Welwyn Village Conservation Area Character Appraisal and Management Plan

Client:
Welwyn Hatfield Borough Council

Date:
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Contents

1.0 Introduction 4

1.1 Summary 4
1.2 Conserving Welwyn's Heritage 4
1.3 Purpose of Appraisal 5
1.4 Planning Policy Context 5

2.0 Welwyn Village Conservation Area 6

2.1 Context and General Character 6
2.2 Origin and Evolution 7
2.3 Designation of the Conservation Area 11
2.4 Wider setting of the Conservation Area 11
2.5 Revisions to the Boundary 12
2.6 Designated Heritage Assets 14
2.7 Non-Designated Heritage Assets 15
2.8 Heritage at Risk 16
2.9 Archaeological Potential 16

3.0 Assessment of Significance 17

3.1 Summary 17
3.2 Character Analysis 24
Area 1 – Manor House and West Manor 25
Area 2 - Historic Core 27
Area 3 – Mill Lane and Mimram Road 33
Area 4 – Allotments 38
Area 5 - South of the River Mimram 42

4.0 Opportunities for Enhancement 47

4.1 Car Parking 47
4.2 Loss of Architectural Details 48
4.3 Boundary Walls 48
4.4 Access and Integration 48
4.5 Inappropriate Modern Development 49
4.6 Neutral Contributors 49
4.7 Public Realm 50

5.0 Management Proposals 51

5.1 Positive Management: Short Term 51
5.2 Positive Management: Longer Term 53
5.3 Funding Opportunities 54

6.0 Appendices 55

6.1 Bibliography 55
6.2 Listed Buildings 56
6.3 Legislation and Planning Policy 59
6.4 Glossary (NPPF) 60
6.5 Frequently Asked Questions 61

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1.0 Introduction

1.1 Summary

This Conservation Area Appraisal and Management Plan will provide an overview of the designation of the Welwyn Conservation Area, outlining its designation history, alterations to the conservation area boundary, and highlighting the special interest of the area along with those buildings and features which contribute to its character. Conservation Area designation gives broader protection than the listing of individual buildings, as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

The special interest of the Welwyn Conservation Area is predominantly derived from its location in the river valley. As a result of its location and surrounding topography, the area was settled early and steady concentrated development along the valley has meant that it has retained a high density of good quality historic building stock. The river also forms a key feature of the village, crossing the conservation area from the north west to the south east, and along with large areas of open manorial land, these afford fortuitous views from areas of public realm and private gardens throughout.

1.2 Conserving Welwyn's Heritage

Welwyn Hatfield Borough Council has appointed Place Services to prepare a Conservation Area Appraisal for the village of Welwyn. This Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in Welwyn and its environs.

This appraisal provides an assessment of the historic development and character of Welwyn and outlines its special interest. This will also consider the significance of individual heritage assets and the contribution that these, along with their setting, make to the character and special interest of the area. The understanding of significance will be used to assess the susceptibility of the conservation area to new development and highlighting key heritage assets of importance.

This assessment will consider how different character areas within Welwyn came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impacts future developments may have upon the significance of heritage assets and the overall character of Welwyn. This assessment is based on information derived from documentary research and an analysis of the individual character areas.

The National Planning Policy Framework (NPPF 2021) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2nd Edition 2019) and The Setting of Heritage Assets (2nd Edition 2017).

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1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a conservation area are more likely to produce good design and good outcomes for agents and their clients. This appraisal will strengthen understanding of Welwyn and its development, informing future design.

1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework (DCLG 2021).

The Welwyn Conservation Area is located within the Borough of Welwyn Hatfield. Current local planning policy is set out in the Adopted Local Plan (October 2023). The policies relevant to heritage assets, good design and the Welwyn area itself include:

Adopted Local Plan (October 2023):
SADM 6 – Shopfronts, Advertisements and Signage
SADM 15 – Heritage
SADM17 - Urban Open Land
SP 9 – Place-making and High Quality Design
SP 11 – Protection and Enhancement of Critical Environmental Assets

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2.0 Welwyn Village Conservation Area

2.1 Context and General Character

Welwyn is an ancient settlement located in the northern half of the borough of Welwyn Hatfield, west of the modern A1 within the valley of the River Mimram. It is centred round a ford at a bend of the river, and named for the trees which once flanked the riverbank, 'Welwyn' meaning 'at the willows' in Old English.[1] The village is located between three hills to its north, east and south-west (Danesbury, Lockleys, and the Frythe). The highest ground within the village is on the south-west side at over 400ft.

There is no sign of planned settlement in Welwyn, with evidence suggesting that the village built up gradually along the High Street between the river and the church, and along Church Street.[2] The Roman village was likely located upstream, and the focus of the settlement has shifted over time. The village grew centred around four streets; High Street, Church Street, Mill Lane and Prospect Place. It is varied in its architectural style, with the historical core including a significant number of listed buildings. Further twentieth century development has occurred to the north, south and east of the village.



Figure 1 Welwyn Conservation Area (2023) within its wider setting ©Google Earth

1 J.E.B. Gover, Allen Mawer, and F.M. Stenton, The Place-Names of Hertfordshire, Cambridge University Press (1938)

2 English Heritage, Extensive Urban Survey – Hertfordshire (2005)

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2.2 Origin and Evolution

The following section provides an overview of the history of the settlement of Welwyn Village and its surrounding landscape. Welwyn has its roots in the Iron Age though earlier archaeological evidence from prehistory has been identified.

Prehistory: Palaeolithic to Iron Age (c.10,000 BC to 100 BC)
Welwyn's location, in the valley of the River Mimram, has meant it has been the location for human activity since prehistory. Scattered Palaeolithic stone tools have been found across the area of Welwyn. Hand axes and other tools have been recorded near the Fulling Mill (HHER 2734), at various places along the valley and near Welwyn Mill (HHER 2782, 2915, 10392), and at Digswell (HHER 0640).[3] Mesolithic finds are not as common; however some are noted near Fulling Mill (HHER 2734), and it is likely that more exist along the river valley in line with Mesolithic finds across Hertfordshire. Neolithic finds however are largely absent.

There are more significant numbers of Bronze Age finds around the village of Welwyn; indicating that settlement was becoming more established during this time. Flints and a tanged arrowhead were recorded during the excavation of the Dicket Mead Roman villa, near the river (HHER 4164), a hoard of socketed axes and lumps of copper were discovered in the grounds of Danesbury (HHER 0639), and Bronze Age round barrows or burial mounds were sited to the west of Woolmer Green (HHER 7687-9) and Digswell (HHER 7932-3).[4]

As is typical of Hertfordshire, early Iron Age finds are less evident across the area, although Middle Iron Age pottery has been recorded (HHER 9267), as have late Iron Age enclosures in the wider landscape around Welwyn. It is however evident that substantial development in Welwyn did not begin until the second century BC, located on the higher ground south-west of the river crossing.[5]

Late Iron Age and Roman (c50 BC to cAD 450)
Late Iron Age scattered settlements occupied the Welwyn area from the first century. Contemporary cremation burials indicate that Welwyn was of much greater importance than the settlement evidence has so far revealed: the imported grave goods (amphorae and silver and bronze vessels from Italy, fine pottery from Gaul) of the 'chieftain graves' found at Prospect Place in 1906 (HHER 0158), and the Mardleybury amphora burial (HHER 0411), indicate wealth and connections with the Roman world.[6] This and the Welwyn Garden City burial are the richest in Hertfordshire, and imply the presence in the area of powerful local chieftains.

In Roman times, Welwyn was located on the major road which crossed the Mimram, travelling from Verulamium to Braughing and Colchester. The settlement was small and compact, and was likely to have been an estate village rather than a town, owned and controlled by the villa. Unlike many settlements on villa estates elsewhere, this one was located on the highway. The bath house was discovered in 1970 in Welwyn during excavations for the A1 motorway (Figure 2). It formed part of a third century farm or villa. The bath-house has been preserved in situ, in a vault beneath the A1(M).[7]

A second villa, which included a hypocaust and possible gate-tower was discovered in the grounds of the Manor House on the western edge of the Conservation Area in 1906. Excavation in 2001 has established that the occupation area extended as far as West Manor, and probably beyond it. Further below-ground archaeological remains can be anticipated in this area

3 English Heritage, Extensive Urban Survey, ibid.
4 English Heritage, Extensive Urban Survey, ibid.
5 English Heritage, Extensive Urban Survey, ibid.
6 English Heritage, Extensive Urban Survey, ibid.
7 Arthur Jones, Shire County Guides: Hertfordshire, Shire Publications (1993)

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Saxon and Medieval

Saxo-Norman sherds, late Saxon coins, a probable hoard (HHER 2843) and a coin minted c.1050 (HHER 4165) have been recorded within the area, and support the idea of a high-status late Saxon nucleus on the road by the river crossing.[8] There is also evidence that two watermills existed at Welwyn in the late Saxon period; these are likely to be Welwyn Mill itself (HHER 7040) and the 'Fulling Mill' (HHER 5781).[9]

Medieval Welwyn saw a resurge in development, and is considered to be a 'new start' for the village after the small Roman settlement fell into ruin. Welwyn is recorded in the Domesday Book (1086), where it is described as a large settlement of 42 houses; these were likely dispersed across the four main estates at this time, of which the principal ones were the Rectory manor (HHER 10840), a moated manor sited in the valley bottom close to the mill, and Mardley manor, whose manorhose was located outside the Conservation Area at Mardleybury. The Roman road continued to be used throughout this period. The medieval period saw the arrival of further manorial sites, including Lockleys and The Fyrthe. These estates remained intact into the post-medieval period and prevented expansion of the village until the 20th century.

Welwyn mill (HHER 7040) is first referred to in the late thirteenth century, and was included in a list of the property belonging to the Rectory manor in 1461.[10] It appears always to have functioned as a corn mill.

The village built up gradually along the High Street between the river and the church, and along Church Street. By 1287 a record of a 'Thomas at Brig' implies that a bridge across the river Mimram was already in place. There was at least one inn in the High Street, this was The Swan, first mentioned in court rolls in 1352 (it was renamed the Wellington in 1816). Guessens, at the start of the road to Codicote, was a farm recorded from the fourteenth century and next door was a house on the site of Ivy Cottage from 1425, while the first recorded building on the site of Holly Hall, opposite the church, was built in 1430. In 1443 John Thebregge was granted a licence to build a forge (HHER 10860) on the east side of the High Street, at the corner of what is now Mimram Walk.

The main surviving elements of medieval Welwyn are the parish church, the old rectory, and the mill.[11]



Figure 2 Roman Bath House Excavation (HRO Photo Archive)

8 English Heritage, Extensive Urban Survey, op. cit.

9 Rumble, A., Domesday Book, Phillimore, Chichester (1983)

10 British History Online, 'Parishes: Welwyn', in A History of the County of Hertford: Volume 3, ed. William Page (London, 1912), pp. 165-171

11 English Heritage, Extensive Urban Survey, op. cit.

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Post Medieval
The predominant post-medieval development within the area comprises of the emergence of further manorial sites and alterations to the road network.

The emergence of the Great North Road in the sixteenth century amalgamated smaller existing roads in the area, altering the historic landscape. The approach into Welwyn from the south, over Digswell Hill, was difficult, due to the slope. It came steeply down Welwyn Hill, which became increasingly sunken and muddy as traffic increased, across the bridge into the High Street, and turned at the church into Church Street, running into a surviving length of the Roman road as it left the village. The Welwyn Turnpike Trust, set up in 1725, attempted to improve this section with tollgates and milestones. The branch road to Codicote and Hitchin left the main route at the turn by the church. This road was also taken in hand by the Trust, which repaired it in 1746 and provided milestones.

Some endeavours were made to utilise the new improved access to Welwyn by Dr Young, to create a spa within Welwyn. The Assembly Rooms were built by Dr Young as part of this commercial venture. However the 'Welwyn Spa' died with Dr Young in 1765, and by 1832 the assembly rooms had been converted into a house.

The village never fully developed its potential as a coaching stop on the the new route, despite the increase in public houses, as its manors prevented major expansion outwards. Until the early nineteenth century much of the block of land bordered by the High Street, Church Street, and Mill Lane was occupied by the farmyard, pasture, orchard and garden of the medieval rectory, and Mimram Walk was Farmyard Alley.

Sixteenth and seventeenth century development lines the main streets of the village, following Church Street, Codicote Road, High Street, Mill Lane, Prospect Lane and School Lane. These were predominantly timber framed cottages and houses, with some shops and inns catering to the passing trade.

Many of the prominent medieval structures of Welwyn were later replaced with eighteenth century buildings, such as the Rectory Manor and Mill. The 'Manor House' was built as a new rectory in 1789 the Old Rectory in Mill Lane being considered no longer suitable (Branch Johnson 1967, 35-6). It is a red brick building of two to three storeys and a cellar, and was extended to north and south in the mid nineteenth century. It ceased to be the rectory in 1920 and is now divided into several properties. Much of its extensive grounds remain.

The present Mill House is predominantly late eighteenth century red brick, with some elements of seventeenth century and early eighteenth century in the south wing. A barn and other structures at one time straddled the river, but these have gone and the mill pond has been drained.

The Drury and Andrews 1766 Map (Figure 3), Bryant's Map of Hertfordshire 1822 (Figure 4) and the first edition Ordnance Survey Map 1881 (Figure 5) demonstrate the compact development of the village, with Lockleys Park bounding it to the east and the Rectory to the west. Bryant's Map and the 1881 OS Map also highlight the introduction of the eighteenth-century Danesbury Park to the north. While there was no outward expansion at this time, as indicated on these maps, there is evidence that development occurred within the village core. In the early nineteenth century housing density was fairly



Figure 3 Drury and Andrews 1766 (HRO)



Figure 4 Bryant's Map of Hertfordshire 1822 (HRO)

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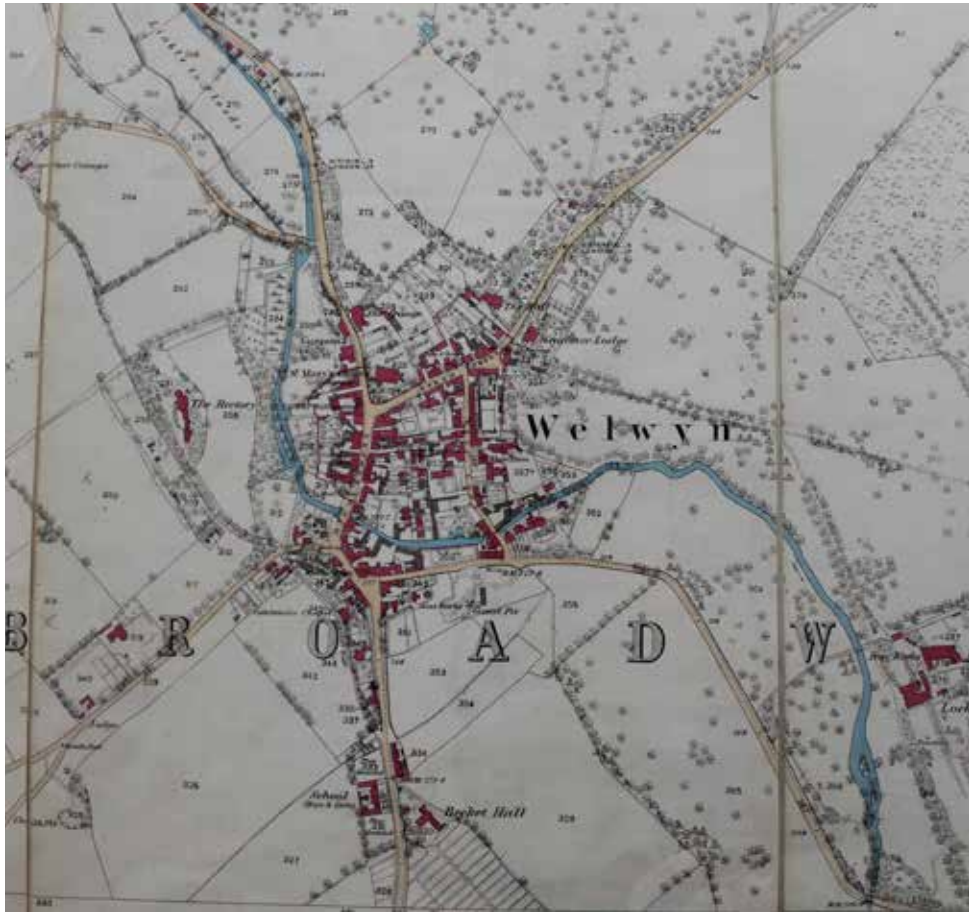


