

Wheathampstead Parish Council Wheathampstead Neighbourhood Plan 2020-2035

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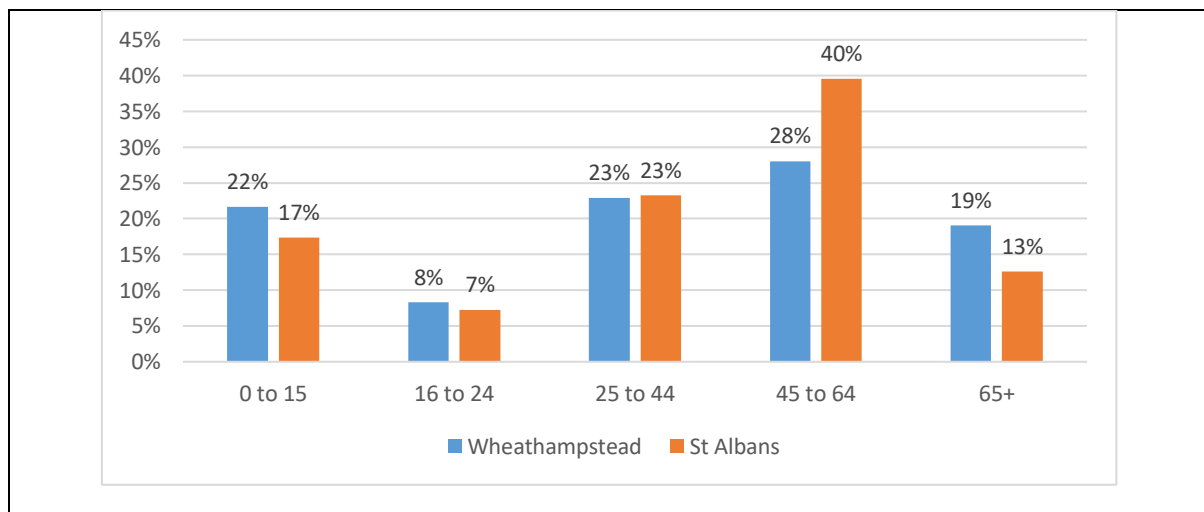
Appendix A - Profile of Wheathampstead

All figures are from the 2011 Census unless otherwise indicated.

Key Facts	Wheathampstead
Area:	2,598.74 ha
Total population:	6,410 usual residents
Population Density:	2.5 resident per hectare compared to 8.7 residents per hectare across St Albans District
Households:	2,582

Population

The parish of Wheathampstead is located within St Albans district within the county of Hertfordshire. The 2011 Census recorded that the population size of Wheathampstead parish was 6,410 persons, representing 5% of the local authority area, living in 2,582 households. The population of the district as whole is 140,664. Figure 1 below shows the age breakdown of the population in 2011.



Source: 2011 Census

Figure 1: Age profile of Wheathampstead residents, 2011

The age profile of Wheathampstead parish largely reflects that of the district as a whole. The older population (aged 65 upwards) is considerably above the district average and accounts for just short of a fifth of the population of the parish. This is not unusual for

rural areas. Interestingly, there is a higher proportion of children and young adults in the parish

Housing

Figure 2 shows the types of housing that exist already in the parish. The majority of residents – well over two-thirds - live in semi-detached or detached properties. There is a significantly higher number of detached properties than compared to the wider district. The number of terraced accommodation or flats/apartments, on the other hand, is significantly fewer in the parish than the district.

