. National Planning Policy Framework.** The principle emphasis of the framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

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

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

- **Green Areas.** Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

**2.12. East Hertfordshire's environmental initiatives and Local Plan Policies.** East Hertfordshire is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £2,000.

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

**2.14.** The Council also has a 'Heritage at Risk Register', originally produced in 2006, updated in 2012/13 and again updated in 2016/17. This document is available on the Council's website. Within the conservation area curtilage farm building to Cheynes Farmhouse on Warren Lane has been so identified. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings long term security. Elsewhere in the parish a milestone marker has been similarly identified.

**2.15.** The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in section 7).

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

**2.17.** Cottered conservation area was first designated in 1968 and boundaries revised/redesignated in 1981.

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

**3.1. There are about 30 records within or close to the existing conservation area held by the County Historic Environment Records. Many of these relate to Listed Buildings, some descriptions being included later in this document. Some other interesting entries relate to a small fishpond to the north east of the Lordship Moat; well head gear on a triangular green east of the church, presumed demolished in association with road works, the Japanese Gardens and a Roman pottery sherd find south of Baldock Road.**

**3.2. Prehistoric. Unknown.**

**3.3. Roman settlement. Possible - reference Roman sherd find (see above).**

**3.4. Anglo Saxon. Unknown.**

**3.5. The Domesday Book was a census commissioned by William I in 1086. In relation to Cottered it notes that Bishop Walkelin of Winchester holds Cottered. It is assessed at 5 hides. There is land for 6 ploughs. In demense 1 1/2 hides and there is one plough, and 13 villans with 6 bordars have 5 ploughs. There is one slave, pasture for the livestock, woodland for 100 pigs...All together it is worth 60s when received 40s. TRE The manor belonged and belongs to the demense of the church of St Peter of Winchester.**

**3.6. Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar'. 'Demesne' essentially means land belonging to the lord of the manor. TRE is an abbreviation essentially meaning 'In King Edward's time'.**

**3.7. Medieval settlement. An abbreviated description from the County Historic Environment Records for Cottered reads as follows. ...The name is documented as Codruthe in 1185, with many later variations. The meaning is uncertain, although the second element refers to a stream. The medieval and later village lies on the road between Buntingford and Baldock, at the junction of several local roads. The main street is wide with the buildings set back. The parish church stands south of the main street within the road junction, fairly close to the manor house. Many of the properties are, or were, farmsteads, an unusual feature in Hertfordshire villages.**

**3.8. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows:**

*Cottered is a village and parish...The River Beane rises in this parish. The church of St Mary is in the Perpendicular style, has a good peal of 5 bells, with a lofty spire. Here is a National School which is endowed with £40 yearly. There are several charitable bequests for the benefit of the poor...The soil is generally heavy, subsoil clay and chalk ...and the population in 1871 was 456.*

**3.9. Commercial activities in addition to farmers listed in Kelly's at this time were Bull PH and shopkeeper, carpenter, wheelwright and blacksmith, higgler, (a pedlar or hawker) Bell PH and shopkeeper.**



Picture 1. Cottered from the mid to later 20th century. Reproduced courtesy of Neville Chuck from picture held by Hertfordshire Archives and Local Studies (HALS).

**3.10. Mapping from 1874 -1894 (Plan 1) identifies the location of some of the activities listed above. It shows a School for Boys Girls and Infants to the south west of Norton Cottage, a Smithy (now The Old Forge) and a Congregational Chapel (now The Old Chapel), all north of Baldock Road.**

**3.11. Mapping from the 1920's importantly shows the landscaping and mounding that had taken place by this time in relation to the Japanese Garden and shows the Maze and clumps of planting associated with Herbert Goode's woodland garden of English character (see below).**

**3.12. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which is included thus: Chodrei 1086, Cotreth 1236, Coddrithe 1294, Cothered 1556, Cotterhead 1663. The origin of the name is unknown.**

**3.13. Neville Chuck's book 'Glimpses of Cottered' is well worth a read and a very useful local reference. It is in excess of 100 pages with illustrations and descriptions of local history, buildings, people and events.**

**3.14. Plan 1 shows the adopted conservation area boundary plotted on historic map dating from 1874-1894.**

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

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

**4.2. Areas of Archaeological Significance.** Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping system and may sometimes differ from that shown on the adopted Local Plan. The identification and refinement of such areas is an ongoing process. Much of the conservation area is so designated.

**4.3. Listed buildings.** A National designation. Individually listed buildings have been identified, plotted and a selection is briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained online at Historic England's website [List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk). Listed buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

**4.4. The issue of deciding whether or not a building is 'curtilage listed'** can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

**4.5. Non listed buildings of quality and worthy of protection.** Non-listed buildings and structures that make an important architectural or historic contribution are identified by this Appraisal. The basic questions asked in assessing such buildings/structures are:

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?

- (b) Does the building contain a sufficient level of external original features and materials?
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?
- (e) Determining which properties to include or which to exclude is occasionally a matter of difficult judgement.

**4.6. Important trees and hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically. Access to some rear areas has not been possible. The basic criteria for identifying important trees and hedgerows are:-**

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

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

**4.8. Small scale open spaces, often pasture land, are visually most important to the high environmental quality of Cottered's conservation area and are similar in configuration to many of those showing up on late 19th century historic mapping.**

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

**4.10. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to**

date have identified elsewhere in the District that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development rights has eroded other parts of some conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. (Update: Members have agreed the general principle of introducing and testing the impact of an Article 4 Direction elsewhere in the District).

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

**4.11. Features that are out of character with the conservation area and detract or are in poor repair are identified.**

**4.12. Important views are identified.**

**4.13. Conservation area boundaries.** In relation to any revisions to the conservation area boundaries, principal consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The conservation area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the conservation area's setting and is distinct from open farmland. The latter consideration is relevant in the case of Cottered in relation to pasture land south of Baldock Road and north of footpath 007.

**4.14. Wildlife sites.** Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates). There are two at Cottered referred to elsewhere below.

**4.15. Historic Park and Garden.** This one designated nationally which is referred to in detail elsewhere below.

## CHARACTER ANALYSIS

**5.1. General Landscape setting.** The Council's Landscape Character Assessment produced in 2007 (which is Supplementary Planning Guidance) identifies the distinct landscapes of the District in terms of their wider settings. The conservation area is located within Area 140 being part of Ardeley and Cottered Settled Plateau. Cottered is described as having wide tree lined verges with some of the buildings set well below road level of the A507 that passes through. There is a range of vernacular materials and historic periods represented...The Lordship claims to be one of the oldest inhabited houses in Hertfordshire.

**5.2. General overview.** Positive attributes. Cottered is a linear village of considerable historic and visual importance. Many buildings are listed where the 16/17/18th centuries are particularly well represented. Probably the most famous grouping is associated with the Japanese Garden established by Herbert Goode (1865-1937), a wealthy glass and china merchant, who after visiting Japan, created it, together with an Italian Garden and a meadow and woodland garden of an English character, on the remainder of the land.