Figure 5 Ordnance Survey Map 1881

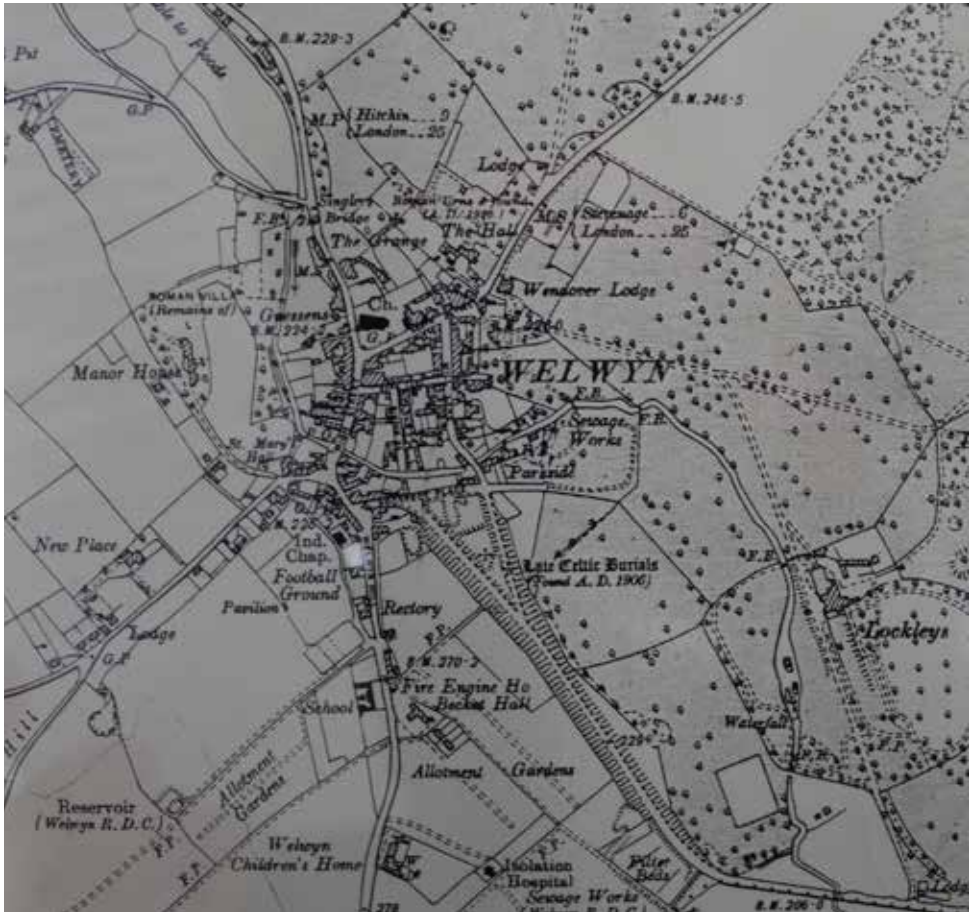


Figure 6 Ordnance Survey Map 1923

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low, and properties were set within generous plots; the High Street was also widened at this time, c.1810, and the building line set back, creating a more spacious core. However, there was a subsequent rise in population in the first half of the nineteenth century, which resulted in gradual infill within the village, predominantly surrounding the regraded Welwyn Hill.[12]

Modern
Historic maps demonstrate that until the twentieth century, Welwyn village was confined to a compact area within the valley of the River Mimram, and on the slopes of the higher ground to the north and south. When compared with Figure 5, the 1923 Ordnance Survey Map (Figure 6) highlights that there was little development in the early twentieth century. The Mill building was demolished in 1912 following the death of the last miller.

Welwyn began to grow after the building of the by-pass in 1926, and later twentieth-century development took place along Prospect Place, and north of Lockleys Drive and Church Street. It has also been bypassed by the A1(M) motorway, and is now overshadowed by its much larger neighbour to the south, Welwyn Garden City.

2.3 Designation of the Conservation Area

Welwyn village historic core Conservation Area was designated in 1969; there is a map of the conservation area extent, but there has been no accompanying Character Appraisal or Management Plan.

2.4 Wider setting of the Conservation Area

The wider setting of Welwyn is largely suburban, with surviving areas of original agricultural land largely limited to the north-west of the conservation area and to the east of the A1(M). The wider rural setting includes areas such as Singlers Marsh Nature Reserve and Bridge, and Fulling Mill Lane is a good example of a rural country lane within the setting of the Conservation Area.

The Welwyn Bypass Road and the A1(M) form the predominant eastern setting to the conservation area, with large roundabouts to the northeast and south east of the village. The Dicket Mead Roman villa (SM List Entry No. 1015580) is also located to the east of the area. The listing includes two components of the substantial Roman Villa complex, uncovered in the 1960s, comprising of the Welwyn Roman Baths located underneath the A1(M) and extending to a second area of scheduled monument which includes the visible and buried remains of the Roman villa.

There has been substantial twentieth and twenty first century development within the setting of the conservation area, predominantly in the north, south and west, which forms the remaining setting to the conservation area. Many of these offer views towards the settlement and arable land, such as those from Riverside to the north.

Some older municipal buildings exist within the later development, such as the former school building on London Road, however development here is comprised largely of contained estate development. Historic buildings within the setting of the conservation area (such as the former school building, as well as those highlighted within the Welwyn Heritage Trail), positively contribute to the wider setting of the area. These buildings are often interspersed with green spaces, wide verges, and established planting.

12 English Heritage, Extensive Urban Survey, op. cit.

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2.5 Revisions to the Boundary

As part of the reappraisal of the conservation area, the boundary has been reviewed to ensure it adequately reflects the area's special architectural and historic interest. These revisions have been consulted upon and the revised boundary is shown on the map in Figure 7.

The NPPF (2021) states that *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".*

Some areas which have been removed from the conservation area boundary are:

- Parkside – modern housing development to the south east of the area
- Riverside – modern development to the north west of the area
- Wendover Court - three modern houses to the north of Lockleys Drive
- Welwyn Hall Gardens, Wendover Lodge and Church Place – housing development to the north east
- St Mary's Close – small close of modern housing in the north west of area
- Ellesfield - twentieth century bungalows to the south west of the area

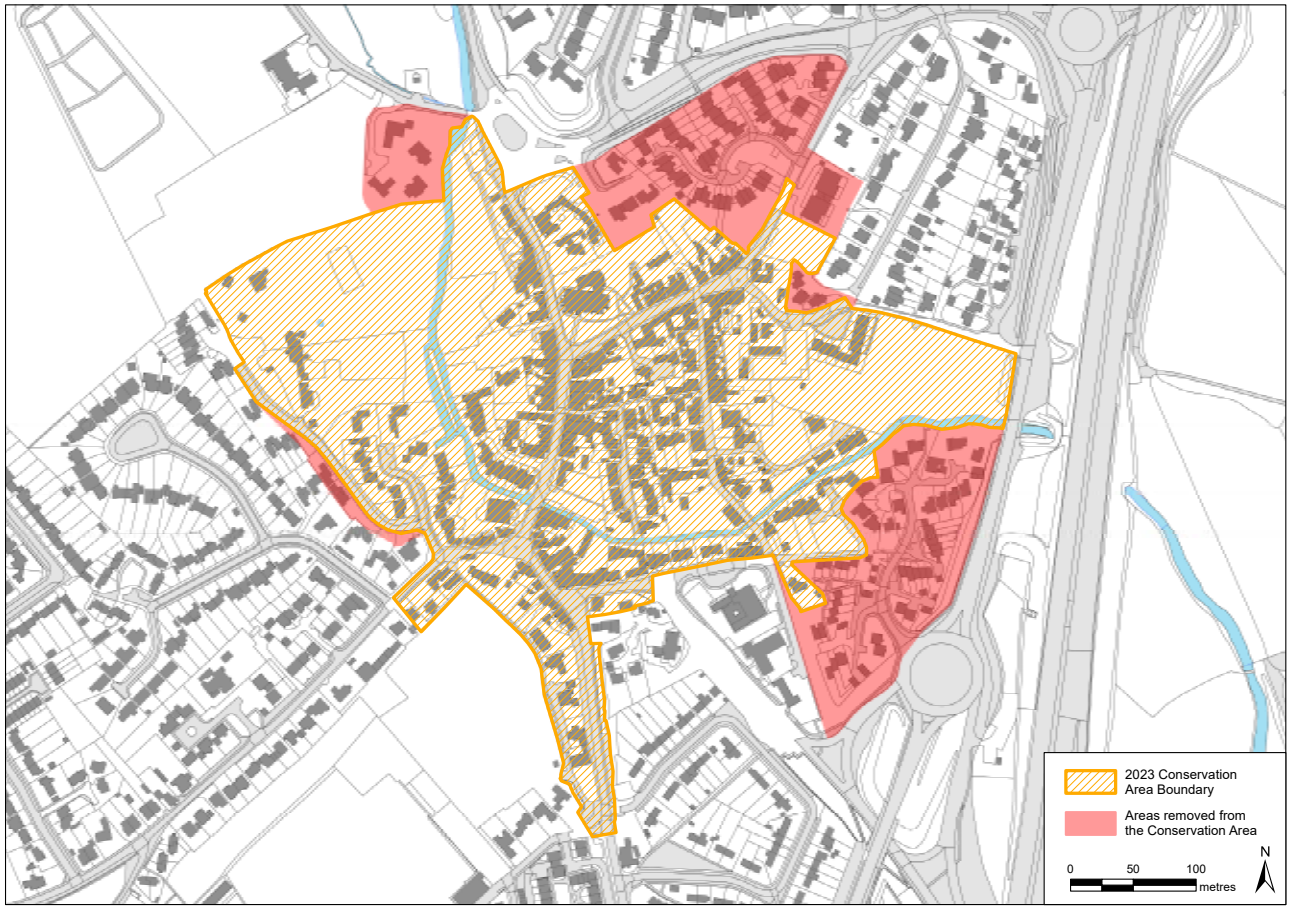


Figure 7 Revisions to Conservation Area Boundary

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Parkside
The removal of the Parkside housing estate was considered to be beneficial in better preserving the historic character of the area. The housing development is separate in its character and development pattern and does not respond to its surroundings but rather creates its own modern character. Although neutral in its contribution to the conservation area, it is lacking in historic and architectural special interest to warrent its inclusion.

Riverside development
The Riverside development to the north west of the area comprises 4 detached, modern houses, which are sympathetic in their style and set with generous planting. However, they form a separate, modern character from the conservation area and lack historic interest in themselves. They are also located some distance from the village core. It was considered to be beneficial to remove them from the conservation area boundary, as they did not contribute to the special interest of the area.

Wendover Court
The three modern houses to the north of Lockleys Drive were considered to make a neutral contribution to the conservation area. Whilst they are of a sympathetic design, they lack special architectural and historic interest and it was considered appropriate to remove them from the conservation area. They will remain part of the setting of the conservation area.

Welwyn Hall Gardens
This area was removed from conservation area due to a lack of historic and architectural interest. Whilst there are some merits to the design of the residential development of Welwyn Hall Gardens and Church Place, it was considered that the modern development of Wendover Lodge and the mid-twentieth century houses on St Marys Close were out of keeping with the historic character of the area.

The modern development did not contribute positively to the historic special interest of the conservation area, although the design of the development of Welwyn Hall Gardens and Church Place is largely sympathetic. This area is on the peripheral of the village both physically in terms of its location and topographical difference, as well as characteristically due to the self-contained, enclosed nature of the residential developments.


Figure 8 Houses on Parkside


Figure 9 Welwyn Hall Gardens

The Grade II listed milepost and historic red brick wall on Church Street were retained within the boundary of the conservation area, and are discussed within character area 2, as these features contribute to the area's historic special interest.

Ellesfield bungalows
Two bungalows on Ellesfield were considered to be neutral in their contribution to the character and appearance of the conservation area being low in height and constructed from red brick. However, they lack in special architectural and historic interest and it was therefore considered appropriate to remove them from the conservation area boundary.

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2.6 Designated Heritage Assets

There are 52 Listed Buildings within the Conservation Area (see Appendices 6.2). Of these, one is grade II* listed, Guessens on Codicote Road; the remainder are grade II listed (Figure 10).

The designated heritage assets range in date from the thirteenth century Parish Church of St Mary to the early-twentieth century telephone kiosk. Among the designated heritage assets are a variety of fine buildings and features including historic hotels and inns, garden walls, a cast iron mile post, cottages and houses, and public houses.



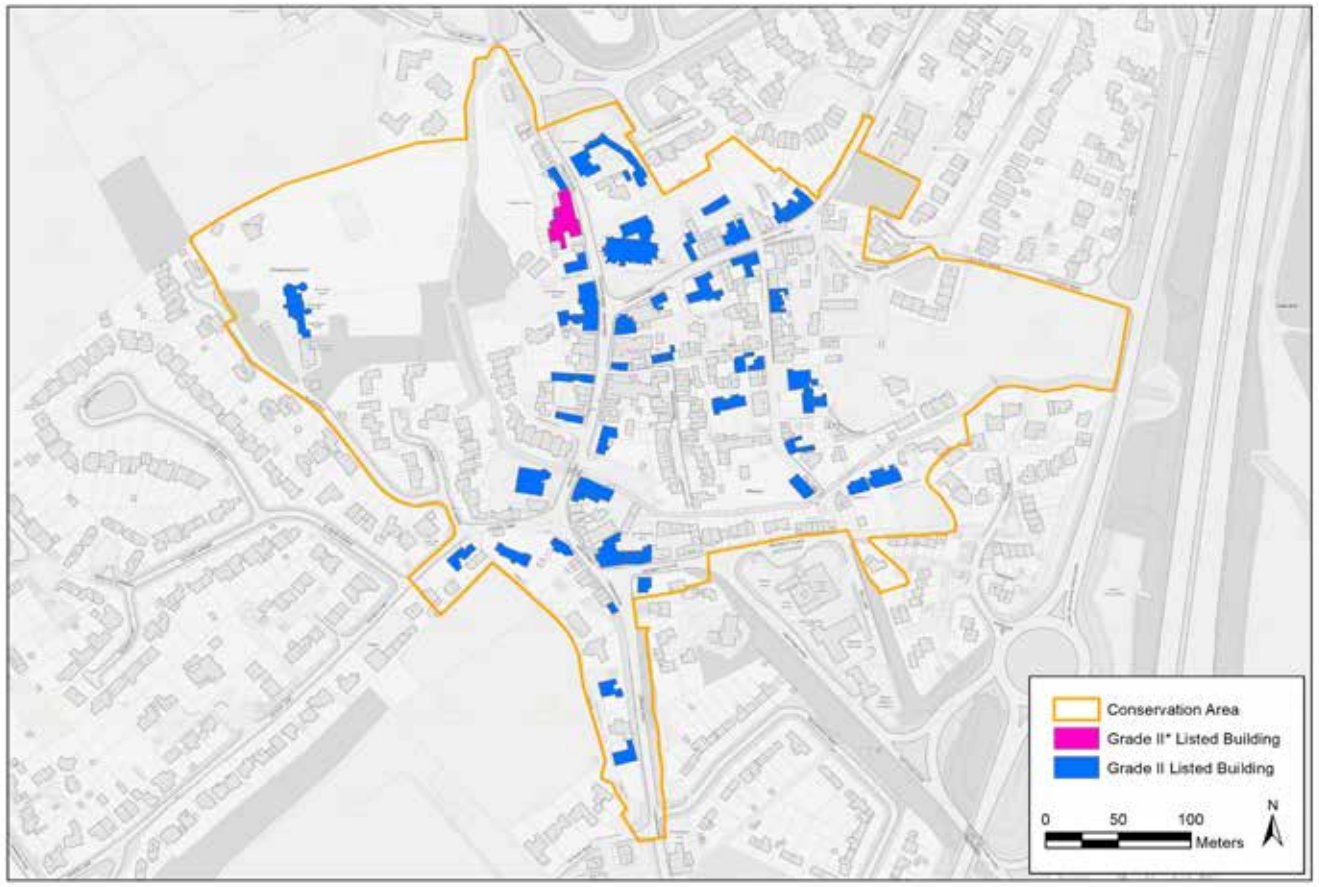


Figure 10 Designated heritage assets

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2.7 Non-Designated Heritage Assets

There are a number of non-designated buildings and structures within the conservation area which contribute positively. These buildings and structures have been identified as non-designated heritage assets[13] as they are considered to be good examples of their type or architectural style, demonstrating use of local materials or design features, are all relatively complete in their survival and illustrate the development of the settlement. Of these buildings, there are some which are considered to be key buildings of townscape merit. These are prominent local landmarks of high architectural quality, which are often connected to designers, local historical events, activities or people, with the potential for inclusion on a local list or for designation. These are highlighted within each Character Area and depicted within Figure 11 and identified below:

- Gothic House, 23 Church Street
- North Lodge, Lockleys Drive
- Workers' cottages No. 16-28 on Mill Lane

The Gothic House, located on Church Street, forms a key building within the conservation area, and makes a positive contribution to the character of the area due to its unusual facade. It is two storeys in height, constructed in striking polychromatic brickwork with gault brick banding and striped door surround, window jambs and heads. It is well proportioned and symmetrical in its design. The building is typical of high Victorian Gothic, nineteenth century architecture, but a unique facade within Welwyn.