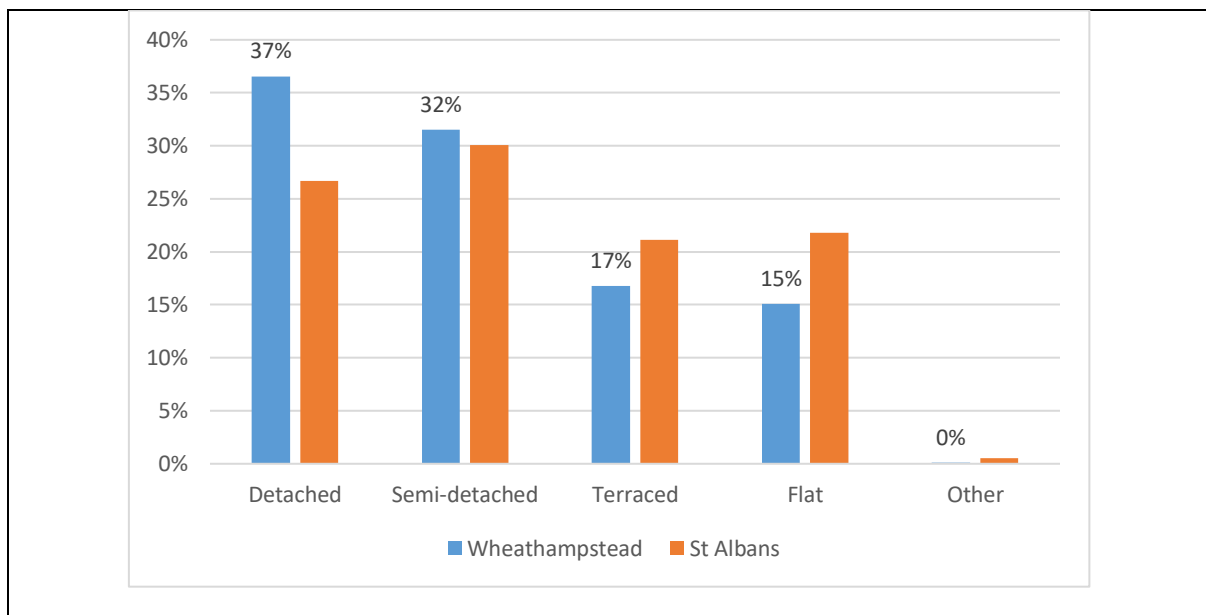


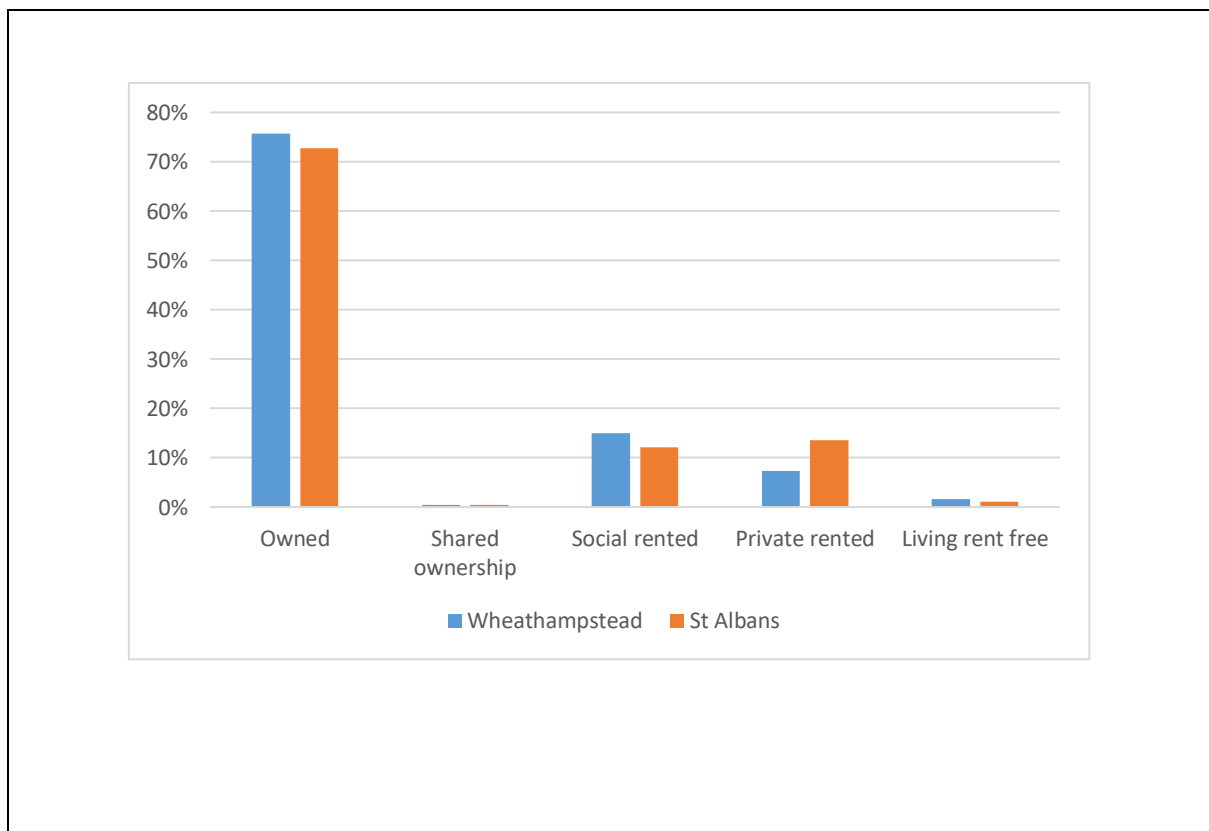
Figure 2: Type of housing in Wheathampstead