**5.3.** Trees and well kept greens dominate many street scenes both sides of the Baldock Road and these greens are most important to the character of the village. Additionally the quality of the conservation area is defined by small scale open spaces between the main road and footpath 007 which are separate in character from the open countryside beyond.

**5.4.** This appraisal has identified other buildings and features of historic and architectural merit worthy of retention. Two areas of quality are now included in the conservation area namely some typical early 20th century housing built by the local council in the early 20th century and a westward extension to include an early 20th century landscape and maze. Trees dominate with some particularly fine and unusual specimens in some locations.

**5.5. Negative attributes.** Several areas where modest improvement would be beneficial have been identified but these are details which do not affect the general high quality of the conservation area. The A507 which bisects the village is heavily trafficked and detracts but that is an issue beyond the consideration of this document.

**5.6. Individually Listed Buildings.** There are 36 listed buildings/groups within the existing conservation area. Of this total, two date from the 14th and 15th centuries (the church and The Lordship), six from the 16th century (16%), ten (27%) from the 17th century, 5 from the 18th century (14%), 7 from the 19th

century(19%) and 6 from the 20th century (16%). Those from the 20th century are within the Japanese Garden.

5.7. The above buildings are grade II except The Lordship which is grade I and the church which is listed grade II\*.

5.8. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.9. Tea House in Japanese Garden at Garden House - Grade II. 1905 brought from Japan and erected for Herbert Goode (1865-1937) a wealthy glass and china merchant who began the Japanese Garden in 1905. Timber frame raised over stone slabs with outstretching hipped roof carried on outer posts. A single-storey small pavilion with sliding doors along front and narrow external veranda. A building intended for the Tea Ceremony (CHA-NO-YU). Interior finely finished with traditional floor mats and built-in buffet.

5.10. Resting House in Japanese Garden at Garden House - Grade II. 1923-6. Personally constructed by garden designer S. Kusumoto for Herbert Goode (1865-1937) a wealthy glass and china merchant who began the Japanese Garden in 1905. Timber frame with hipped thatched roof. A single-storey open-sided shelter facing north, with low screens to front and side and traditional roof-structure of interwoven beams built up in stages, called AZIRO-GUMI. Floor made to represent the back of a tortoise signifying good luck.



Picture 2. A listed structure in the Japanese Garden with deteriorating thatched roof; a candidate for the Council's Heritage at Risk Register subject to further investigation. This building was observed and photographed from adjoining Cheynes House.

5.11. Stone lanterns in Japanese Gardens. 19th century or earlier, brought from Japan and erected for Herbert Goode. Placed to light the 2 main paths, the shrine, and the bridges. Of several traditional designs, the lantern itself is a pierced stone drum, generally hexagonal, with a stone capping in the form of an oversailing roof. Smaller lanterns often have a simple 4-legged groin-

vaulted base of stone. Larger lanterns, such as the KASUGA type (to be seen each side of the shrine, in front of Garden House, and by the Red Arch) are raised on a tall circular shaft with annulet and capital. The pair at the shrine is carved with sun, moon, pine trees, plum trees, and clouds. The lantern next to the door of the Japanese House has crows carved on its top and was copied in Japan for Mr Goode from the famous lantern at Nikko in the DAI-NO-CHIBA Garden. The small square-capped lantern near the waterfall is said to be some 400 years old. Against the western fence is a tall 5-storeyed' pagoda roofed lantern on a 4 legged base.

**5.12. Architectural fragments in Italian Garden - fragments now in the grounds of Cheynes House. Mid 19th century said to be from Barry's Palace of Westminster, brought here after being displaced in a Fenian outrage of 1932. Carved freestone. A large octagonal drum with each face panelled with Gothic arches. Reversed on top of this stone is a large pointed octagonal capstone with chevron grooving on each face.**



**Picture 3. Octagonal Drum architectural fragment - Garden fragments now in the grounds of Cheynes House and said to be from Barry's Palace of Westminster- listed grade II.**

**5.13. Parish church of St John the Baptist Grade II\*. Mid 14th century, possibly incorporating earlier fabric, with 15th, 16th and 18th century alterations and additions, restored and re-seated in 1886. The Lady Chapel was restored in 1954. Rubble walling with flint facings and clunch dressings. West tower with spire, nave with south porch, chancel with Lady Chapel and vestry along the**

north side of the chancel. The tower is of three stages without buttresses, with an embattled parapet and a slender octagonal spire. The nave has a six-bay, 15th century arch-braced king-post roof of low pitch. On the north wall of the nave is a large 15th century polychrome mural of St. Christopher in a landscape of roads and villages. On the north wall is a rococo marble cartouche to Martha Forester of 1755, and a Neo-Classical monument to the Reverend Anthony Trollope, grandfather of the novelist. The church is almost wholly of medieval fabric of high quality, illustrative of the best medieval constructional techniques, masonry and carpentry skills. Many medieval features survive.



**Picture 4.** The church is almost wholly of medieval fabric of high quality, illustrative of the best medieval constructional techniques, masonry and carpentry skills.

**5.14. The Lordship - Grade I.** Early-mid 15th century (probably for John Fray who held the manor 1428-1461, altered in early 17th century (possibly by Edward Pulter between 1600 and 1608). Timber frame on low red brick sill, roughcast with steep old red tile roofs. Hall finally floored over and large external south chimney built in late 18th century. Other special features include pilastered 17th century fire surround and fine octagonal crown posts. A fine mid 15th century manor house with original structure and early 17th century wall paintings.



Picture 5. The Lordship is listed grade I and is a fine 15th century manor house.

**5.15. Home Close Cottages Baldock Road - Grade II.** A range of houses, 17th century or earlier, altered in 18th and 19th centuries. Timber frames on brick sills, roughcast with dark weatherboarded aprons. Steep thatched roofs. Eyebrow dormers. A most picturesque thatched group.



Picture 6. Home Close Cottages, picturesque with steeply sloping thatched roof and eyebrow dormers.

**5.16. The Bull P.H. Baldock Road - Grade II. Early 18th century or earlier.**  
Timber frame roughcast with steep old red tile roof and bellcast eaves. A long, 2-storeys and cellar house. Said to have been a butcher's shop for 100 years. Manor court held here in 19th century.

**5.17. The Bell former P.H- Grade II. Early 18th century or earlier, low 19th century east extension. Timber frame weatherboarded with a steep thatched roof. Once a wheelwright's house and The Chequers Public House.**



Picture 7. The former Bell PH. One of a number of important listed thatched properties in Cottered.