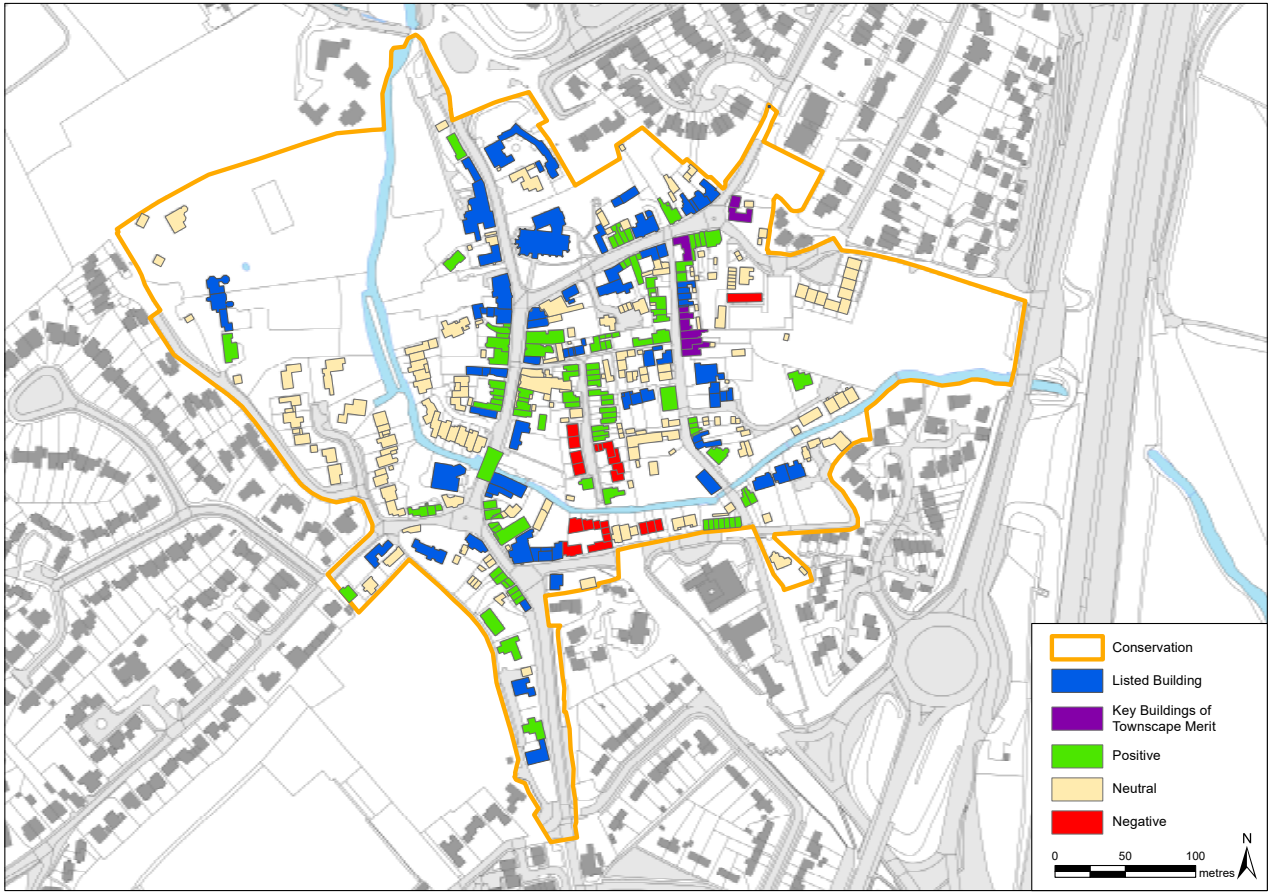


Figure 11 Non-designated Heritage Assets

13 See Glossary at Section 6.4 for the definition of a heritage asset

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The North Lodge is located on the junction of Lockleys Drive and Church Street, in a prominent corner plot position, forming the terminating view east along Church Street. The lodge marks the former drive to Lockleys, and was designed by Sir Edwin Lutyens.[14] It is a red brick building under a red clay tile roof, and is two storeys with a storey and a half height southern wing with hipped roof dormer. The central bay is of architectural interest and contains a semi-circular window with decorative brick arch and keystone detail above pilasters. The building is of historic and architectural value, a well preserved examples of Lutyens work in a prominent location in the street scape.

The nineteenth century expansion of Welwyn is perhaps best appreciated on Mill Lane, where nos. 16-28 make a positive group contribution to the street. They adjoin the grade II listed Vineyard (8-14), and relate to this designated heritage asset in terms of their architectural style, use and development phase. They are significant in the contribution they make to the densely built, nineteenth century terracing on Mill Lane as well maintained examples of workers' cottages, and for the positive contribution they make to the adjoining listed buildings.

2.8 Heritage at Risk

Historic England publishes a yearly list of Heritage at Risk. To be included on the list, buildings must be Grade II* listed or above, with the exception of Grade II listed places of worship and Grade II listed buildings in London.

Other designated heritage assets can also be included on Historic England's register, including Conservation Areas, Scheduled Monuments and Wreck Sites. Non designated heritage assets are not considered by Historic England for inclusion on the Heritage at Risk Register.

14 Tony Rook, Welwyn Archaeological Society 2014

At the time of assessment there were no assets within the Conservation Area on the At Risk Register.

2.9 Archaeological Potential

Fieldwork has been undertaken within Welwyn since the 1940s, largely concentrated on the area of the medieval settlement and the A1(M) junction. During excavations for the A1(M1) in the late twentieth century, excavations revealed a variety of archaeological deposits including a Bronze Age ring ditch, the Roman baths and a deserted medieval settlement.[15] Further archaeological deposits can be anticipated within the historic core and the river valley. Waterlogged deposits may well be present close to the river, and in deeper features such as wells and cess-pits. Soil-conditions are variable, but Lewes Chalk deposits are conducive to the preservation of faunal remains. Artefacts such as ceramics, building materials and metal survive in chalk.

The location of the Roman road and the extensive Roman deposits to the south and southeast, including the villa and baths, would suggest that Welwyn formed part of a wider Roman landscape. Although the village will have been extensively altered, particularly within areas of modern development, cut features and shallow stratigraphy in open areas, such as back gardens, has the potential to exist within the present urban area.

The buildings in Welwyn, both listed and unlisted, represent an important resource in understanding the history and character of the village. Welwyn retains the appearance of a 'historic' village. In addition, the potential for significant archaeological deposits to be present contributes to the special interest of the area, and may reveal further information about the origins and development of the settlement in the future.

15 Murray J. A1(M) Motorway Widening, Junctions 6-8: an archaeological evaluation, Hertfordshire Archaeological Trust reports (1993)

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3.0 Assessment of Significance

3.1 Summary

Introduction
The special interest of Welwyn is derived mainly from its siting at the river crossing-point (the reason for settlement at this location) and its high density of quality historic buildings, many of which are now listed. Historic development is largely concentrated within the rectangle of streets comprising of High Street, Church Street, Mill Lane and Prospect Place. Development was contained within this area largely due to the nature of the landscape, with the topography and river forming natural boundaries, as well as the prominent manorial sites which historically surrounded the village.

Built Environment
The late medieval and post-medieval building stock is in good condition throughout the village; as such, a number of buildings make a positive contribution to the area. These, along with neutral, negative and listed buildings, are highlighted below within each character area.

The buildings within the core of the village, following Church Street, High Street and Codicote Road are of high density, although set back slightly from an unusually wide road. The road has historically been widened, most recently to the north of the conservation area which was widened in the 1970s, with the frontage of the stable block which formerly served Guessens rebuilt further back following the new building line. Despite the width of these roads, they are still notable for the sense of enclosure created by the density of buildings with their frontages on the pavement edge. St Mary's Church forms a prominent building at the junction of Church Street, High Street and Codicote Road, and provides a break in the built street scape as well as a terminating view north on the High Street.

There are a high number of commercial buildings and inns located in the core of the village, with varied architectural styles. These buildings typically extend to the pavement edge, and range in their historic building material and height, contributing to a varied and interesting street scene. More prominent buildings, both in terms of their height and architectural detailing, typically terminate views of streets, such as the Wellington Inn on the High Street, The Lodge on Lockleys Drive, St Mary's Church, and the White Hart on Prospect Place.

While the main arterial roads are wide, a number of smaller roads and walks cross the conservation area. These are located predominantly within the centre of the conservation area, to the south of the larger routes of the High Street and Church Street. These streets are orientated to follow the topography of the valley, with Mill Lane and Mimram Road leading down to the River Mimram, and Prospect Place following a ridge that largely runs parallel to the river affording access to the river for properties here. Residential buildings tend to be two storeys in height, constructed in red brick and often painted in a bright colour palette of whites and creams. Original features and simple architectural details have been retained on the majority of residential buildings, including windows, doors and roof coverings, which contribute to the group value of the building stock here.

The group value of the building stock is evident throughout the conservation area through the lively and varied streetscapes, which are interspersed with streets formed of high quality terraced cottages.

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Topography
The topography of the area is significant in creating fortuitous views within, from, and into the conservation area. The gradual incline from the valley outward creates a varied roofscape, and allows for glimpses across roofs and down thoroughfares, often including key buildings such as St Mary's Church. The topography also contributes in allowing for views of greenery and mature planting on the high points surrounding the conservation area (Figure 12). These create a sense of a rural setting, which contrasts to the dense, urban centre, providing a green backdrop to the built environment.

Land Usage
The conservation area predominantly comprises residential buildings, with commercial buildings and inns concentrated in the historic core along the High Street and Church Street. There are also some public amenities located along the arterial street within the village. Key examples include: St Mary's Church, located in a prominent position within the conservation area, set to the north of the junction of Church Street, High Street and Codicote Road; the Doctors Surgery at the south end of the High Street; and the allotments on Lockleys Drive. To the west of the conservation area is the privately owned Manor House and its extant manorial grounds, providing a further example of the historic land use of Welwyn.

Key Views
Key views are identified on Figure 13. Note the views included are a selection of key views; this list is not exhaustive and there are numerous other views of significance. Any proposals for development within the conservation area, or its environs, should consider the views below and any others which may be relevant or bespoke to that proposal. It is also notable how these views alter in character between winter and summer months which must be taken into account.



Figure 12 View south along High Street with distant treeline visible above buildings

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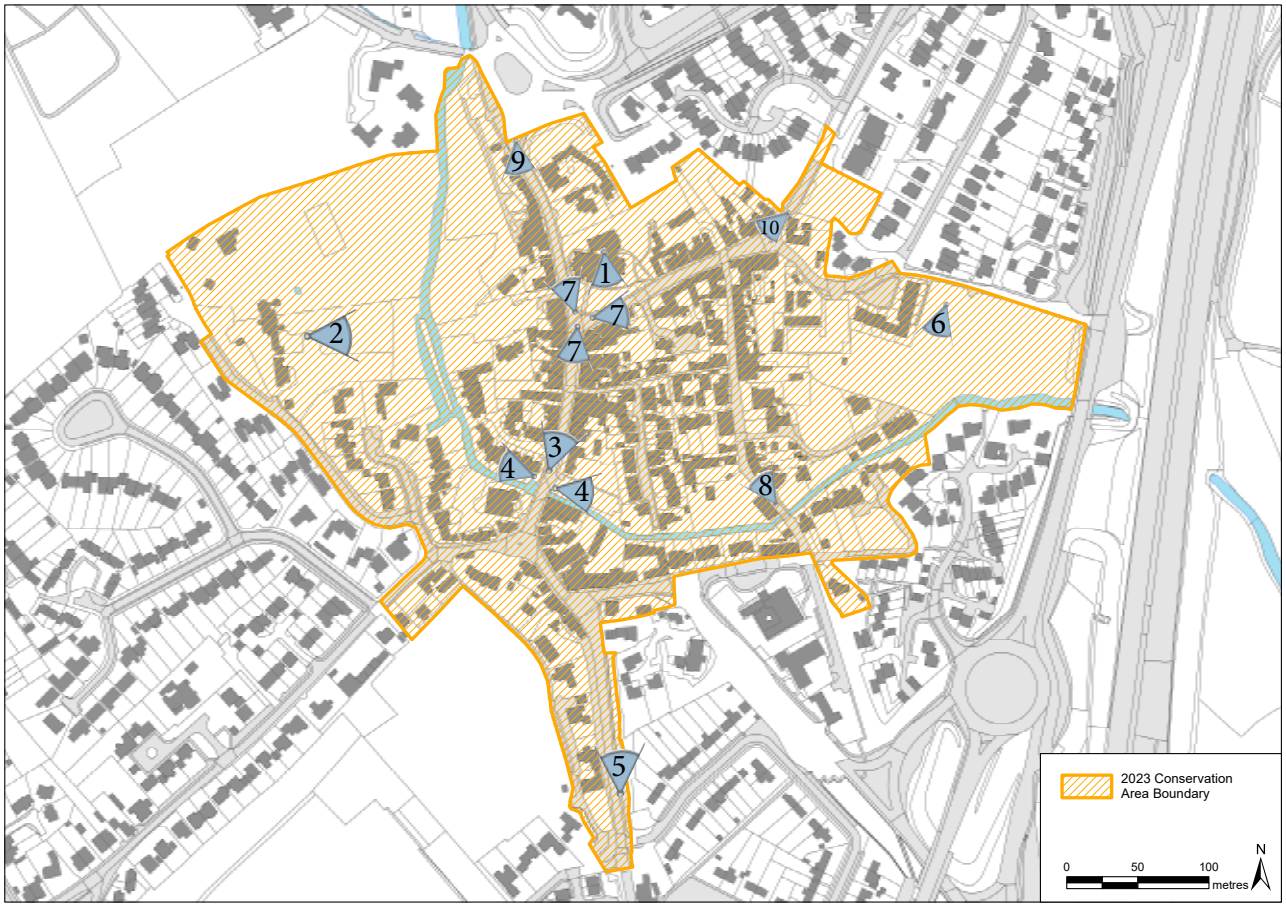


Figure 13 Views Map

Key View Indicator

1. From the church out
2. From the Manor out
3. From the bridge up High Street
4. From the bridge over the river
5. From London Road north
6. From the allotments south
7. From the junction of the High Street, Codicote Road and Church Street out
8. Along Mill Lane
9. Along Codicote Road
10. Along Church Street

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Landscaping, Open Spaces and Public Realm
There are several key areas of green space within the conservation area, shown on Figure 17. These make a positive contribution through their visual appeal, their contribution to the verdant character and setting of the village, and the communal value they bring.