The size of housing is illustrated in Figure 3, revealing that Wheathampstead has above average numbers of larger – 4 and 5+ bedroom homes, and lower numbers of smaller properties, particularly 1 bedroom dwellings.



Figure 3: Number of bedrooms

In terms of home ownership, Figure 4 illustrates that 76% of homes are owner occupied in the parish, marginally higher than the 73% at the district level. The proportion of social rented properties in Wheathampstead parish is just higher than the district, which demonstrates that as a rural parish, Wheathampstead currently accommodates a proportion of people considered to be in housing need. Privately rented accommodation, however, is significantly harder to find locally.



*Figure 4: Tenure of households***Work**

Figure 5 shows that a significant proportion of people in Wheathampstead parish are in employment with 13% being self-employed, mirroring the district figure. 16% of Wheathampstead residents are retired compared to 12% across the district.

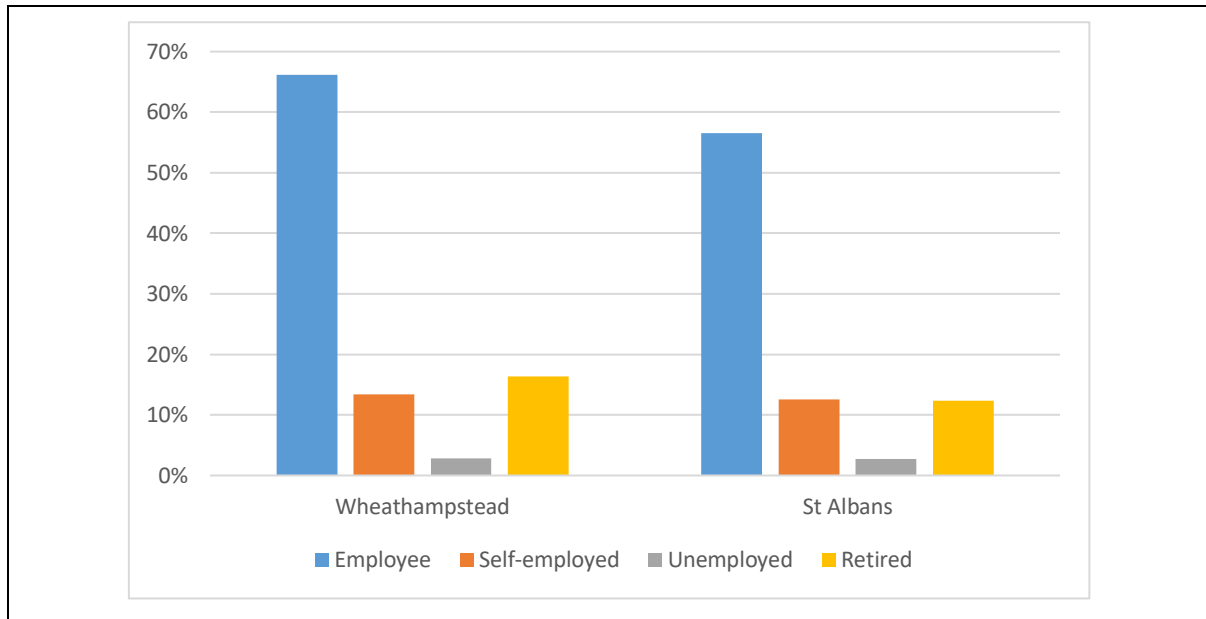
*Figure 5: Economic activity*