**5.18. The Town House - Grade II. Block of 3 almshouses, now one house. '1767' cut in brick beside central cartouche. For Rev. Angel Chauncy who left £200 to build a house for the poor to replace properties in the churchyard. Red brick 'with black headers, fine red brick dressings and dentilled eaves cornice, rusticated stone quoins and central cartouche, and steep old red tile roof. 3 hipped dormers, similar at rear. 2 central red brick chimneys.**



Picture 8. The Town House- picturesque group of former almshouses.

**5.19. Paddocks Wells, Baldock road - Grade II. Rebuilt on new site 1691 as part of Page's Charity. Timber frame roughcast with basketwork pargetting at ends, under a steep thatched roof. A long one and a half storeys house facing north with a rear outshut under a catslide roof.**



Picture 9. Paddocks Wells - another thatched property of quality which adds to the high visual environmental quality of Baldock Road.

**5.20. Barn at Childs Farm - Grade II. Early 17th century. Timber frame on low tarred brick sill, black weatherboarded with a steep pitched roof now covered in black corrugated iron. A tall 5 bay barn facing north alongside road with double doors on each side in middle bay. Prominent feature at entrance to village conservation area.**



Picture 10. Prominent listed barn north side of Baldock Road. In all probability the roof would at one time have been thatched. A prominent feature at the entrance to the village and conservation area.

**5. 21. Lower Farm Grade II. 16th century, restored, extended to east and porch added in 1930s. Timber frame on red brick sill, roughcast with steep thatched hipped roof. Large red brick panelled front-wall chimney. The owner advised that the associated gardens were designed by Gavin Jones (associated with garden design works at Chartwell House in the mid 20th century).**



Picture 11. Lower Farm viewed from herbaceous garden area.

**5.22. Scheduled Ancient Monuments.** There are none in the conservation area. For interest there is one elsewhere in the parish being The Island, a small moated homestead site south east of Flanders Green.

**5.23. Areas of Archaeological Significance.** Much of the conservation area is so designated. Notable exceptions relate to the field north of Childs Farm and small pastures north of footpath 007, south of Baldock Road.

**5.24. Important buildings within the curtilages of Listed Building.** The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage (see previous).

**5.25. Ancillary building at Cheynes Farm, Warren Lane.** The larger building at the southern end of the site is included on the Council's Heritage at Risk Register. As mentioned previously in the document grant assistance may be available for appropriate repair works. Further investigation needed including discussions with the owner.



Picture 12. Barn at Cheynes Farm that is included on the Council's Heritage at Risk Register. Further investigation needed including discussions with the owner.

**5. 26. Ancillary building to the Old Forge, north side Baldock Road.** This building does not appear as part of the listed description and is important in the street scene. Its thatch roof needs attention.



Picture 13. Ancillary building to the Old Forge whose thatched roof needs attention.

**5.27. Ancillary building to the Bull PH. Of brick construction with corrugated iron roof.**



Picture 14. Ancillary building to Bull PH. Its corrugated roof may once have been thatched.

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

**5.29. Cheynes House. Large detached property in an 'Arts and Crafts style' probably dating from the early/mid 1900's. Of red brick construction with tiled**

**roof and chimneys. Deep eaves and bay windows to both floors with vertically hung tile detailing. Fine small pane window detailing. The entry associated with Historic England's description of the grade II\* Registered Park within which the building is situated reads thus** *The two-storey brick house was built by Herbert Goode during his second major period of development of the Japanese Garden. An excellent example of its period most worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.*



**Picture 15. Cheynes House - a fine early/mid 20th century residence of quality with many features worthy of retention and additional protection.**

**5.30. Cheynes Lodge. Two storey with tiled roof and chimneys probably dating from the late 19th century. Extensive vertically hung tile detailing. Bay window to ground floor. Small pane window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 16. Cheynes Lodge an interesting building the location of which appears on mapping dating from the late 19th century.

**5.31. Victoria Cottages (Nos. 1-4) - Baldock Road.** Of red brick construction with contrasting yellow brick quoin and door and window surround detailing. Slate roof; 2 No. chimneys and central plaque interpreted as reading 1887. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 17. Nos. 1-4 Victoria Cottages - a prominent and pleasing terrace dating from the late 19th century in the centre of the conservation area and largely unspoilt.

**5.32. The Kennels.** Tall distinctive red brick building with tiled roof and prominent chimneys. Probably of 19th century date. Central doorway and early/sympathetically designed vertical sliding sash windows. A striking and important building in the street scene. A plaque advises this property was

frequently visited by SUN YAT SEN (between 1896-1911) who is credited with being 'father of modern China'. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



**Picture 18.** The Kennels a tall prominent building in the street scene that makes a significant architectural and historical contribution and one most worthy of retention and additional protection.

**5.33. Single storey building to rear of The Kennels.** Probably of 19th century date. Of brick construction with tiled roof. Prominent chimney: wooden door detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

**5.34. The Old Off License, Baldock Road.** Much altered building of white render. Of some historic interest. According to Herford archaeological records it is recorded as being a beer shop in the late 19th century and continued as an off license until mid/later 20th century.

**5.35. The Old Rectory, Baldock Road.** A fine building dating from the 19th century or earlier. Prominent and of red brick construction with rubbed brick detailing and fine early/ original vertical sliding sash windows; central doorway with arched detailing above. Horizontal banding; quoin detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

**5.36. Other properties within the extended conservation area (Nos. 25-40 The Crescent are described and illustrated at para. 5.68 below).**

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

**5.38. Classical designed stone seat, probably dating from the 19th century or earlier, in the grounds of Cheynes House.**



Picture 19. Classical designed stone seat, probably dating from the 19th century or earlier, in the grounds of Cheynes House.

**5.39. Small summer house in grounds of Cheynes House. Prominent feature of quality. Not examined but possibly dating from early 20th century and contemporary with planting carried out at that time.**



Picture 20. Interesting summer house unlisted in grounds of Cheynes House possibly dating from the early 20th century.

**5.40. Wall to front of Cheynes Lodge. Approx 2m in height constructed of brick with rounded pebble detailing and stone capping. An unusual and prominent feature in the street scene. Selected removal of vegetation would be beneficial.**



Picture 21. Prominent and unusual wall to front of Cheynes Lodge.