The allotments (5 on Figure 17, which identifies open spaces) have been identified as an area of Urban Open Land (UOL 12 on Welwyn Hatfield Policy Map, in relation to Policy no. SADM17). These are located within the heart of the conservation area, on low ground north of the River Mimram (Figure 12). The allotments form a large area of well-maintained land providing a key communal space for the village. There is value in the green space the allotments offer, creating a pleasant area from which views into the conservation area are varied and of interest due to the topography. To the west, they look onto the uniform backs of housing along Mill Lane and the attractively irregular development and high red brick garden walls of Orchard Road. To the north and south, the sloping topography allows for views of streets, with staggered rooflines. This provides interesting views of rooflines and established planting on the brow of the hill to the south.

The manorial grounds and gardens which surround the River Mimram to the north west of the conservation area (1 on Figure 17) are also identified as an area of Urban Open Land (UOL 11 on Welwyn Hatfield Policy Map, in relation to Policy no. SADM17). This area makes a positive contribution to the conservation area as a historic area of open space which allows for the river to be appreciated and for interconnecting views between the manor grounds and historic core.

The churchyard of St Mary's Church is an area of positive green space in the core of the historic settlement (2 on Figure 17); the churchyard comprises of some mature trees, hedgerows and high quality street furniture. This is also reflected in the War Memorial, located to the south of the churchyard and enclosed by maintained hedgerows (3 on Figure 17). These areas provide key areas of public realm of communal and historical value to the village.


Figure 14 View South over the allotments


Figure 15 Planted junction of Lockleys Drive and Church Street


Figure 16 Bank of River Mimram to the north west

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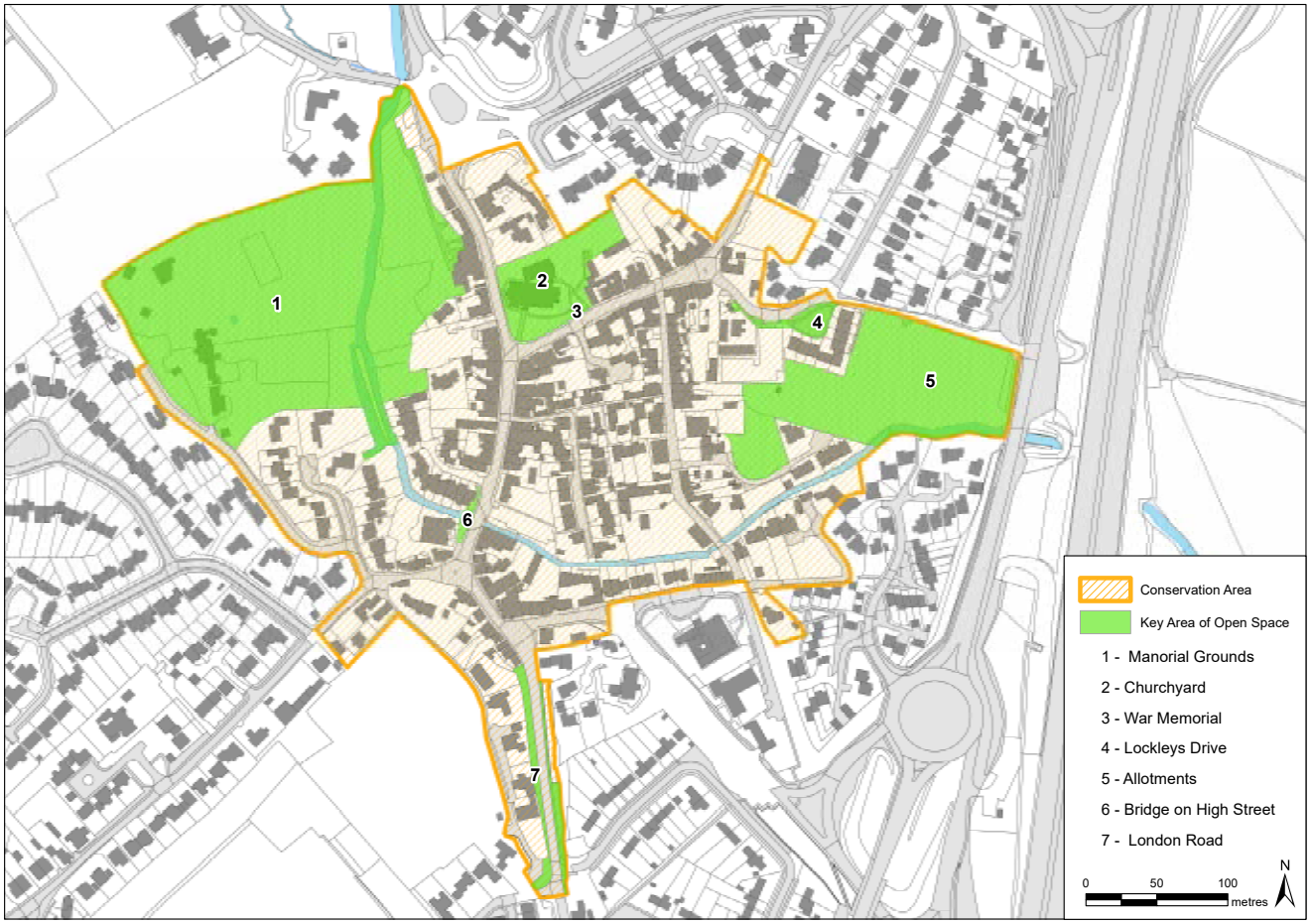


Figure 17 Key Open Spaces

Throughout the conservation area there are also frequent areas of green space in the form of verges and planted banks, particularly along London Road (7 on Figure 17) and Lockleys Drive (4 on Figure 17). These areas of green space and planting contribute to a varied, verdant street scape.

The area surrounding the bridge on the High Street is also notable as a pleasant area of public realm, which reveals the river as a key feature of the conservation area (6 on Figure 17). Benches allow for visitors to appreciate the water's edge, which is fairly concealed by the built environment otherwise, and a bust of Vincent Van Gogh celebrates the village's association with the family through his sister, Anna (Figure 20). Vincent Van Gogh visited the school his sister taught at, now the listed Ivy Cottage on the High Street (List Entry No. 1100963).

There are a number of smaller green spaces dispersed throughout the conservation area, including planted mini-roundabouts at road junctions (Figure 15), and private gardens. These all make a positive contribution to the area. The village is dense in its built development, with building lines typically extending straight onto a narrow pavement; the green elements of the conservation area, therefore, soften the built character and provide welcome areas of well-maintained, valuable green space.

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Figure 18 War Memorial and Public Realm Space on Church Street



Figure 19 View south west of river from garden at The Wellington Inn



Figure 20 Bust of Vincent Van Gogh located by the bridge

Traditional/Local Building Materials and Details

The building stock in Welwyn is predominantly traditional, Hertfordshire red brick, often painted in a palette of whites and creams, with some earlier timber frame rendered buildings and stock brick terracing. Decorative brick banding and detailing around apertures are a common architectural feature, along with some quoin detail on larger buildings.

Roofing materials are typically slate and clay plain tiles, and the roofscape formed of largely uninterrupted roof planes, with chimneys and some small dormers particularly on School Lane. Windows and doors are of a good quality throughout the conservation area, and are predominantly timber.

Boundaries are also of a high quality throughout the area, and are typically of red brick, iron railings and hedges, with some timber fencing in places.

Beyond the Conservation Area Boundary

The conservation area draws significance from the wider landscape. The area is bounded largely by modern, suburban development, including the main roads to the east, and housing estates to the north, south and west. The topography of the valley, however, creates a green setting to the village itself, often shielding views of these urbanising features from the conservation area. While these features are not visually connected, the additional roads are significant in their contribution to the growth of the village.

While the topography of the valley often shields views of the wider setting, the open fields to the north of the Manor House and West Manor make a positive contribution to our understanding of the historic development of the settlement. These manorial grounds enclosed the village and prevented its expansion east. The agricultural fields to the north, therefore, allow us to appreciate this historic development and setting of the village, and the impact of the manor.

The Scheduled Dicket Mead Roman villa (SM List Entry No. 1015580) is located to the east of the area, underneath and to the east of the motorway, it includes the villa itself and the Welwyn Roman Baths located underneath the A1(M). The Scheduled area would form only a portion of a wider Roman landscape comprising farm buildings, fields and cemeteries.

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There has been substantial twentieth and twenty first century development within the setting of the conservation area, predominantly in the north, south and west, interspersed with some older municipal buildings including the former school building and Union Workhouse on London Road. This development is often interspersed with green spaces, wide verges and established planting, which contribute to a verdant character.

There is an area of substantial green space to the north of the conservation area at Singlers Marsh, a designated Local Nature Reserve. From the conservation area, the marsh is reached via a bridge over the river on Fulling Mill Lane and extends north west following the river bank. The marsh is regionally significant as a site to appreciate and understand the chalk river Mimram and lowland flood meadows, providing a habitat for a wide range wet meadow flora and fauna.[16] It also provides a tranquil open space within a short distance of the village centre; there is a comprehensive information board at the entrance gate to welcome visitors and provide a brief history of the Welwyn area and the significance of the river and marsh to the Welwyn settlement.



Figure 21 View east along Church Street highlighting variety of building materials and features



Figure 22 Looking north over Singlers Marsh

16 Natural England, Designated Sites View, [https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1460438&SiteName=singlers%20marsh&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=]

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3.2 Character Analysis



Figure 23 Character Areas

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Area 1 – Manor House and West Manor

This area draws its character from its use as an eighteenth century rectory, with its associated gardens and grounds. The site became the location of the new Rectory in 1798, when the medieval rectory manor site in the valley bottom was deemed no longer suitable. This private property and its accompanying manorial lands bounded the village to the west, restricting development in the valley. It is located on the slope west from the river, affording views into the village. There is no public access to the Riverbank through the grounds here. It had been renamed the Manor House by 1920.

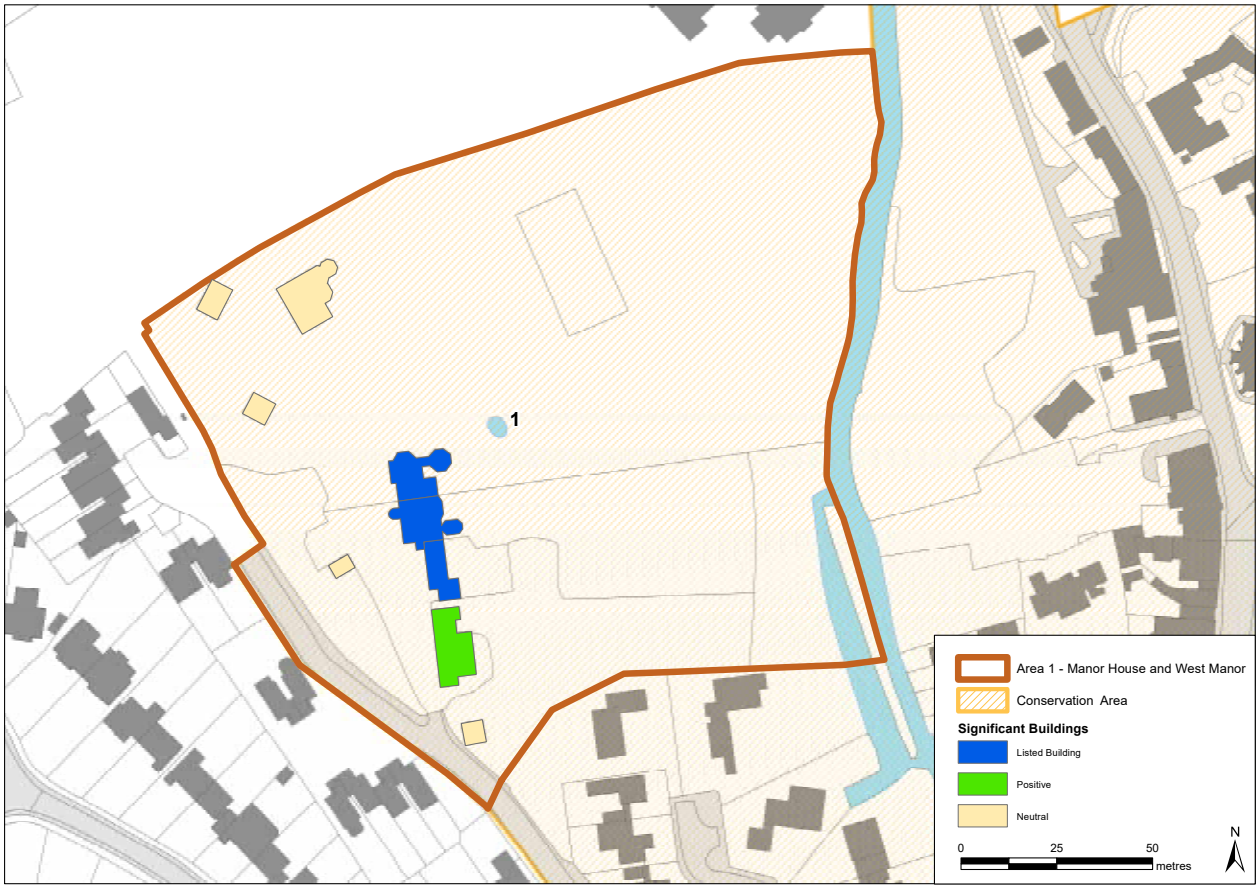


Figure 24 Character Area 1

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Figure 25 South entrance to the Manor and Coach House


Figure 26 North entrance to the Manor

Layout and Building materials
The Manor House grounds are bonded to the west by a high fence, hedgerow and mature tree belt, and to the east by the River Mimram; the manorial buildings are located on the high ground to the west of the area to afford for views across the valley towards the village. A modern road, Ellesfield, runs approximately along the line of the carriage drive. The few buildings within the area, including the Manor House and its ancillary outbuildings, are predominantly red brick with slate roofing.

Boundary treatments
The Manor complex is surrounded by a strong, largely impermeable boundary. This includes areas of tall timber fencing and mature boundary planting, with high hedges and red brick walls marking entrances to the complex (Figure 25 and Figure 26). This creates a sense of enclosure and separation from the surrounding settlement which provides this area with a distinct character to the other parts of the conservation area.

Views
Outward views to the north, west and south within this character area limited, with most views confined within the area due to the landscape, high boundary treatments and topography. This is contributes to the unique characteristics of this character area, with designed internal views and views towards the river valley forming a key feature of the site.

Individual Listed Buildings
The Manor House and West Manor forms the principal building of the character area. This large, grade II listed house dates to c.1800, and is red brick with blue brick headers on extensions and slate roofs (List Entry No. 1348194). It has a slightly projecting centre with deep Roman Doric porch having curved entablature and mutuled cornice. This building is described as a rectory on the 1884 Ordnance survey Map, and was divided into two properties in 1920.[17] It is now divided into three dwellings; West Manor House, South Manor House and East Manor House.

Other buildings and structures that make an important architectural or historic contribution
The Coach House is shown on the 1884 Ordnance Survey Map, and is located south of The Manor. It is a red brick, nineteenth century building, which makes a positive contribution to the character area as a building associated with the manorial complex.

In 1906 the construction of a croquet lawn revealed the remains of a substantial Roman building, probably a villa, in the grounds of the Manor House.[18] Excavation in 2001 has established that the occupation area extended as far as West manor, and probably beyond it. Further below-ground archaeological remains can be anticipated in this area.

Important trees and open spaces
Mature planting within the park contributes to the parkland character of the area, and the open space provides views into the historic core from the park. Although open in character, the space is privately owned and not open to the public.

17 HHER (16099) https://www.heritagegateway.org.uk/gateway/Results_Single.aspx?resourceID=1008&uid=MHT16099
18 HHER (1556) https://www.heritagegateway.org.uk/gateway/Results_Single.aspx?resourceID=1008&uid=MHT1556

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Area 2 - Historic Core

The historic village core comprises Codicote Road, the High Street and Church Street, following the main thoroughfare through the village. The area is characterised by its dense historic built development, with the central St Mary's Church, its commercial buildings and inns, and its unusually wide street which is reflective of its historic use as the Great North Road.