Figure 6 suggests that many residents are choosing to work from home. This is perhaps not unusual in a rural location but reflects a need to ensure that the working environment is in place to support these people.

11% of households in Wheathampstead parish have no access to a car which is a fairly significant figure for a rural parish and reflects the reliance of this section of the community on public transport. Car ownership otherwise is high, with 40% of households having two cars compared to 34% across the district.

The majority of working residents use their cars to access their place of employment. The numbers travelling by public transport are generally lower than across the district as a whole.

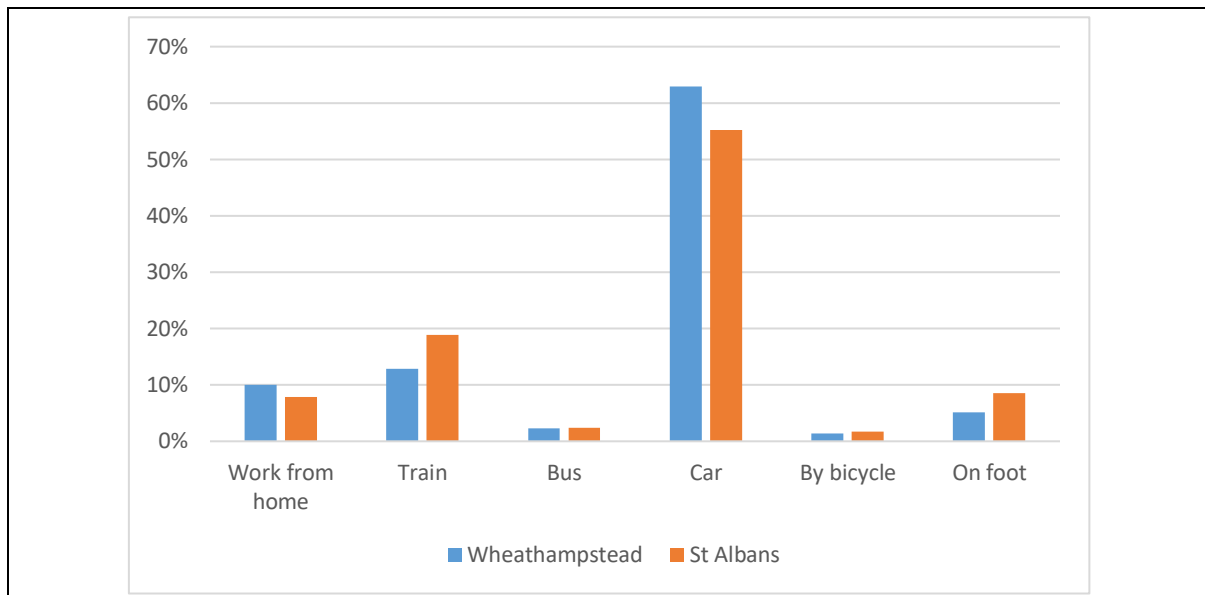


Figure 6: Mode of transport to work

Figure 7 shows the qualifications of Wheathampstead residents. In line with the district as a whole, fairly low numbers have either no qualifications or Level 1 qualifications (1+ 'O' level passes, 1+ CSE/GCSE any grades, NVQ level 1, Foundation GNVQ). The largest proportions of people in the parish hold the highest qualification levels, 4 and 5, suggesting a very well qualified local workforce.