**5.41. Boundary wall to church. A wall of varying characteristics, condition and heights. It is in need of selective repairs and would benefit from removal of extensive ivy growth in some locations.**

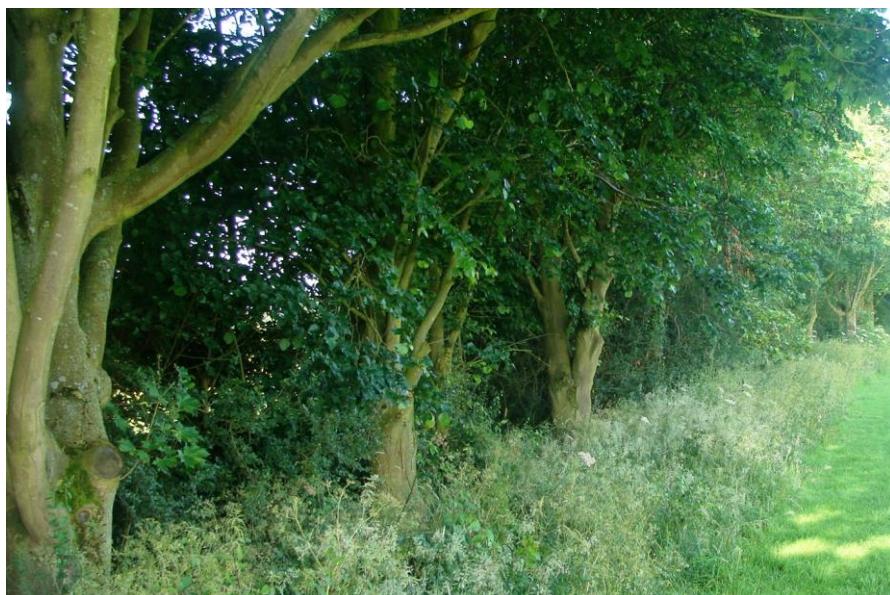




Pictures 22-23. The varied characteristics of the boundary wall to the church. Some repair work needed associated with selective removal of ivy.

**5.42. *Important Open Spaces.*** The spaces identified below are most important and should be preserved. Together with a significant number of trees they are an integral part of the conservation area and its overall high quality. The greens both sides of Baldock Road are significant environmental features of considerable visual importance. Of different character but important and worthy of preservation are the small enclosed pastures to the south and east of The Lordship and separated from the open countryside by a well used footpath. These areas with their different characteristics add to the spatial quality of the conservation area. Their present general configuration is very similar to that shown on late 19th century historic mapping.

**5.43. Recreation Ground with football and cricket pitches, play area and pavilions. Bounded on the south and west boundaries by strong trees alignments of native species including Lime, Cherry and Ash. Trees on the south boundary are clearly within the conservation area and thus afforded some protection. There is a very strong boundary on the north side of Baldock Road within the grounds of the Old Rectory which visually has the effect of enclosing the recreation ground. The condition of the Cricket Club pavilion and scoreboard is referred to below.**



Pictures 24-25. Strong boundaries to the recreation ground enclose this well used open space and illustrate the high visual importance of trees in this part of the conservation area.

**5.44. Meadow land to rear of Home Close Cottages. Small scale meadow land bounded by hedges and trees. Considered to be very much part of the spatial quality of the conservation area and very distinct and separate from the open countryside beyond. Importantly it is seen as such from the well used footpath adjacent.**



**Picture 26.** Small scale open space that is considered to be very much part of the spatial quality of the conservation area.

**5.45.** Similarly other small scale areas of paddock nearby provide a setting for important listed buildings as illustrated below.



**Picture 27.** Paddock land which provides a setting for the grade I listed building The Lordship as viewed from the adjacent public footpath.

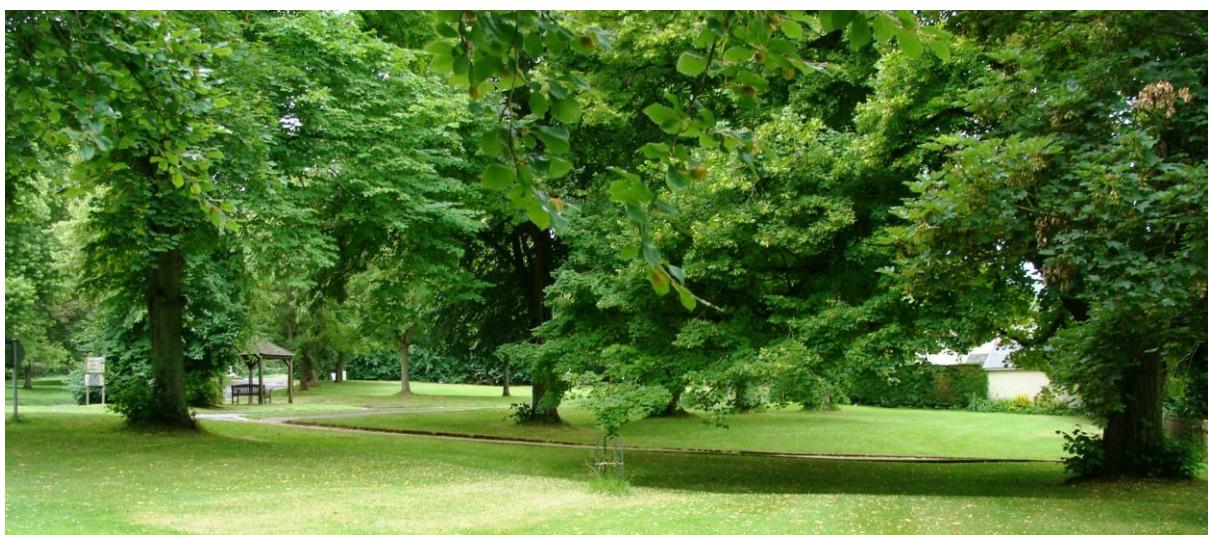
**5.46.** In the same area and nearby is an earlier burial ground believed to be that of the Friends. It is now totally overgrown and overwhelmed with trees and vegetation. Is there an opportunity to make it accessible and initiate improvements? Historic England's listed building description for Meeting House Cottage on Warren Lane advises that the Quaker burial ground (not far away) was given by John Exton of Ardeley in 1710. A local historian advises this same gentleman is buried in this location along with other later burials.



**Picture 28.** The now totally overgrown Friends burial ground. Is there any opportunity to make improvements and undertake research? Is there any local knowledge as to burials and grave markers that may be present?

**5.47. Central Greens Baldock Road.** Greens, some with significant and visually important tree planting, both side of Baldock Road, are open spaces of the highest quality that add significantly to the appearance and diversity of the conservation area. Their disposition is little changed over the last 100 or so years. They are well maintained and a credit to the community. They act as settings to important listed buildings or as larger open greens with mature trees. They are generally uncluttered by street furniture, a principle that is important and which should remain a guiding principle. There is a simple and well designed shelter at Bowling Green with seat providing rest and a view over the open space.





Pictures 29-31. The various visual functions of some of the central greens on Baldock Road. Top picture - here the linear green provides a setting for an important group of listed buildings. Lower pictures - a wider open space at Bowling Green and another near the Bull PH; both planted with mature perimeter trees and open in character. Maintaining their open and uncluttered nature should be a guiding principle for the future.

**5.48. Parish churchyard. The churchyard is an important open space in the centre of the village with a variety of tombstones principally dating from 19th century to modern times. The main approach to the church from the south consists of an undistinguished open path. The latter could be significantly improved with an avenue of traditional churchyard trees such as clipped Irish Yews (the approach to Westmill church provides a local example worthy of consideration).**



Picture 32. Traditional tombstones in the churchyard.