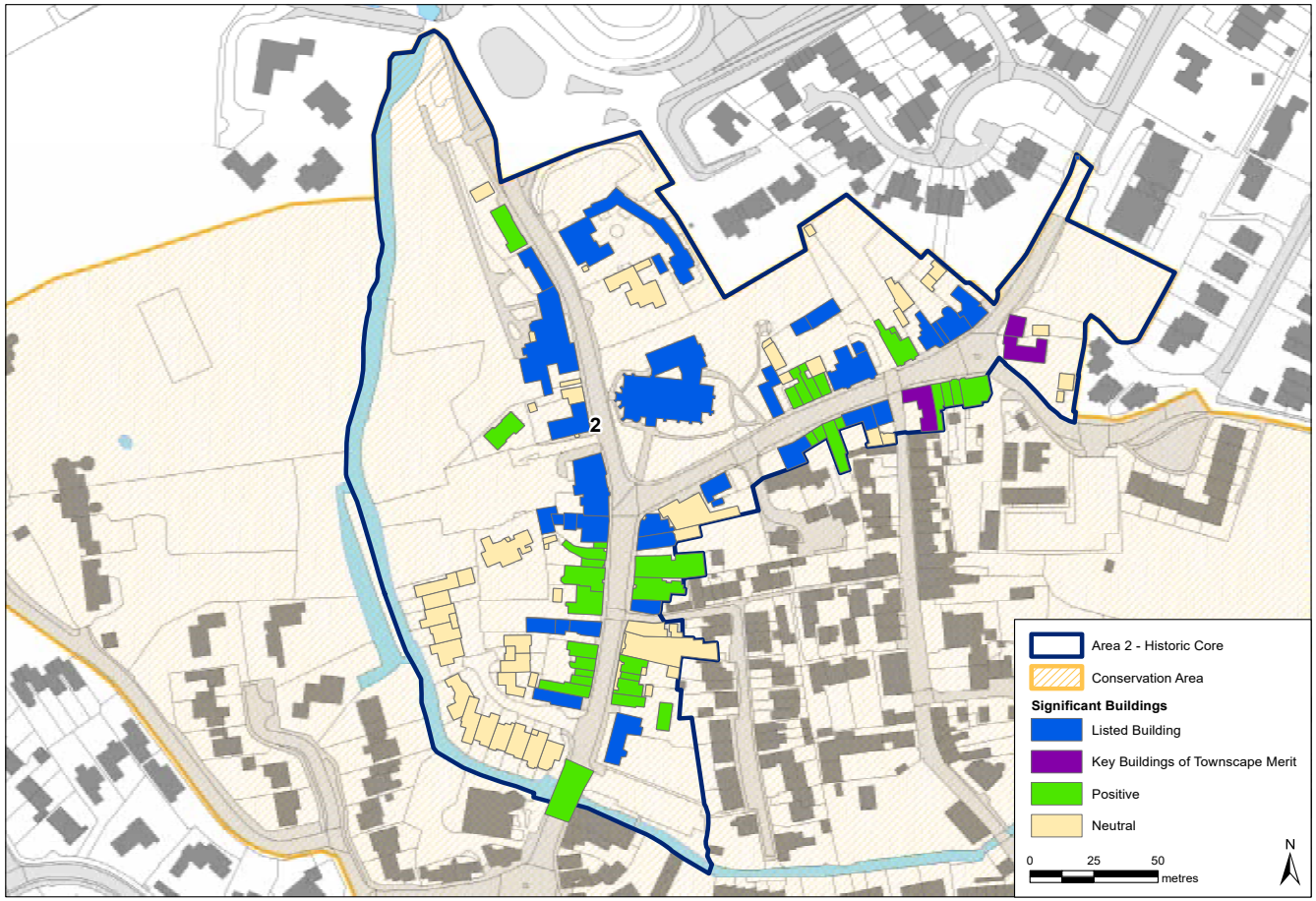


Figure 27 Character Area 2

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Streetscape and building materials
The village core is characterised by its variety of architecture and densely built streetscape. Buildings here range in their architectural style, material, massing, and range from one to three storeys in height. This creates an interesting and varied streetscape, with views from the central junction of Codicote Road, the High Street and Church Street providing the most prominent point to appreciate the streetscape of the village centre.

The streets are unusually large after being widened in the early nineteenth century, which balances the enclosed character of the village and provides enhanced views of the principal elevations of the buildings despite their position at the pavement edge. The streetscape along the High Street is defined and dominated by the retail and commercial units fronting the street and their largely traditional timber shopfronts and signage.

The bridge crossing the River Mimram is located to the south of the character area and makes a positive contribution to the area's character and appearance. To the north-east of the bridge is a car park, surrounded by red brick walls and planting along the river bank. The streetscape here is wide and characterised by buildings of architectural and historic interest, predominantly two storeys in height with timber sash windows, clay tile roofs and brick and rendered elevations. Sympathetic modern development set back from the street front within Mimram Place to the west, minimising its impact on the historic village character.

Hertfordshire soft red brick is the predominant building material interspersed with examples of smooth and roughcast render, painted brick and yellow stock brick. The flint and stone church stands in contrasts with the more vernacular building materials and emphasises its status. Slate and clay plain tile are characteristic roof coverings, and traditional timber windows and doors are important features throughout the area. Historic shopfronts can be found along the High Street, with modern shopfronts largely constructed of timber with traditional detailing.

Land use
The village core is predominantly comprised of commercial buildings and inns, with St Mary's Church in the centre and dispersed residential buildings throughout.

Boundary treatments
While there is not much need for boundary treatment throughout the majority of this area, as the building line runs along the pavement edge, there are some houses which are set back from the pavement behind brick walls and iron railings. These are of high quality, and make a positive contribution to the character of the area. There are two grade II listed walls within this character area. These comprise the grade II listed 'Walls, Railings And Gates to Churchyard' of St Mary's Parish Church (List Entry No. 1100956), an exemplar of the historic boundary treatments in the village core, constructed in the mid to late nineteenth century of red brick with cast iron railings, and the grade II listed Garden Wall And Barn At Number 1 (List Entry No. 1348163), an eighteenth century red brick garden wall.

There are some other notable boundary treatments in the area, including the high red brick curved wall of the grade II listed 13 Church Street (List Entry No. 1100959), the iron railings of grade II* Guessens (List Entry No. 1100961), and the high red brick walls to the north of Codicote Road (Figure 30). These boundaries are characterised by their use of red brick, iron railings and hedgerows, which make a positive contribution to the historic character of the village core. The high red brick walls on Codicote Road are particularly notable for the contribution they make in creating an


Figure 28 West side of High Street


Figure 29 View west along Church Street

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Figure 30 Red brick walls and hedgerow boundaries to the east of Codicote Road, with iron railings to the west



Figure 31 Church of St Mary, eastern elevation

enclosed character, which makes a positive impact to the area in providing a 'gateway' to the village. The dense, red brick development here, along with the red brick boundaries, clearly defines the beginning of the historic village and juxtaposes from the wide grass verges beyond the conservation area to the north. Part of the historic boundary wall of Welwyn Hall survives on Church Street. It is red brick in a Flemish bond with regular piers and a blue brick, bullnose coping. This makes a positive contribution to the character of the area due to its historic interest and aesthetic value.

Views

This area comprises the following changing views:

- Continual views of the church tower throughout conservation area, particularly along Codicote Road, the High Street, and London Road;
- Terminating views of key buildings, such as The Lodge on Lockleys Drive and The Wellington on the High Street;
- Quickly changing views of the streetscape along the High Street, Codicote Road and Church Street, due to the varied architectural styles and massing; and
- The topography of the area, together with differing building heights, gives layered views throughout Codicote Road and the High Street.
- There are limited outward views when within village core, due to the building density and enclosed character.
- Views from gateway areas such as the north of Codicote Road and along Church Road looking west.

Individual Listed Buildings

Entering the conservation area from the north along Codicote Road, a number of listed buildings line the road to the west. The first, Guessens, is a Grade II* seventeenth century house with possible earlier origins (List Entry No. 1100961). The main block comprises three storeys with 5 recessed sash windows in plain, raised surrounds, with later extensions. The site was the home of the poet and dramatist Dr Edward Young from 1730 – 1765, who played a role in the historic development of Welwyn.

Adjacent to Guessens is the former village school, now Number 1 Ivy Cottage (List Entry No. 1100963). The Grade II listed building comprises of seventeenth century or earlier timber framed and chequered red brick structure with a later rear wing forming an L in plan. It has a steep pitched plain tile roof. A local plaque on the south elevation of the cottage reveals that the house was built in c.1452, and was the school where Anne Van Gogh, sister to Vincent Van Gogh, taught in 1875-6.

Lining the eastern boundary of Codicote Road are two Grade II listed buildings comprising the Grange and Parish Church of St Mary. The Grange, (List Entry No. 1175068), which dates to the eighteenth century, is a red brick house, L-shaped in plan, with a slate roof to the front and a plain tiled steep pitched roof to rear. The Parish Church of St Mary, dates to the thirteenth century with extensive later additions including a tower and a new nave (List Entry No. 1174971). The structure is largely constructed of flint with stone dressings and a machine tile roof. The tower is crenelated with an octagonal stair turret and gargoyles. As Pevsner notes, the church has been heavily restored and altered throughout the late nineteenth and the twentieth centuries, impacting its original historic character.[19] Church House was completed in 2007, to provide meeting space and amenities for the church; it is located to the north of the church, largely concealed from view from the street.

19 Pevsner, Hertfordshire

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To the west, The Wellington Inn Hotel (List Entry No. 1348186) is a prominent, early seventeenth century timber framed public house with a red brick frontage and a rendered jettied gable with semi-circular window to the centre under a plain tiled roof (Figure 32). Following the junction with Church Street along the High Street, the listed buildings continue in a similar vein being timber frame construction with red brick frontages and are all Grade II listed. They largely date from between the seventeenth and nineteenth centuries and their significance is enhanced by their group value.

Further south, no. 3 is the Bakery, comprising house and shop (List Entry No. 1175170) dating to the seventeenth century with a nineteenth century frontage. Further along is the small sixteenth century house, Number 11A, with a plain tiled roof, red brick frontage and large end chimney stack (List Entry No. 1100931). At the junction with Mimram Place, Number 29 forms the corner and is finished in roughcast render with a plain tile hipped roof (List Entry No. 1175176).

Continuing along the eastern side of the High Street, nos. 2 (List Entry No. 1100927), 4 (List Entry No. 1100928) and 10 are all Grade II listed and each date to the sixteenth/seventeenth century. Each is timber framed with a white render and a fish scale tile roof apart from Number 10 (List Entry No. 1100929) whose finish is roughcast render with a plain tile roof.

Church Street forms a junction with the High Street and Codicote Road, leading to the east; the western half of Church Street comprises almost entirely of Grade II listed buildings dating from the seventeenth and eighteenth centuries.

Adjacent to the modern development is Number 9, a house with a seventeenth century core and later eighteenth century casing with vitrified brick headers. It is roofed with plain tiles and has a half-timbered gable (List Entry No. 1175021).

On the other side of Holly Hall Court is no. 13, a circa 1800 painted brick house with a plain tile roof with dentilled eaves cornice (List Entry No. 1100959). The central pedimented projection contains an open pedimented doorcase with Doric square wooden piers. Adjacent to this, fronting Church Street is an early nineteenth warehouse and shop, no. 15, comprising a long



Figure 32 The Wellington Inn and Hotel

range of painted brick with a low slate roof (List Entry No. 1348201). No. 17 comprises a two storey timber framed seventeenth century building with an early eighteenth century red brick front is now painted with a plain tile roof (List Entry No. 1175043).

To the north of Church Street, adjacent to the church, is Old Church House (List Entry No. 1174994). Dating to the sixteenth century this timber framed, two storey building has an elevation to the churchyard with red brick nogging and a deeply jettied upper floor (Figure 33). It is rendered with a plain tile half hipped roof.

The Rose and Crown Public House is a timber framed seventeenth century structure with roughcast render and a steeply pitched plain tile roof (List Entry No. 1348199). The former coach house, now storehouse, sits behind the Rose and Crown and this again dates to the

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seventeenth century and is likely contemporary (List Entry No. 1100957). It comprises a rectangular two storey structure of red brick with parapet gable ends and a first floor band. This structure has recently been subject to remedial works. Opposite Lockleys Drive are the final three listed buildings along Church Street. All Grade II listed, the buildings all derive from the sixteenth and seventeenth centuries and are timber framed with brick frontages. The first, Rose Cottage, is one storey with attic and has a gabled cross wing on its west side (List Entry No. 1175002). A local plaque highlights the houses' association with the Van Gogh family, as Anna Van Gogh's place of residence. The second, no. 24, is a sixteenth century house with an early nineteenth century brick frontage under a plain tiled steep pitched roof with gable end to the west (List Entry No. 1348200). The final building within the historic core of Church Street is no. 28, The Old Chequers, which is formerly a seventeenth century inn with potentially earlier origins (List Entry No. 1175014). The house is timber framed with a gable end front range in brick with roughcast render, with interesting detailing to the south east corner (Figure 34). Located along Church Street to the south of the entrance into the Welwyn Hall Gardens development, is a Grade II listed milepost (List Entry No. 1100958). It is a mid-nineteenth century cast iron milepost manufactured by Champness of Cheshunt. It is triangular in plan with a semi-circular top with 'Welwyn' in raised letters. The two front faces have recessed panels with raised numbers and lettering reading: London 25, Stevenage 6.

Other buildings and structures that make an important architectural or historic contribution to the street scene

The Gothic House (Figure 35), located on Church Street, makes a positive contribution to the character of the area due to its striking polychromatic brickwork with gault brick banding and striped door surround and window jambs and heads, typical of Victorian architecture but unique to the area.

The North Lodge (Figure 36) forms the gateway to the area in the west and is a notable building. It once stood on the drive to Lockleys, and was designed by Sir Edwin Lutyens. It is a red brick building under a red clay tile roof, and is two storeys with a storey and a half height southern wing with hipped roof dormer. The central bay is of interest and contains a semicircular window with decorative brick arch and keystone detail above pilasters.

The red brick former boundary wall to Welwyn Hall fronting Church Street is of historic and aesthetic interest. It is red brick laid in a Flemish bond with regular brick piers and blue brick, bull nose coping. It steps to follow the topography of the street and a curved section drops to a lower height wall to the south of the area.



Figure 33 Church House from within the Churchyard



Figure 34 Wall art on the Old Chequers



Figure 35 Gothic House, Church Street

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Figure 36 The North Lodge



Figure 37 Planting in the churchyard

Important trees and open spaces

The churchyard forms a key, central open space within the conservation area. The mature planting to the north of the churchyard provides a green backdrop to the Church of St Mary, and contributes to the historic semi-rural character of the village core. The planting within the churchyard softens the built environment, and the hedgerow forms a pleasant boundary to the space, creating a clear area of green space within the densely built surroundings (Figure 37). Other areas of open space are smaller, such as the grass verge on Codicote Road to the north of the area; however this contributes in forming a wide entrance to the conservation area and leading the pedestrian into the built historic core. The gardens of the Wellington Inn and Guessens are also a key area of green space with mature planting leading down to the river valley. These form a swathe of green space which contributes to these grander scale properties and brings the river into the historic core, strengthening our understanding of the historic development of Welwyn.

Mature trees can also be found within the plot to the north of the area, which historically was the location of Wendover Lodge. These trees now form an important feature of the area, the rise in topography elevating them further and allowing them to form a green backdrop to the Lodge and enhancing the rural character of the area.