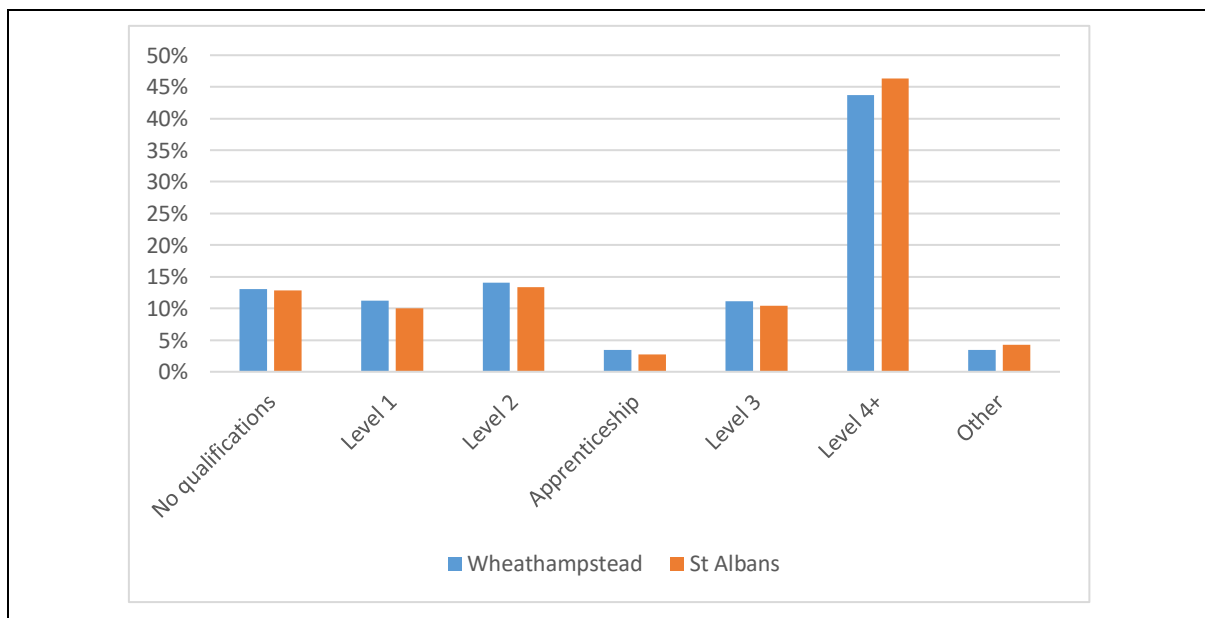


Figure 7: Qualifications of residents

Figure 8 illustrates the key employment sectors for the parish. Wheathampstead is over-represented in comparison to the district average in the wholesale/retail/motor trade sector. The top three employment sectors beyond this are professional/scientific/technical, education and health and social care.