**5.49. *Important Historic Parks and Gardens.*** The Japanese Garden and parkland around and to the west of Cheynes House is listed Grade II\* by Historic England. It is identified in the Council's Supplementary Planning Document Historic Parks and Gardens. Hertfordshire Archaeological records advise that the Japanese Garden Society considers it one of the three major tea gardens in the UK; it has a Japanese name, Koraku-en, which means the Garden of Good Luck and Good Life. A very much abbreviated description from Historic England is provided in *italics* below. Regrettably access was not obtained at time of original survey so it was not possible to illustrate with up to date photographs). However the fieldworker has recently visited the garden at the invitation of the new owners who are undertaking improvements and have commissioned a 40 page detailed management plan.

**5.50. *The Garden House, Cottered.*** An early 20th century garden in Japanese style created by Herbert Goode, with further ornamental gardens and parkland, surrounding a country house.

Herbert Goode (1865-1937), a wealthy glass and china merchant, began in 1905, after visiting Japan, to create a miniature Japanese landscape on three flat fields at the edge of Cottered. During a second visit to Japan a few years later, Goode acquired a practical knowledge of Japanese gardening, and on his return called on Seyomon Kusumoto to advise on further developments (1923-6) to his garden. While some artefacts were brought from Japan soon after 1905, others were installed during the second period of development in the 1920s, when Goode also built his house on the site, Cheynes House. The garden featured amongst other things hills, a mountain, waterfalls and lakes, together with numerous items sent from Japan, including stone lanterns, further garden ornaments and a tea house. Goode also laid out an Italian Garden (now gone) within the rest of the gardens, and a meadow and

*woodland garden of an English character on the remainder of the land.*

*Cheynes House (1924) stands close to the centre of the south-east boundary of the site south-west of the Japanese Garden. The wooden-clad, two-storey Garden House was built as a separate dwelling in 1966.*

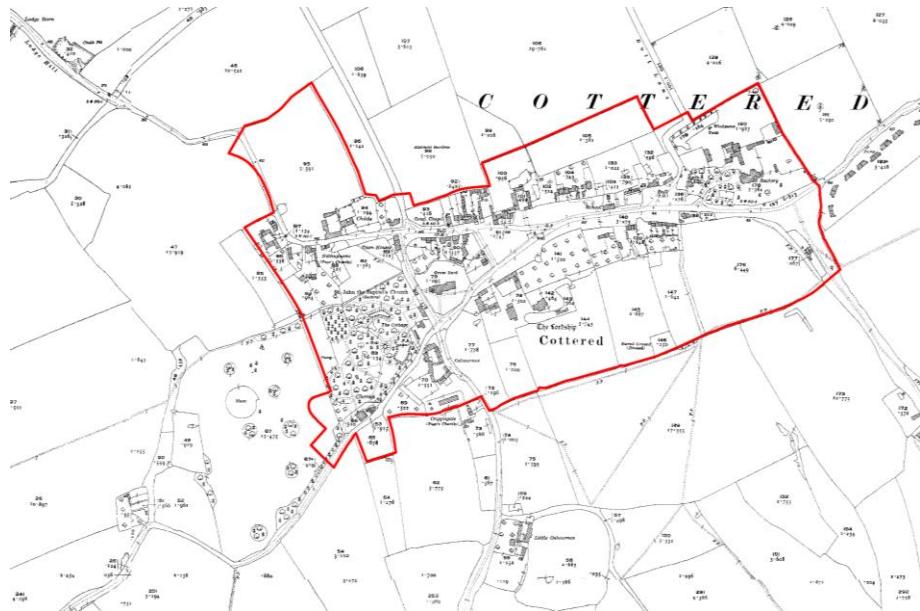
**GARDENS AND PLEASURE GROUNDS.** *The gardens are presently (1999) divided into two main sections by a wooden fence and contain many garden ornaments, structures and small buildings. Goode described the way he wished the Japanese Garden to be viewed in his 1933 guidebook, which detailed the meaning of the features in the garden, which he described along with elements of the Japanese-style planting. Some of Goode's features in the Japanese Garden have disappeared, but the ground structure and buildings survive largely intact, linked together by generous plantings of Japanese species.*

*The Japanese Garden is dominated by a central, sinuous group of connected ponds sunk between artificial 'hills' and 'mountains'. The northernmost, Fox Lake, leads south into the Iris Pond, this in turn leading south to Turtle Pond into which a cascade also leads, set in a 'gorge' to the east. A network of paths, some of which are sunken, surrounds the ponds, and cross them carried on small, Japanese-style wooden bridges, some of which have been rebuilt (1999). The 'hills' and 'mountains' are ornamented by various features, including buildings and planting. Temple Hill towards the south of the garden is divided from Kasuga Hill to the north by a gorge. To the east of this, Embroidery Mountain is embellished with a Bear Pit. The whole Japanese Garden is largely surrounded by mature trees, including many pines. A set of stone lanterns scattered throughout the garden in several designs, is placed to light the two main paths, the shrine and the bridges.*

*South and south-west of the present confines of the Japanese Garden lie informal lawns, connecting the Japanese Garden with Cheynes House, which incorporate the former sites of the Italian Garden and English Garden (both now gone).*

*The small park lies to the south-west of the gardens, with Cheynes House separating the southern half of the gardens from the parkland. The park is laid to pasture with several clumps of mature trees, and divided into paddocks by wooden fencing. Towards the north-west corner lies a maze, with hawthorn hedges dividing grass paths, and birch trees planted at intervals in the hedges. Goode is believed to have planted this in the early 20th century.*

**5.51. The parkland setting of the Registered Park to the west and south west of Cheynes House presently lies beyond the conservation area. It contains many landscape features such as a hawthorn hedge maze with birch trees planted and other circles/clumps of trees nearby which are identified on mapping dating from 1920 and which are not only of visual importance but also of historic landscape interest. The fact it is a designated Registered Park however does not provide protection for the many trees and groups of trees of visual and historic landscape value. It is considered appropriate to extend the conservation area to be co existent with the boundaries of the Registered Parkland. The inclusion of such historic parkland is consistent with advice from Historic England.**



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**Picture 33.** Mapping from 1920-1924. It illustrates the position of the maze and clumps of trees to the west of the existing conservation area boundary and demonstrates these have been in existence for a period approaching 100 years.