Figure 38 The river from the Wellington Inn garden, looking north

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Area 3 – Mill Lane and Mimram Road

This area comprises development within the rectangle formed by Mimram Road, Mill Lane, the River Mimram, and the back of dwellings on Church Street. Until the early nineteenth century this area was occupied by the farmyard, pasture, orchards and garden of the medieval Rectory Manor. Its current character is derived from its dense pattern of nineteenth century development along the narrow streets, including a number of workers' cottages and terraced houses. The Old Rectory (Grade II listed 23-25 Mill Lane, List Entry No. 1175300) and its associated building (Grade II listed 21 Mill Lane, List Entry No. 1348191) are located in the centre of the character area and act as a visual reminder of its origins.

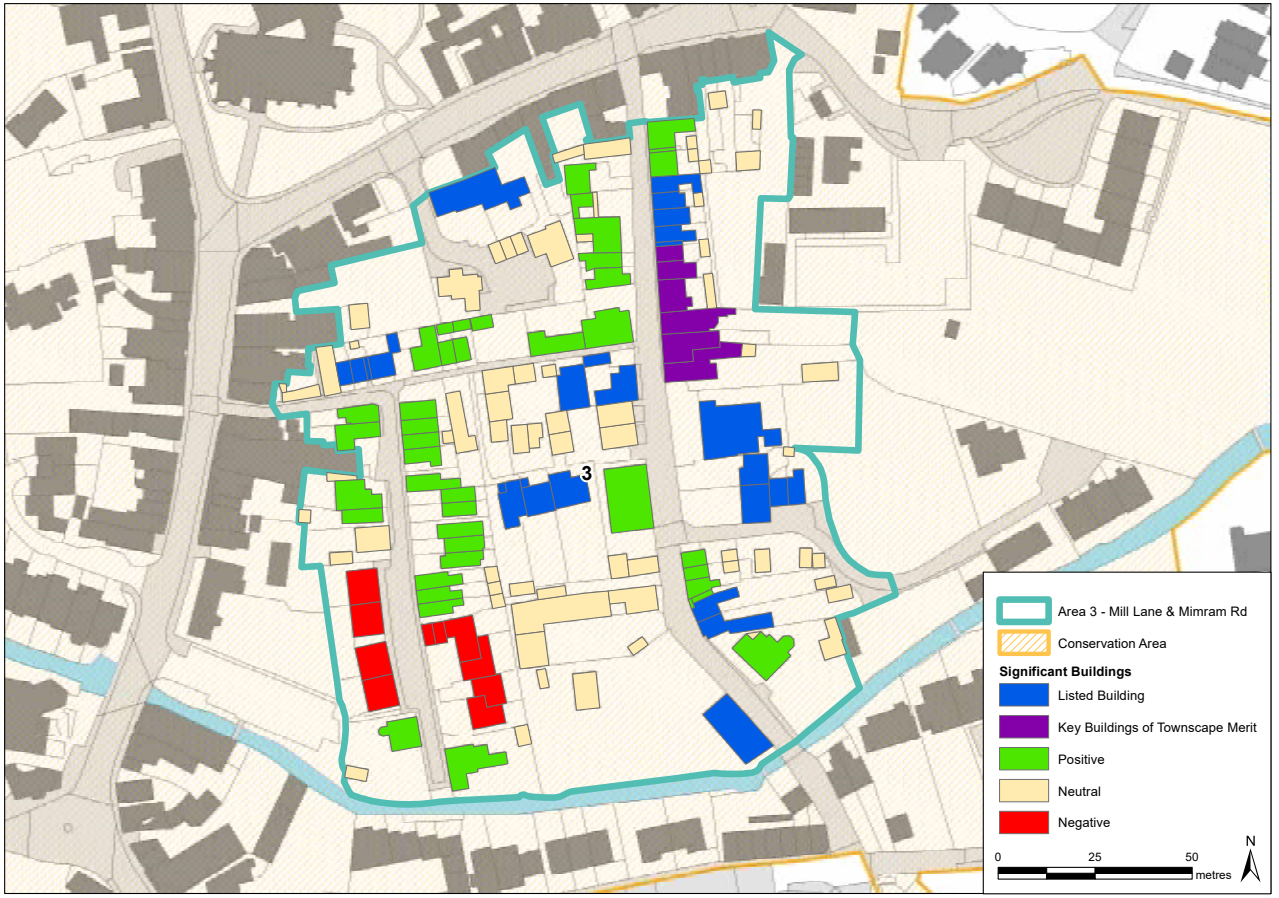


Figure 39 Character Area 3

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Streetscape and building materials
The streets within this area have an enclosed character; the building line often extends to narrow pavements and roads, contributing to this sense of enclosure. Buildings here are predominantly brick, exposed or painted in a bright palette, with a strong rhythm to apertures and original sash windows often retained. Despite the high density of buildings, there is a strong sense of greenery in the area, the streetscape often interspersed with private planting in the form of climbing plants, hanging baskets, planters, and in some cases clipped hedges and planting. The result is a pleasant but crowded residential streetscape.

Buildings here, particularly along Mill Lane, are simple in their architectural style, reflective of their origin as workers' cottages and as historic infill within the grounds of larger houses. This simple detailing is of good quality, comprising predominantly of brick features including flat-headed gauged brick lintels and decorative door surrounds.

To the south of Mimram Road, building materials which are unusual to the character and wider conservation area can be found. These include weatherboarding, concrete roof tiles, and a higher number of plastic windows.

Boundary treatments
To the north east of Mill Lane, cottages often front directly onto the road, with steps leading from the front door onto the pavement; this leaves little room for boundary treatment. To the north west of Mill Lane, properties are set within larger plots and set back from the street; these dwellings have strong boundary treatment. These predominantly have low, red brick walls, which encase planted plots. Some frontages have been paved for parking, however these are softened by extensive planting.

Further south, buildings are within larger plots and set much further back from the street. The White Horse has no formal boundary, and has paved its front for parking. A modern property opposite the public house contains a concrete pebbled front garden, which is out of keeping with the character area.

The former Assembly Rooms have retained a strong boundary treatment, with high hedges and fencing. Where the close board timber fencing is softened by vegetation, such as the frontage of the former Assembly House, this is in keeping with the historic character of the area. However, where fencing is tall and visually impermeable, this is out of keeping and forms a visual interruption to the streetscape, such as the fence between the properties of the former Assembly House.

Mimram Walk, connecting Mill Lane to Mimram Road, contains a row of terraced buildings which have retained a strong boundary treatment and low brick walls (Figure 41).

The north side of Mimram Road continues this pattern, with properties either fronting straight onto pavements or retaining a strong boundary treatment where set back. To the south, however, the frontages of modern houses largely provide parking areas and detract from the streetscape (Figure 42).



Figure 40 Boundary treatment at south of Mill Lane



Figure 41 Boundary treatment within the Mimram Walk, connecting Mimram Road to Mill Lane

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Land use
The area here is dominated by residential buildings, with the exception of the White Horse public house. It has historically comprised of residential development with some commercial properties, some of the older buildings forming a complex with the Old Rectory, and the former Assembly Rooms providing entertainment for eighteenth-century polite society.

Views
This area comprises the following changing views:
- Enclosed and crowded views of the streetscape, including views north and south along Mill Lane and Mimram Road, taking in buildings such as the White Horse Pub and the row of workers cottages;
- Views over irregular residential development along Mimram Walk and Road; and
- Terminating views of established planting beyond the area on the crest of the hill to the south.

There are limited outward views when within the area, due to the building density and enclosed character.

Individual Listed Buildings
Mill Lane North
On entering Mill Lane from the north, the Vineyard forms a striking row of well-preserved cottages (List Entry No. 1100936); it includes no. 8-14 and is Grade II listed. Dating from 1821, the houses are built of yellow stock brick with a low slate roof and are two storeys in height (Figure 43).

Further south to the west side of Mill Lane are no. 13 and 15 which have early nineteenth century white rendered casing on an earlier timber framed building (List Entry No. 1100937). Continuing along the eastern side of Mill Lane, all listed buildings are Grade II listed. The first house before Orchard Road is The White Horse Public House (List Entry No. 1175255). Dating to the seventeenth century, this timber framed inn has a roughcast render front with early nineteenth century details and a low pitched slate roof.

No. 32 Mill Lane, which is partly located along Orchard Road, is the former Welwyn Assembly Rooms which date to 1752 (List Entry No. 1348190). The building comprises a timber framed interior with a rear wing in red brick with a steep plain tile roof.

Opposite the former Assembly Rooms, set within the centre of the character area, are two grade II listed properties, 23 and 25, Mill Lane (List Entry No. 1175300) and 21, Mill Lane (List Entry No. 1348191). These are two large houses constructed in the early sixteenth century, the former being The Old Rectory and once a moated site, the other comprising part of the complex of the Old Rectory. These timber framed buildings (Figure 44) are of higher status, larger in scale and mass, and they have retained their historic architectural detailing, including exposed timber framing with close studding and arched braces. They are set back from the street along a private track, and enclosed by mature planting.

Further south along Mill Lane and beyond the junction at Orchard Road are the semi-detached houses of No. 40 and 42 Mill Lane. These buildings date to the early nineteenth century, and are constructed of red brick comprising two storeys with plain tile roofs and parapeted gables on moulded brick corbels (List Entry No. 1175263).


Figure 42 South of Mimram Road


Figure 43 Mill Lane terraced cottages

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Figure 44 21 Mill Lane



Figure 45 6-12, Mimram Road



Figure 46 Bethel Lodge, Mill Lane



Figure 47 South of Mimram Road

Adjacent to the river is Mill House, a late eighteenth century grade II listed house with later wing, constructed of red brick under a plain tile roof (List Entry No. 1100938). It is two storey and square in plan; the garden wall is also listed.

Mimram Road

Along Mimram Road is No. 6-12 Mimram Road (Figure 45). This grade II listed eighteenth century terrace is of timber framed construction with a red brick frontage and a rendered plinth to window sill height.

Further along is Mimram Walk, the alley which connects the two main streets within this area, where the Ebenezer Strict Baptist Church is located (List Entry No. 1100939). This building is Grade II listed and dates to 1834. It is constructed of brick with painted stucco and a slate roof, and makes a positive contribution to the area for its architectural merit, communal value, and contribution to our understanding of needs of the early nineteenth century community.

Other buildings and structures that make an important architectural or historic contribution to the street scene 5 Mill Lane makes a positive contribution to the area; it is a simple cottage, classically proportioned and symmetrical in design with fish scale tiled canopies over ground floor bay windows and the central front door, set behind a well-kept and planted front garden. The inscription on the façade of the house reads 'Bethel Lodge 1815' with a Latin phrase below Dominus custodiat introitum tuum et exitum tuum, translating to 'The Lord preserve thy going out and thy coming in'.

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Important trees and open spaces
Mature trees within this area are predominantly located within the heart of the area surrounding the sixteenth century former Old Rectory complex. Other planting and open spaces are dispersed throughout the area, contained within tight front garden plots, as seen in Figures 45 and 46.

Detracting elements
It is considered that the modern development to the south of Mimram Road is out of keeping with the historic character of the area. The development introduces new building materials, massing and paving (Figure 47 and Figure 42). Pevsner notes that this development is a key example of 'unsympathetic infilling', but that Nos. 40-46 show 'greater sensitivity to their settlement'.[20]

20 Pevsner, op. cit.

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Area 4 – Allotments

This character area draws its significance from its large area of open land, formed by the allotments, and the dispersed settlement around them. It is rural in its character, with views out of the character area incorporating stepped historic roofscapes and mature trees in the distance.

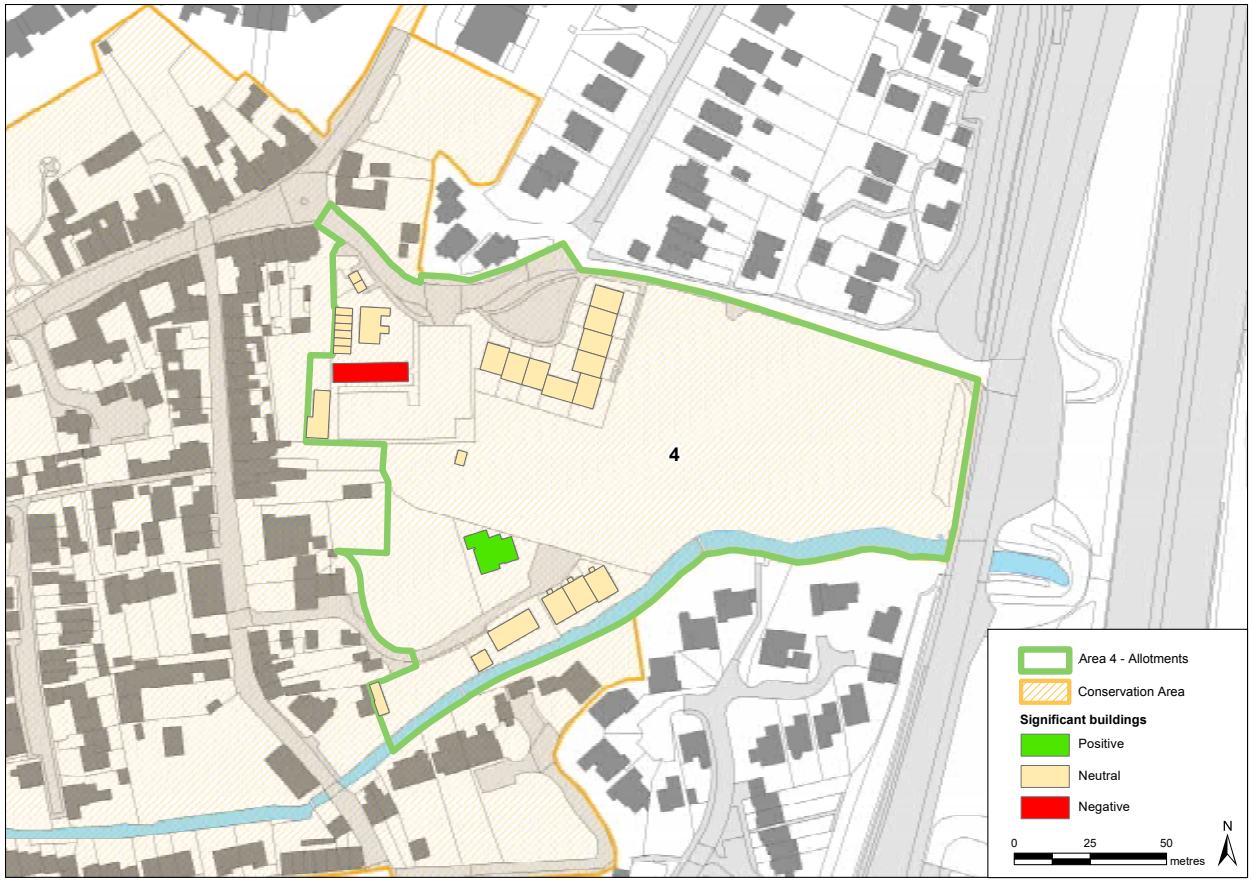


Figure 48 Character Area 4

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Streetscape and building materials
Lockleys Drive is the only street that crosses this character area. The streetscape is rural in its character, with infrequent development and an open character. The eastern side of the character area is entered from the Welwyn Bypass Road. To the east, Lockleys Drive is lined with timber fencing and hedgerows, and to its south are the allotments and a large, public car park. There are pockets of built development on Lockleys Drive, one being a small development of modern, red brick bungalows set back from the street behind a large area of planted green space. Further west, the Welwyn Parish Council buildings are set behind a hedge and fence and comprise a small complex of single storey, timber clad buildings. Their dark colour palette is uncharacteristic of the conservation area, although it allows them to blend in with their planted surroundings and so they are sympathetic to the rural character of this area. The modern, red brick public toilets are located behind a large shrub which largely shields them from view from the street. The streetscape, therefore, is predominantly open, green and rural in character, with buildings softened by planting and set back from the road.

Orchard Road is included at the south of the character area, along which are located a number of twentieth century bungalows. To the north of Orchard Road is an early-mid twentieth century former Pump House, now extended and converted to residential use. Due to the original Pump House's historic and architectural interest, including its neo-Classical detailing, it is considered to make a positive contribution to the character and apperarance of the conservation area.