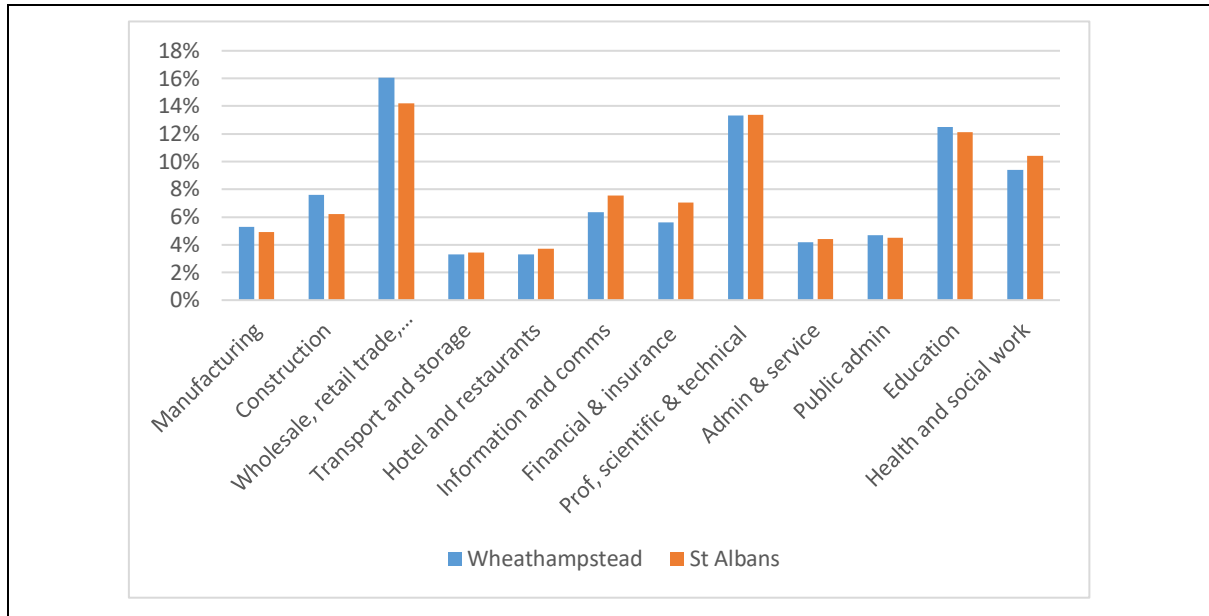


Figure 8: Type of employment sectors

Health

Wheathampstead residents enjoy a good level of health, mirroring the district as a whole, as illustrated in Figure 9. The most deprived part of the parish is ranked 18,409 out of 32,844 neighbourhoods in England, where 1 is the most deprived.

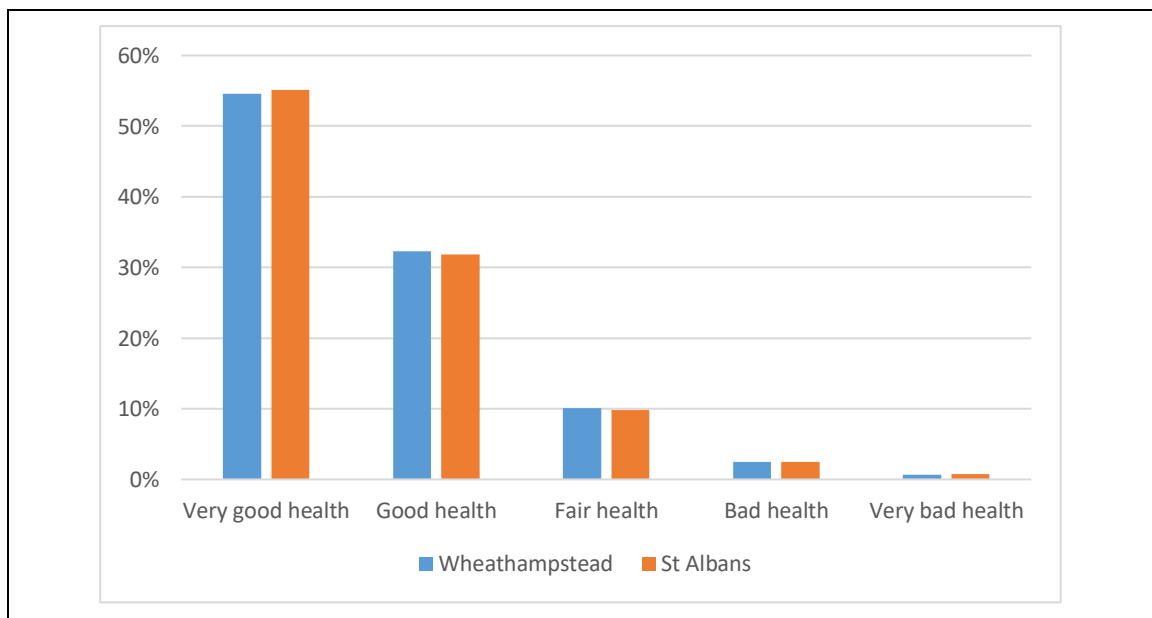


Figure 9: Level of health

Appendix B - Local Green Spaces

Introduction

This document describes the 12 Local Green Spaces to be protected by Policy W6 of the Wheathampstead Neighbourhood Plan.