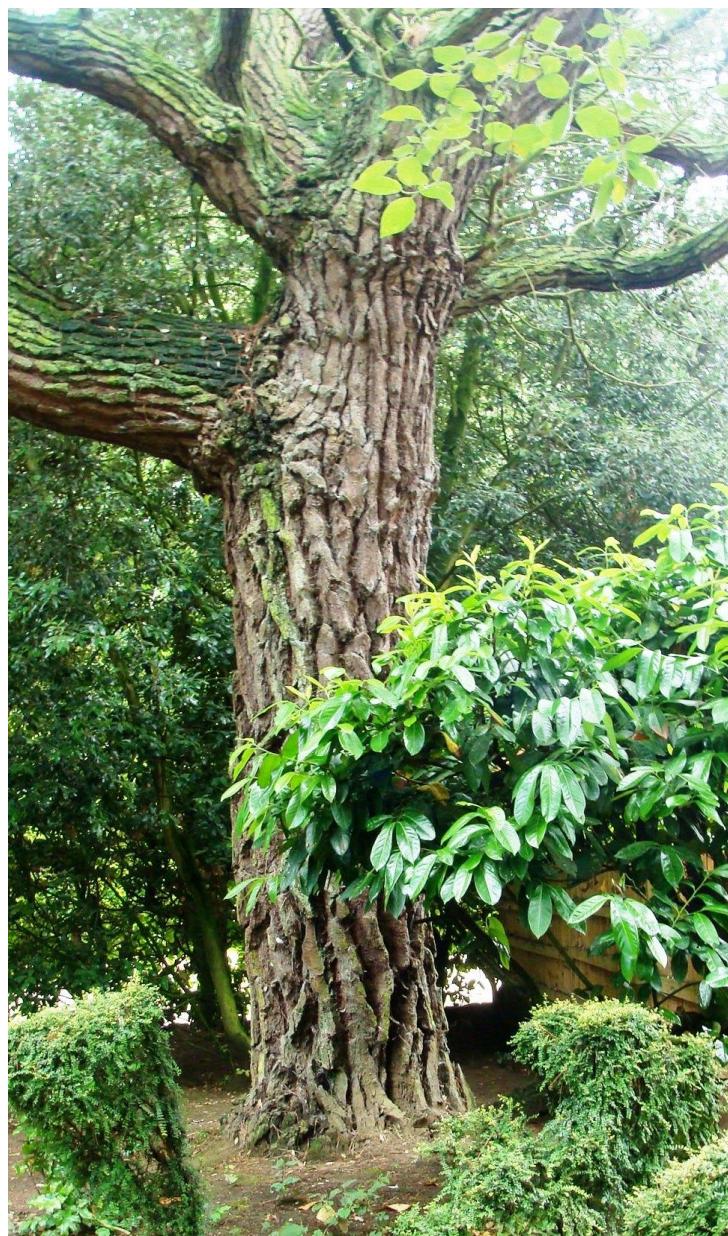
**Picture 34.** The Maze of early 20th century date currently being restored by the present owner. It consists of thorn hedging with mature birch trees.



**Pictures 35-37. A selection of different species of circular conifer groupings in the historic Registered Park to the west of Cheynes House.**

**5.52. Wildlife sites.** There are two identified by the Wildlife Sites Inventory for East Herts 2013. Firstly there is a roadside verge north west of Childs Farm which is described as being grassland consisting of a large variety of grasses and herb plants (ref 23/0810). Secondly there is Cottered churchyard described as supporting species rich neutral grassland (ref. 23/063).

**5.53. Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying mapping. As can be seen trees are important and extensive throughout the conservation area. Also and as previously advised some rear boundaries and other areas were not accessible so in such locations information regarding trees may be limited.



Picture 38. A magnificent tree within the grounds of Cheynes House, species uncertain but may be Japanese Black Pine. Can any reader assist?



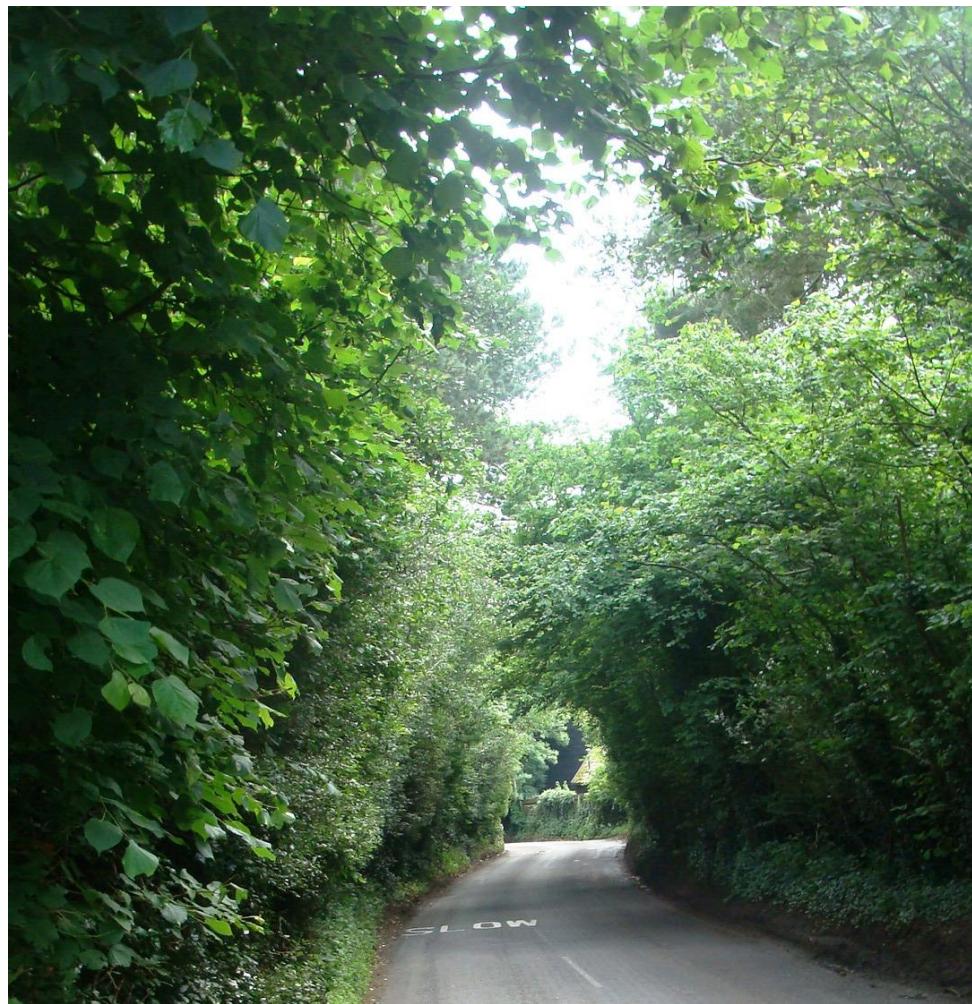
**Picture 39.** Fine Pine trees within The Garden House seen from the public domain, assumed to be Japanese species.

**5.54.** Throughout the conservation area trees play a very important role in adding quality to the environment generally and enhancing the historic built form as several previous pictures illustrate.