To the west of the area, Titmus Yard adjoins Lockleys Drive to the south providing a more built-up streetscape and allowing views towards the backs of properties on Mill Lane and Church Street. A number of single storey garages are also located here. This lane is more urban in character, drawing from the backs of residential, cottage development and rear access; however some visible planting softens the built features.

To the west of the character area, Lockleys Drive joins Church Street. The Lodge here marks the termination of the character area and once formed the gateway to Lockleys Park. It is a prominent building set within a large corner plot, behind a low fence with trellising on its façade and mature planting behind which softens its impact. This contributes to the character of the area, historically demarking the change from the village core to the entrance of the former park, and now marking the rural, open east of the conservation area.

Boundary treatments
There are few formal boundaries within the area, due to the fact that it is dominated by open space and allotments (Figure 49). However, where there is development, it is often bounded by hedgerows and permeable timber fencing, which is rural in character.



Figure 49 Boundary of the allotments

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Figure 50 The allotments



Figure 51 Public realm space on Lockleys Drive

The bungalow development has no boundary treatment to its façade, the frontages opening out straight onto a green space of public realm. Their back gardens are visible from the allotments and are mostly bounded by low, timber fencing. There are some elements of more urban boundary treatment to the west of the area along the private lane, where the backs of properties have high, close boarded fences or red brick walls.

Land use

Historically, this area formed the western edge of Lockleys Park. Lockleys Park once formed the main route into Hertford, however in 1720 the road moved to the west of the village and the road became the drive to Lockleys Park. It now forms the eastern access to the village core.

The predominant use of land within this area is for public amenities and open space. The key areas of public amenity and public realm include the allotments, the Parish Council building, the car park, and planted and grassed spaces with benches. There are some areas of development, which are mostly residential.

Views

This area comprises the following changing views:

- Open views across the allotments towards the back gardens of development on Lockleys Drive and Mill Lane; and
- The topography of the area, together with differing building heights, gives layered views to the north and south.

Important trees and open spaces

The key open space within this area is formed by the allotments, which dominate this character area, and are an important feature of the wider conservation area (Figure 50. They are a large, open space, which is well kept, and offer a key area of open space within the valley from which outward views are of interest. Although important open space, they are privately used by allotment holders.

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The trees within the square of the bungalow development, and those around the Parish Council and public toilets, are significant in softening the modern development, and providing a pleasant area of public realm along with benches (Figures 51 and 52).

Detracting elements

There are no detracting elements identified for this area, apart from the Scout Hut, which although providing a positive use for the community, introduces materials and form which is incongruous with the Conservation Area. The car-parks, the public toilets, modern bungalows, and the parish Council buildings, which are all considered to be neutral in their impact on the significance of the character area, and are vital to the overall usage of the Conservation Area, need to be maintained, and where possible enhanced, in order to ensure that gradual deterioration does not take place.



Figure 52 Bungalow development and public realm space

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Area 5 - South of the River Mimram

This area draws its significance from the river itself and its residential development, which is grander in scale and set within larger plots, orientated towards the River Mimram. These dwellings are predominantly villas and larger houses, with some commercial buildings lining London Road towards the village core. The south of this area is characterised by its green verges and dramatic sloping topography, which forms the gateway to the village leading the visitor and the eye towards the centre of the historic settlement.

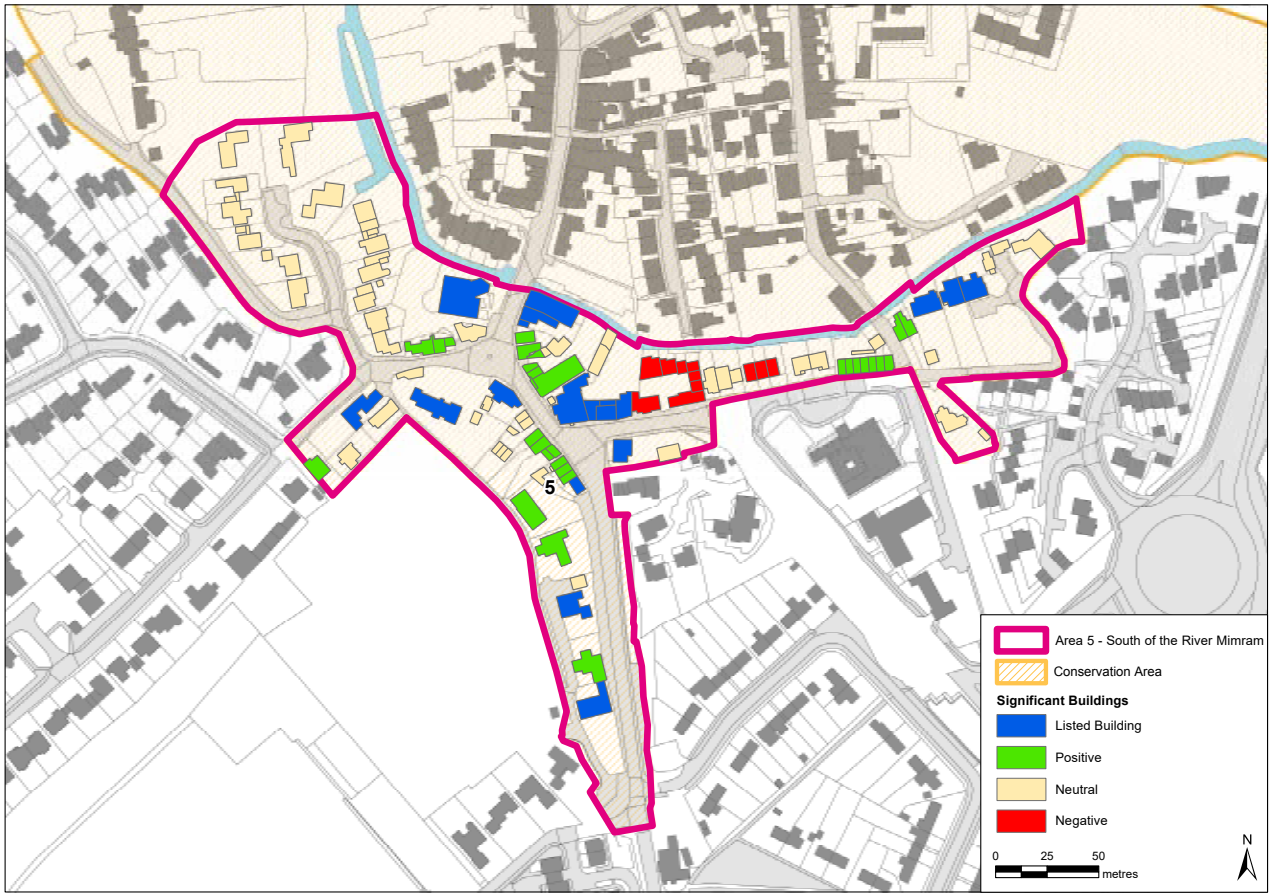


Figure 53 Character Area 5

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Figure 54 Terrace of workers' cottages, Prospect Place



Figure 55 Parkside and Appletrees

Streetscape and building materials

The streetscape within this area is typically formed by large properties along London Road, Prospect Place, and School Lane. Buildings predominantly date from the mid eighteenth and early nineteenth century, with older sixteenth and seventeenth century timber buildings often refronted.

The south of London Road forms the entrance to the village and is characterised by its green, planted streetscape. Development here is to the west of the road; however this is set on the top of a steep slope and separated by substantial planting, differing in character from the road. These buildings are large villas accessed along a private track which runs parallel to London Road and are located behind high timber fencing.

Further north along London Road, the streetscape becomes urban in character, with large, commercial buildings signalling the route to the village centre. Buildings here are typically red brick, either unpainted or painted in bright whites and creams, with frontages along narrow pavements. The White Hart, a grade II listed building, terminates the view north along London Road here and marks a change in the streetscape. It is a fine red brick building with simple architectural detailing and a parapet on the principal façade. London Road then widens as it approaches the bridge over the River Mimram, and buildings are set back from the street behind planted areas of public realm on the west, with building lines extending to the pavement on the east. There are views from the bridge along the River Mimram.

Prospect Place joins London Road at the White Hart and runs parallel to the River Mimram. Buildings here are a mixture of modern brick development of two to three storeys, some set behind small gardens and others fronting onto the pavement; the majority make a neutral contribution to the character of the streetscape. The pattern of development here allows for glimpses into the village core to the north, with views of treetops and St Mary's Church tower visible.

Further east along Prospect Place, a row of red brick workers' cottages makes a positive contribution to the street scene. The streetscape alters further east, as dwellings become larger and set within substantial private gardens, enclosing them from the street front (Figure 55).

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Boundary treatments
The larger plots in this area provide room for strong and extensive boundary treatments. Consistent with the wider conservation area, boundaries are typically formed either by buildings themselves which front the street, by red brick walls or hedgerows (Figure 54). These high brick walls and manicured hedges, particularly on the east of Prospect Place and along the south side of School Lane (Figure 56), contribute to the character of the area by creating a prominent and grand front to the larger buildings located here.

Land use
The area is largely characterised by its residential buildings, with some commercial elements to the north of London Road, and areas of public realm where the River Mimram crosses the area. The grade II listed surgery on the High Street also provides public services.

Views
This area comprises of the following changing views:
- From London Road towards the historic core, and St Mary's Church;
- View north over the bridge to the High Street;
- View from the bridge over the River Mimram; and
- From Prospect Place towards St Mary's Church.

Individual Listed Buildings
London Road
To the north of London Road, before the River crossing and car park, is Bridge House (List Entry No. 1348185), a Grade II listed eighteenth century house of painted brick with a plain tile roof. The building is of a high quality and has retained its simple architectural features, including six-over-six painted sash windows, and parapeted gable ends with stepped corbels.

Crossing the River Mimram to the south, four grade II listed buildings cluster around the southern junction of the High Street with London Road. South of the river to the west is the surgery, Figure 55 (List Entry No. 1348187). This former house comprises an eighteenth century rendered frontage with an earlier timber framed core and a modern two storey canted extension.



Figure 56 Boundary of the White House

To the east, Nos. 28 and 30, which are currently modern shops, date to the early nineteenth century and comprise a red and blue brick range with a steep pitched plain tile roof (List Entry No. 1100930). To the south of the junction are The White House (List Entry No. 1100942) and Oakleigh (List Entry No. 1100932). No. 2 Welwyn School Lane, The White House, is a sixteenth century timber framed building with a nineteenth century rendered frontage under a roof of old plain tiles and machine-made tiles. Oakleigh dates to the late eighteenth century; it is painted brick with a hipped plain tile roof and modillioned cornice. The grade II listed K6 telephone kiosk (List Entry No. 1100907) (originally designed in 1935 by Sir Giles Gilbert Scott) is located at this junction is a well maintained example.

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Figure 57 Grade II listed Surgery


Figure 59 The White Hart and Number 4


Figure 58 View south of School Lane and London Road junction, including the grade II listed Surgery, Oakleigh and telephone kiosk


Figure 60 Appletrees

Adjacent to the White House along School Lane is Little Manor Cottage (List Entry No. 1295334); this grade II listed building comprises two cottages, one sixteenth century and timber framed with eighteenth century addition to left.

Following London Road to the south, there are a number of listed buildings at the junction with Prospect Place. To the north of the junction, The White Hart forms the corner (List Entry No. 1100941); the grade II listed inn dates to the mid eighteenth century with a rear wing. It is constructed partly of timber framing with red brick frontage containing vitrified headers and some roughcast render (Figure 59).

Partly occupied by the White Hart Public House, Number 6 Prospect Place comprises a grade II listed eighteenth-century red brick house with a steep pitched modern tile roof (List Entry No. 1295332).

Returning to London Road, Number 4 comprises a brick house with burnt headers dating to 1729, with a plain tile, double pile roof (List Entry No. 1295405). Along the western edge of London Road to the south is Little Chequers, a grade II listed building which dates to the eighteenth century (List Entry No. 1348188). The house is two storeys and constructed of chequered red brick with a steep plain tile roof.

Further south, and set back from the road at the crest of the hill, are a group of two listed buildings. The house and surgery of No. 4 dates to the early nineteenth century; the building is red brick with painted channelled stucco and a slate roof, and is two storeys with a wooden Greek Doric porch with cornice hood. Adjacent to No. 4 is No. 6 Hobbs Hill, The Rectory (List Entry No. 1100933); this buildings dates to the mid nineteenth century, and is constructed of yellow gault brick with a low slate hipped rood with plain eaves.

Prospect Place

Along Prospect Place are two grade II listed buildings, Appletrees (List Entry No. 1175315) and Parkside (List Entry No. 1348192). Formerly cottages, Appletrees dates to the late sixteenth century and is constructed of timber frame cased in eighteenth century brick (Figure 60).

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Parkside, adjacent to Appletrees, is seventeenth century with an early nineteenth century red brick extension; it also has a steep pitched plain tile roof with parapeted gables and prominent chimneys.

Other buildings and structures that make an important architectural or historic contribution to the street scene
The bridge forms a key feature within the character area (Figure 61). The red brick structure with three arches crosses the River Mimram to the north of the area, providing a point for views to the west and east and forming a focal point itself, marking the entrance into the village centre.

Important trees and open spaces
This verdant area includes a number of mature trees and areas of private open spaces, which make a positive contribution to the character of the area. Private planting within gardens of Appletree and Parkside is well maintained and visible in views to the east along Prospect Place; the intricacy of trees and hedgerows here, with clipped hedges and mature planting, contribute to the high status character of this area.

The planting on London Road is also important in signifying the entrance to the village, creating a green passage down the valley and towards the church tower and village core (Figure 62). This planting predominantly comprises of unkempt shrubs and overhanging trees, creating a dense and enclosed character.

The planting at the crest of the hill also provides the wider character area with its semi-rural setting, and is therefore important in creating the green backdrop to the historic valley village.

Detracting elements
Modern infill behind the White Hart pub detracts from the historic character of the area and inhibits glimpsed views from Prospect Place towards the church and village core (Figure 63). The area is uncharacteristic, in that there is no planting to soften the brick façade, and the hard surfacing is expansive and irregular.


Figure 61 The Bridge


Figure 62 View north along London Road


Figure 63 Modern development to the north of Prospect Place

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4.0 Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Welwyn, with many shared within other conservation areas.

4.1 Car Parking

Car-parking is an inevitable concern within any historic village settlement, and the same is true for areas of the Welwyn Conservation Area. Overall, there are parking spaces provided for the village, with large parking areas on Lockleys Drive (Figure 64) and the High Street (Figure 65).

These parking areas make a neutral contribution to the character of the conservation areas, as some care has been taken to supply clear but minimal signage, with public realm features such as the notice board and benches.

Private parking for public houses and inns is typically located behind the buildings, away from view, such as at the Wellington and The White Hart. This ensures that the main routes are kept relatively free from parked vehicles, and where cars are parked there is still room for two lanes of traffic to pass through. The White Horse on Mill Lane may benefit from introducing boundary treatment to their parking plot, which is in front of the building and therefore impacts on the historic street scape.

Along Mimram Road, however, parking makes a negative impact on the character of the area as the road is narrow and parking on street can make access difficult (Figure 66). The rear entrance to Tesco is paved here for parking, and there is opportunity to enhance this space to integrate it with its surroundings. The paved area to the south of Mimram Road, which is currently used for private parking, would benefit from a consistent hard surfacing, planting, and sympathetic boundary treatment to soften its impact.



Figure 64 Lockleys Drive Parking



Figure 66 Parking on Mimram Road



Figure 65 High Street Parking

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Figure 67 High fencing on Halls Close

4.2 Loss of Architectural Details

While the majority of buildings within the conservation area have retained their key, simple historic architectural features which give them their character, some have lost their original windows in place of plastic windows. These replacements do not replicate the high quality detailing of those they replace, resulting in a clunky and unsympathetically modern appearance at odds with the finer detailing and craftsmanship of historic timber windows. It is important to preserve the historic character and appearance of the village through the retention of timber windows and the replacement of unsympathetic modern windows with timber windows.