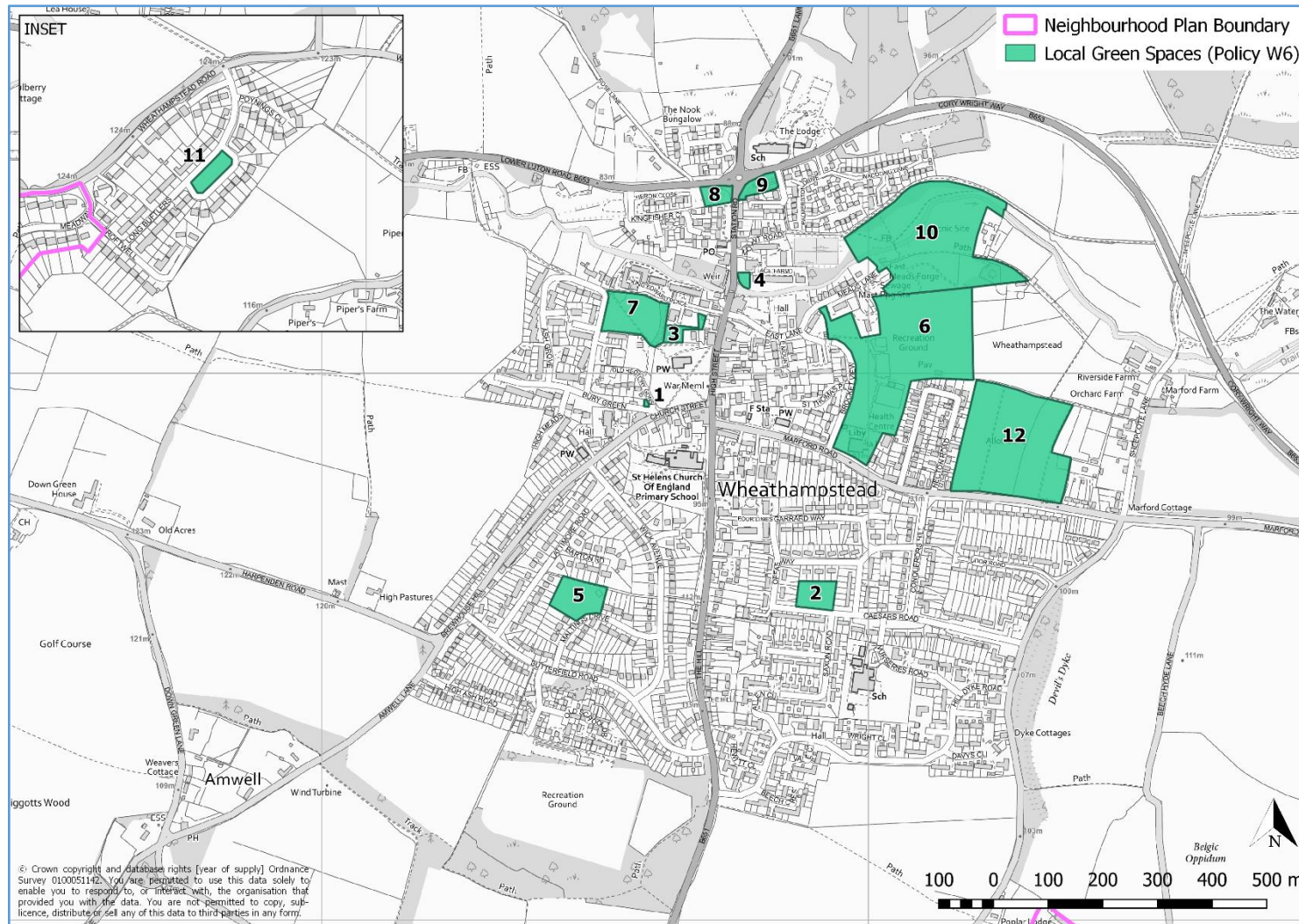
All are demonstrably special to the community and also to those working and visiting the neighbourhood area.