**5.55.** Village approaches with overhanging trees are important to the character of Cottered in several locations.

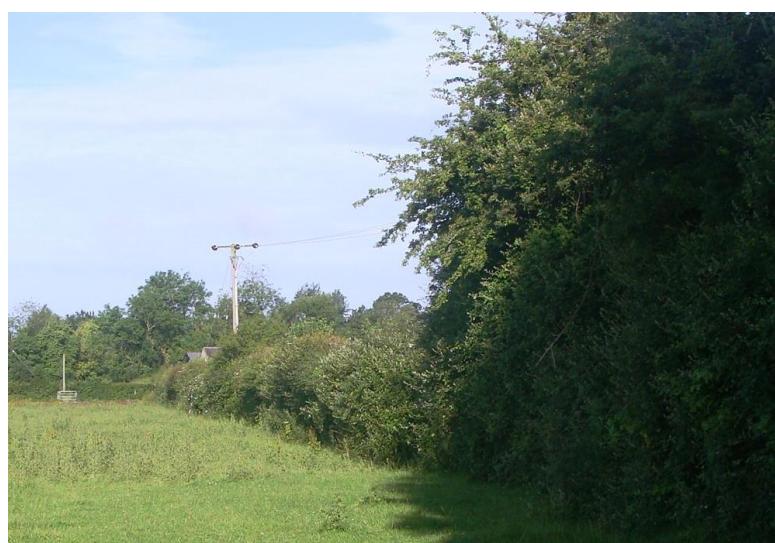


**Picture 40.** The village approach looking along Warren Lane. It is important to retain such landscape features.



Picture 41. Similarly the enclosed nature north of Cheynes Lodge.

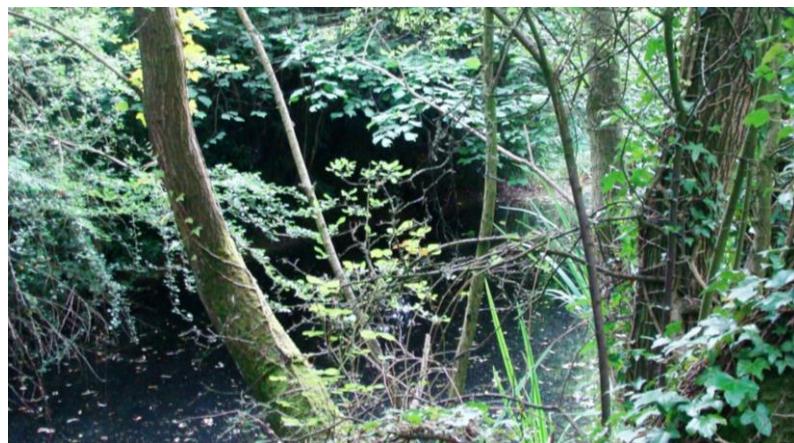
**5.56. Hedgerows too play an important role in a number of locations, one of which is illustrated below.**



Picture 42. The importance of hedgerows. This one to the south of The Lordship is a strong boundary which separates the conservation area from adjoining open countryside.

**5.57. Water features.** There are several such features including a large expanse to the rear of the Lordship. This is important to the setting of this grade I listed building but is not visible from the public domain.

**5.58.** Another water feature adjacent to the public highway and visible from it is to the east of Childs Farm and is illustrated below. Subject to Health and Safety considerations it may be appropriate to consider removal of some vegetation to make it a more attractive feature in the street scene.



Picture 43. Overgrown water feature to the east of Childs Farm. Is there potential for making it visually more attractive?

**5.59. Important views.** A selection as shown on accompanying mapping.

**5.60. Elements out of character with the Conservation Area.** The Cricket Club pavilion and scoreboard. The pavilion would benefit from being repainted and the scoreboard could be improved to make it visually more attractive.



Picture 44. The cricket pavilion and associated facilities would benefit from improvements.

**5.61. Parish Notice Board.** This appears a little dishevelled. Significant improvements could be made with modest effort and expenditure.



Picture 45. Improvements to the notice board would be beneficial.

**5.62. Disused Telephone kiosk.** This telephone kiosk is known as a K6 type, originally designed by Sir Giles Gilbert Scott and made of cast iron by various contractors. Over 2000 of them in the country are listed although this one is not. Until recently it was in very poor condition. Elsewhere the fieldworker has seen such kiosks perform other community functions such as book exchange, seasonal floral tributes and on one occasion to house a defibrillator. UPDATE: the telephone box has now been restored (see picture below). Congratulations for this initiative.



**Picture 46.** Telephone kiosk left no longer in operational use. An iconic British architectural feature most worthy of repair and retention. Right repaired and looking so much better. Even small improvements like this can make a considerable visual improvement.

**5.63. No entry sign Warren Lane. Needs re-erecting to assume correct vertical alignment.**



**Picture 47.** No entry sign Warren Lane needs re-erecting.

**5.64. Dumped spoil/ hardcore in small field north of footpath 007 and east of Warren Lane. This small field is visible from the public domain where removal**

of abandoned material would secure improvements. Update: Improvements have now been made.

**5.65. Accumulation of signage etc on small triangular green immediately to the east of The Old Off License.** This compact area contains a tree, a seat, byway sign on pole, 30mph sign on separate pole, bus stop sign on separate pole, speed advisory electronic display separately mounted and separate public utility pole. The whole is somewhat discordant where discussion between the parties could possibly result in some rationalisation.



Picture 48. Could some rationalisation be achieved by combining some of the separately mounted signs on common poles?

**5.66. Utility Poles.** Whilst there are a number along the main road they are disguised to varying degrees by trees. No action is proposed.

**5.67. Opportunities to secure improvements.** Seek further information relating to listed thatched building in Japanese Garden (illustrated previously) and discuss potential of improvements with owner. Secure improvements to cricket pavilion and associated facilities. Secure improvements to parish notice board. Re-erect No entry sign at north end of Warren Lane. Undertake selective repair works and removal of vegetation to church boundary wall. Consider improvements within the churchyard including a new avenue of trees of traditional churchyard species on the main approach path. Consider improving appearance of pond area to east of Childs Farm. Discuss with owner potential for improving thatched roof to ancillary building to Old Forge, Baldock Road. Consider improvements and rationalisation of signage on triangular green to east of The Old Off License.



Picture 49. Recutting edging and formalising the approach to the church would secure significant visual improvements. Planting the realigned path with traditional churchyard trees such as a short avenue of clipped Irish Yew would be highly beneficial.