4.3 Boundary Walls

Boundary treatments form a key feature throughout the conservation area, with two grade II listed walls to the north of the area. It is considered that some maintenance of the grade II listed church wall would enhance the streetscape, as this wall currently forms a prominent focal point in views north of the church and has deteriorated in some areas.

It is also considered that some boundary treatments are currently out of keeping with the character of the area. High, close boarded fencing and chrome metal railings should be replaced with permeable timber fencing, hedgerows, red brick walls, iron railings or low close boarded fencing where possible. This will ensure the boundary treatments make a positive contribution to the area as well as improving intervisibility within the area (Figure 67).

4.4 Access and Integration

Welwyn is a relatively compact village, bounded by the topography of the river valley and the historic manorial sites. There are few issues regarding access and integration, and signage is simple and straightforward throughout the conservation area. Key features of interest are clearly highlighted throughout the conservation area, through the Welwyn Heritage Trail and information boards. However there is scope for enhancement in terms of wayfinding within the village to signpost key features within its setting, such as Singlers Marsh. It is also advised that the Welwyn Heritage Trail is regularly checked to ensure that QR links work and to keep information up-to-date.



Figure 68 Welwyn Heritage Trail

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4.5 Inappropriate Modern Development

Modern development within the conservation area has largely been confined to small closes off main routes; this has allowed for modern development to have relatively minimal impact on the character and appearance of the conservation area. Most of the modern development can be considered as neutral in its impact, as it is sympathetic in its design and enclosed in its layout. Some modern development to the rear of properties on Prospect Place is considered to impact the historic character of the area, as it detracts from the characteristic and fortuitous views from the road to the village core and St Mary's Church.

Care needs to be taken within the conservation area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the conservation area is defined by the historic palette of materials used, and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns.

4.6 Neutral Contributors

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the conservation area. The buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows and roofs, use of a characteristic colour palette, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions, particularly within the modern development The Green, where planting and boundary treatment currently soften the uncharacteristic massing and form of the modern development.

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4.7 Public Realm

Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)
The conservation area contains several areas of public realm, which include street furniture such as benches and bins. The area would, however, be enhanced through a consistent approach to the design of lampposts and bollards, particularly along the High Street, where multiple styles can be seen within one vista. Figure 69, for example, shows the concrete bollards at the junction of School Lane and the High Street, while Figure 70 depicts more historically characteristic iron bollards.

Overall, signage within the conservation area is sympathetic to the historic character of the village, particularly along the High Street where a high density of commercial buildings requires denser signage. The only frontages that may be improved are considered to be the Tesco on the High Street and Barclays on Church Street, due to their bold and modern colour scheme.

Hard Landscaping
It is considered that there are some areas of inconsistency in the approach to hard surfacing, where driveways, private roads and sections of pavement are in varying states of repair and of varied material. The High Street, Mimram Road and Mimram Walk, in particular, are areas that may be enhanced through a consistent approach to material and maintenance of hard surfacing.

Open Spaces
The open and green spaces across the conservation area make a positive contribution, and are integral to its character in many instances. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

Trees and Planting
Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the conservation area.


Figure 69 South on the High Street


Figure 70 North on the High Street

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5.0 Management Proposals

There are a wide range of issues facing the Welwyn Conservation Area, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

5.1 Positive Management: Short Term

These proposals relate to positive management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

Non-designated Heritage Assets
There are a number of non-designated heritage assets within the conservation area which have been recognised as buildings of local architectural or historic interest, identified in Section 2.7. The acknowledgement of non-designated heritage assets facilitates a wider appreciation of the special characteristics of the area and could allow for public engagement with the heritage of Welwyn, improving awareness and understanding, which is already apparent in the Welwyn Heritage Trail.

There are a number of buildings within the conservation area which are of sufficient quality to be regarded as having 'local list' status, as highlighted in Section 2.7. These include:

- Gothic House, 23 Church Street;
- The North Lodge, Lockleys Drive;
- Workers' cottages on Mill Lane; and

Note this is not an exhaustive list, and other buildings and structures which make a positive contribution could also be considered.

Enforcement
Where the necessary permission is not sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority should consider its enforcement powers. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the conservation area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm and Highways
Through the agreement of a standard good practice within the conservation area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm (Policy SADM 6 , Shopfronts, Advertisements and Signage and Policy SP9 Place Making and High Quality Design). This can include elements such as responding to existing character to preserve local distinctiveness, ensuring appropriate wayfinding, and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long term positive impact on the conservation area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments
In accordance with the NPPF and Adopted Local Plan Policy SADM 15, applicants must describe the significance of any heritage assets which are likely to be affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Similarly in relation to below ground archaeological deposits, Archaeological Desk-Based Assessments should be provided for any proposals requiring ground works.

All applications within the conservation area and its setting require an appropriately detailed heritage assessment. Any application without an assessment should not be validated.
The key views analysed within this document are in no way exhaustive. The impact of any addition or the alteration or removal of buildings, structures, trees or highways within key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice

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Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed impact upon views, setting and significance should not be validated.

Tree Management
Trees that are either located in a conservation area, or covered by a Tree Preservation Order or planning condition have a degree of protection.

Where a tree is protected consent must be given by the council in writing before you do any works to it including cutting down, uprooting, topping, lopping, severing roots, wilful damage or destruction.

Where trees contribute to local amenity and the character or appearance of the conservation area their retention and appropriate management will be encouraged. If felling is necessary due to the condition of the tree (dead, dying or dangerous) then an appropriate replacement tree should be planted.

New Development
To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability. The impact of new development to the Conservation Area should also be considered, including issues such as drainage. Policy SP 9 provides further information on Place Making and High Quality Design:

Proposals will be required to deliver a high quality design that fosters a positive sense of place by responding to the following principles in an integrated and coherent way.

Policy SP 9 highlights that to achieve high quality and sustainable design, new development must:

- Respond to character and context;
- Be legible, permeable and well connected;
- Provide high quality public space and landscaping;
- Provide space for nature;
- Be vibrant and diverse;
- Be safe and secure;
- Promote healthy and active lifestyles;
- Consider building function and form; and
- Assess the impact of taller buildings.

Historic England and CABE guidelines are that successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings (in terms of existing height and mass);
- Use materials and building methods which are as high in quality as those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting

Welwyn Hatfield Borough Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;
- Ensuring medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a Conservation Area; and
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

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Tall Buildings
Any development within the conservation area or its setting must take into account existing built development, key views, impact on skyline, and the relationship with the semi-rural character and significance, to ensure that the height of new buildings does not impact the area negatively (in accorance with Policy SP 9).

Neutral Elements
The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. Welwyn Hatfield Borough Council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. The Local Planning Authority must where possible seek schemes which enhance the built environment (Policies SADM 15 and SP 9).

Public Facing Resources
The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shop-fronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure there is no future inappropriate development.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Welwyn's built heritage.

Improved Understanding and Awareness
At present there is a range of heritage interpretation within the conservation area, including information boards, signage, and interactive QR Codes. These features improve understanding and awareness of the unique historic character of Welwyn, and the importance of the historic environment. It is advised that existing features are maintained, to ensure the technology is working and information boards are well-kept, and that further research is undertaken to continue to strengthen shared understanding of the heritage assets of Welwyn and its associative value.

5.2 Positive Management: Longer Term

These proposals are focussed around positive management but either take longer to implement or are better suited to a longer time frame.

Boundary
The conservation area boundary has been considered within this appraisal in accordance with the NPPF (2021) and Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2019).

The conservation area should be reviewed regularly to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

Character Appraisal and Management Plan
The Conservation Area should be reviewed regularly to monitor change and inform management proposals.

Opportunity Sites
The first opportunity to enhance the character and appearance of the conservation area is through investment to improve the wider public realm. This can be achieved through continuing to improve hard surfacing and street furniture to ensure a consistent approach, and continuing to maintain areas of open space.

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Car Parking
In line with the objectives for Welwyn Hatfield Borough Council, work should be undertaken to retain off-street parking facilities in the village centre and support the provision of bus services and cycleways between villages to maintain and enhance accessibility to the village.

5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

Heritage Lottery Fund
The Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on HLF schemes Welwyn Hatfield Borough Council should consult their appointed Heritage Specialist.

Section 106 Agreements
Planning obligations, also known as Section 106 agreements, can be used by the local authority where it is necessary to address the impact on the historic environment to ensure any future development has a positive impact upon Welwyn. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)
Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

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6.0 Appendices

6.1 Bibliography

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Ministry of Housing, Communities and Local Government	National Planning and Policy Framework	2021
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Murray J.	A1(M) Motorway Widening, Junctions 6-8: an archaeological evaluation, Hertfordshire Archaeological Trust reports	1993
Rumble, A.	Domesday Book, Phillimore, Chichester	1983

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6.2 Listed Buildings

List Entry	Name	Grade
1100961	GUESSENS	II*
1100907	TELEPHONE KIOSK	II
1100927	2, HIGH STREET	II
1100928	4, HIGH STREET	II
1100929	10, HIGH STREET	II
1100930	WELWYN DESIGN;R GUNNER,BUTCHER AND POULTERER	II
1100931	11A, HIGH STREET	II
1100932	OAKLEIGH	II
1100933	THE RECTORY	II
1100936	THE VINEYARD	II
1100937	13 AND 15, MILL LANE	II
1100938	MILL HOUSE AND GARDEN WALL	II
1100939	EBENEZER STRICT BAPTIST CHURCH	II
1100941	THE WHITE HART	II
1100942	THE WHITE HOUSE	II
1100956	WALLS,RAILINGS AND GATES TO CHURCHYARD OF ST MARY'S PARISH CHURCH	II
1100957	THE ROSE AND CROWN PUBLIC HOUSE,FORMER COACH HOUSE ON NORTH SIDE OF CAR PARK	II
1100958	MILE POST	II

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1100959	13, CHURCH STREET	II
1100960	THODY'S OF WELWYN	II
1100963	IVY COTTAGE	II
1174971	PARISH CHURCH OF ST MARY	II
1174994	OLD CHURCH HOUSE	II
1175002	ROSE COTTAGE	II
1175014	THE OLD CHEQUERS	II
1175021	9, CHURCH STREET	II
1175043	17, CHURCH STREET	II
1175058	WENDOVER LODGE	II
1175068	THE GRANGE	II
1175079	(GUESSENS) MILESTONE ON PAVEMENT ABUTTING FRONT WALL NEAR NORTH END OF RANGE	II
1175170	BAKERY	II
1175176	29, HIGH STREET	II
1175190	SURGERY	II
1175255	THE WHITE HORSE PUBLIC HOUSE	II
1175263	40,42, MILL LANE	II
1175300	23 AND 25, MILL LANE	II
1175315	APPLETREES	II
1175330	6-12, MIMRAM ROAD	II
1295332	PARTLY OCCUPIED BY THE WHITE HART PUBLIC HOUSE	II

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1295334	LITTLE MANOR COTTAGE	II
1295405	4, LONDON ROAD	II
1348163	GARDEN WALL AND BARN AT NUMBER 1	II
1348185	BRIDGE HOUSE	II
1348186	THE WELLINGTON INN HOTEL	II
1348187	SURGERY	II
1348188	LITTLE CHEQUERS	II
1348190	32, MILL LANE (See details for further address information)	II
1348191	21, MILL LANE	II
1348192	PARKSIDE	II
1348194	THE MANOR HOUSE AND WEST MANOR	II
1348199	THE ROSE AND CROWN PUBLIC HOUSE	II
1348200	24, CHURCH STREET	II
1348201	15, CHURCH STREET	II

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6.3 Legislation and Planning Policy

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England (2019) Statements of Heritage Significance: Advice Note 12	
Local Policy	Adopted Local Plan (October 2023)	SADM 6 – Shopfronts, Advertisements and Signage SP 9 – Place-making and High Quality Design SP 11 – Protection and Enhancement of Critical Environmental Assets SADM 15 – Heritage SADM 17 - Urban Open Land
Local Policy	Estate Management Scheme (EMS)	EM1 – Extensions and Alterations EM2 – Erection of New Buildings EM3 – Works to Trees and Hedgerows EM4 – Hard Surfacing EM5 – Energy Efficiency and Other Roof Alterations (awaiting adoption)
Local Policy	Local Transport Plan 4 (LTP4) 2018–2031	
Local Policy	Local Cycling and Walking Infrastructure Plan (October 2023)	

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6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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 includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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6.5 Frequently Asked Questions

What is a conservation area?
Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas.

The National Planning Policy Framework regards conservations areas as 'designated heritage assets'.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?
The designation process includes detailed analysis of the proposed conservation area and adoption by the local planning authority. A review process should be periodically undertaken and the conservation area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This conservation area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

What are the Council's duties regarding development in conservation areas?
The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the conservation area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy or details on conservation areas.

How can I find out if I live in a conservation area?
Boundary maps of conservation areas can be found on your Local Planning Authority website. Some authorities have an online interactive map search allowing you to search for a property. You can also contact your local planning authority directly to find out if you reside within a conservation area. Welwyn Hatfield District Council has an interactive Conservation Areas map which can be found by following the link below:

https://gis.welhat.gov.uk/CommunityMaps/

Do I need permission to alter a property in a conservation area?
Permitted Development rights (which automatically give you permission to undertake certain works) are reduced in conservation areas, meaning you need to make applications for certain forms of development which would not be needed outside conservation areas. Alterations or extensions to buildings in conservation areas will therefore generally need planning permission. Your Local Authority will provide advice as to how to proceed.

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Do I need to make an application for routine maintenance work?
If routine works of maintenance are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, you are not likely to need to apply for permission. The use of a contractors with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building. It is recommended you contact the local planning authority for clarification before commencing any works.

How do I improve the energy efficiency of my property in Conservation Area?
Climate change and renewable energy are growing considerations around change in the built environment. However, some forms of renewable energy are less compatible with conservation areas, especially if implemented unsympathetically. Solar panels, alternative heat and energy sources and air conditioning units, when installed in prominent locations, could be intrusive to the character and appearance of the Conservation Area. Retrofit of houses within the Conservation Area, with external insulation or cladding, for example, is also likely to be harmful to the significance of the Conservation Area and might not be considered a suitable solution.

Legislation clearly outlines the need to preserve the special interest of listed buildings and conservation areas. As such understanding the special interest and significance of heritage assets is key to forming acceptable proposals and managing appropriate change.

Historic England are currently undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support decision making including:

- Historic England Advice Note 14: Energy Efficiency and Traditional Homes (2020);
- Historic England, Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (2018); and
- Historic England, Traditional Windows: their care, repair and upgrading (2017).

These guidance documents should be considered together to promote an holistic, 'whole building' approach when tackling these issues, and they are available at the following link:

https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

If a building is listed, internal works affecting the building's fabric (e.g. internal insulation) will normally require consent. For external works, (e.g. installation of double glazing, external insulation and cladding, solar panels, EV charging points) planning permission and/or listed building consent are generally required. You can refer to the Planning Portal's *Interactive House* and *When is permission required?* guidance for further information regarding when planning permission is required.

https://www.planningportal.co.uk/permission/interactive-guidance
https://www.gov.uk/guidance/when-is-permission-required

It is also recommended you contact the local planning authority for clarification before commencing any works.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?
Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the conservation area in mind. Your Local Authority will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?
Demolition or substantial demolition of a building within a conservation area will usually require permission from the local planning authority.

What is an Article 4 Direction?
Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out

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without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to control works that could threaten the character of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their website.

Can I remove a tree within a conservation area?
Trees within conservation areas are given special protection. Anyone wishing to undertake works to trees within a conservation area must notify the council 6 weeks before carrying out certain works, otherwise penalties may be incurred. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Tree Preservation Order (TPO) on the tree. There are some exemptions to this requirement, and applicants are advised to contact the council if they are in any doubts about procedural requirements. Further information on TPOs can also be found on Historic England's website by following the link below.

https://historicengland.org.uk/advice/planning/consents/tree/

How do I find out more about a conservation area?
Historic England's website has information on conservation areas and their designation, this is available by following the link below

https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/

Further information on the value of conservation areas and what it means to live in a conservation area can also be accessed via their website at the following link:

https://historicengland.org.uk/advice/your-hoing-historic-property/conservation-area/

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

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