**5.68. Boundary changes.** The conservation has been extended in an easterly direction to include Nos. 25-40 The Crescent. These are properties built as council houses in the early 20th century. They are of block construction with tiled roofs and chimneys principally of blockwork. In the main they retain many of the original features including canopy features and plaques dated 1920 to fronts. Modern window solutions detract from original character. Despite such changes the whole group is unified by visually attractive common design features that justify their inclusion in an extended conservation area. They are of local historic interest. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



**Picture 50. Housing at The Crescent dating from the early 20th century, unusual and retaining many of the original features including canopies, date plaques, chimneys and roofing materials. The retention of these features is most important.**



**Picture 51. A property at The Crescent where regrettably the original canopy feature has been replaced. An Article 4 Direction as proposed would provide control in relation to the exercise of householder Permitted Development Rights. Some properties (right) have blockwork subsequently rendered.**

**5.69. For reasons previously expressed (particularly reference to its visual and historical landscape associations and also the legislation regarding trees in conservation areas) the remainder of the Registered Park and Garden to the west of Cheynes House has now been included in the conservation area.**



**Picture 52.** The Maze of early 20th century origin is currently being restored by the present owner. It consists of thorn hedging with mature birch trees. Some of the birch trees are past their prime.

**5.70.** The conservation area boundary now excludes the open countryside to the north and west of Childs Farm at the western extremity of the conservation area as this area is considered to be more closely associated with the open countryside. However the boundary has been redrawn to retain a small copse of trees adjacent to the road.



**Picture 53.** Open countryside to the north and west of Childs Farm which is proposed to be excluded from the conservation area.

**5.71. Other Actions.** Contact owner of Cheynes Farm and investigate further the condition of the ancillary barn currently included on the Council's Heritage at Risk Register.

## **6. OVERALL SUMMARY.**

**6.1. COTTERED'S conservation area is of high quality and considered worthy of its status as a conservation area subject to boundary adjustments. It is assuredly considered to be '*special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'.**

**6.2. The special relationships between built form and greens both sides of the Baldock Road and the small scale open spaces and pasture land contribute significantly to the conservation area and its general spatial quality and visual importance. These spaces must not be eroded nor compromised by development pressures.**

**6.3. In relation to the requirement relating to conserving its character there are many listed buildings of the highest quality principally concentrated in the historic core where great care needs to be exercised in relation to new development proposals.**

**6.4. This Appraisal has also identified a number of late 19<sup>th</sup>/early 20<sup>th</sup> century non listed buildings that add considerably to Cottered's heritage and which are most worthy protection from demolition. Their retention through the planning process is essential.**

**6.5. Many of the above non listed buildings still have early and original architectural detailing and features worthy of protection and preservation. However the exercise of Householder Permitted Development Rights can erode such qualities by, for example, the insertion of inappropriate modern windows, doors, the erection of porches and changes of roofing materials. Additional controls can be introduced to counter this potential.**

**6.6. Such controls are known as Article 4 Directions, commonly used elsewhere in the country, which could be applied selectively and sparingly and could, inter alia, protect windows, chimneys and other selected architectural detailing and materials following notification and further consideration.**

**6.7. There are also other features of importance that should be retained. These include several walls and selected architectural features.**

**6.8. Throughout the conservation area trees play a most important role in visually enhancing the village street scenes in many locations particularly in relation to the village greens, village approaches and many locations elsewhere.**

**6.9.** In relation to the requirement to enhance, some improvements have been identified which are set out in summary tabular form in the Management section below. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners. However the Council may be able to offer advice and guidance and, subject to staff resources, will be prepared to do so, as and when appropriate. Some improvements may be potentially eligible for grant assistance.

**6.10.** Several significant alterations to the Conservation Area boundary have been made and these are identified below.

## **PART C - MANAGEMENT PROPOSALS.**

### **7. MANAGEMENT PROPOSALS.**

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

- Extend the conservation to include Nos. 25-40 The Crescent.
- Extend the conservation area to include the remainder of the historic park and garden to the west of Cheynes House.
- Exclude open countryside to the north and west of Childs Farm.

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

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

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

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

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

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

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

7.5. *Planning Control - Potential need to undertake an Archaeological Evaluation.* Within Areas of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

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

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

7.8. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the existing and extended conservation area this Appraisal has identified eight unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.9. These buildings are: Cheynes House, Cheynes Lodge, Nos. 1-4 Victoria Cottages, The Kennels, building to the rear of The Kennels, The Old Off License and The Old Rectory. In the extended conservation area Nos. 25-40 The Crescent are so identified.

7.10. There are other distinctive features that are integral to many of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where protection could be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notification separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.11. *Planning Control – Other distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified some walls and other features that make a particular contribution to the character of the Conservation Area. These will be protected from demolition within the parameters of legislation.

**7.12. Planning control - Wildlife Sites.** There are two such sites namely the roadside verge north west of Childs Farm and secondly Cottered churchyard. Proposals will be considered against Policies ENV 14 and ENV 16.

**7.13. Planning Control – Important Historic Park and Garden.** There is one such garden being that associated with The Garden House which is on Historic England's national Register and listed grade II\*. Proposals that significantly harm such the garden's special character will not be permitted and will be considered against Policy BH16.

**7.14. Planning Control – Important open land, open spaces and gaps.** This Appraisal has identified the following particularly important open spaces: the Recreation Ground, small scale meadowlands rear of Home Close Cottages through to The Lordship including the disused Friends burial ground, central greens both sides of Baldock Road and the churchyard. These open spaces will be protected.

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

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

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

Detracting element.	Location.	Proposed Action.
Cricket Pavilion and associated buildings.	Recreation Ground.	Discuss potential for achieving improvements with owner/organisation.
Parish notice board.	Baldock Road.	Suggest Parish Council consider options for

		<b>improvements.</b>
<b>Highway No Entry sign.</b>	<b>Warren Lane.</b>	<b>Discuss issue with Herts County Council with view of re-erecting sign to attain its correct vertical profile.</b>
<b>Overgrown pond.</b>	<b>East of Childs Farm.</b>	<b>Subject to Health and Safety considerations, consider removing selected vegetation to visually 'opening this area up'.</b>
<b>Accumulation of signage.</b>	<b>East of The Old Off License.</b>	<b>Discuss potential with various bodies of achieving some rationalisation.</b>
<b>Other actions</b>		
<b>Friends burial ground, research history, explore opportunities for making site accessible and initiating improvements dependant on what is discovered there.</b>		
<b>Seek further information regarding condition of listed thatched building in Japanese Garden and if necessary include on Council's Heritage at Risk Register. Without prejudice grant assistance may be available.</b>		
<b>Contact owner of Cheynes Farm and investigate further the condition of the ancillary barn currently included on the Council's Heritage at Risk Register. Without prejudice grant assistance may be available.</b>		
<b>Discuss potential of undertaking repair works to church boundary wall and selective removal of vegetation. Without prejudice grant assistance may be available.</b>		
<b>Discuss potential of visually improving access to church, possibly by the provision of an avenue of traditional churchyard trees (such as Irish Yew).</b>		
<b>Discuss potential of roof repairs to ancillary building, The Old Forge. Without prejudice grant assistance may be available.</b>		