The Local Green Spaces are:-

- | | |
|---------------------------|-----------------------------------|
| 1. Bury Green Garden | 7. Rectory Meadow & Copse |
| 2. Caesars Road | 8. Railway Sidings |
| 3. Crinkle-Crankle Garden | 9. Station Platform |
| 4. Diamond Jubilee Garden | 10. The Meads |
| 5. Maltings Drive | 11. Long Buftlers |
| 6. Marford Playing Fields | 12. Glebe and Hitchens Allotments |


These are shown on the map below and described in greater detail in the tables that follow.

Wheathampstead Neighbourhood Plan




Name and Address	Description/Purpose	Quality of Facility
<p>1. Bury Green Garden</p> <p>Grid Ref: 517595/213945</p> 	<p>The Bury Green Garden is a small patch of land at the corner of Bury Green and Brewhouse Hill and is owned by the Parish Council.</p> <p>The Bury Green Garden project began in the spring of 2015 and is a joint project between the Parish Council and WDPS (Wheathampstead and District Preservation Society). The patch of ground was originally the site of a youth club and was later converted to a small garden when the youth club was moved to a larger location in East Lane. A memorial garden formally opened on 12 May 2016.</p> <p>As part of the refurbishment of Thomas Sparrow House in Wheathampstead, the developer worked together with the local Parish Council and the Wheathampstead and District Preservation Society to transform a small piece of land close to the site.</p> <p>In 2019 the garden was awarded "Silver Gilt" in the Anglia in Bloom competition.</p>	<p>The previously underutilised and unloved land, which is owned by the Parish Council, was redesigned into an attractive, peaceful community garden, complete with new paths, fencing, flower beds and seating.</p> <p>The site provides some beautiful willow fencing and incorporates an attractive circular path which leads to a small patio at the far end of the garden.</p>

Any statutory designations	Site allocations	Planning permissions
Within the Wheathampstead Conservation Area	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
<p>The space is located within the village itself and is accessed by the community at large.</p> <p>It is well used and valued by the local community.</p>	<p>With financial support from the Parish Council and generous support in materials and in kind from Borrass Construction Ltd, whose head office is in Wheathampstead, a group of Wheathampstead and District Preservation Society volunteers created the garden.</p>	<p>Approximately 0.01 ha</p>


Name and Address	Description/Purpose	Quality of Facility
<p>2. Caesars Road</p> <p>Grid Ref: 517905/213597</p> 	<p>This re-developed play area, owned and managed by SADC, was opened on 20 August 2011.</p>	<p>In response to requests from local young people, the equipment includes a zip-wire, a wooden climbing frame and a flat area to play informal sport and a fort.</p> <p>A network of paths through the site will allow access for all abilities and seating and bins are also included in the design.</p> <p>Existing equipment has been reused throughout the site, including a transformation of the much-loved fire engine into a safari jeep.</p>
Any statutory designations	Site allocations	Planning permissions
<p>The site is identified as an amenity green space in the St Albans DLP technical report on green spaces, 2016¹.</p>	<p>n/a</p>	<p>n/a</p>

¹ [Detailed Local Plan Technical Report Green Spaces, St Albans, 2016](#)


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
It offers opportunities for sports, play and recreation to the immediate local community.	The site has been designed by Groundwork Hertfordshire, which ran a series of consultation sessions with local residents to create a facility that meets local needs.	Approximately 0.36 ha

Name and address	Description/ Purpose	Quality of facility
<p>3. Crinkle-Crankle Garden</p> <p>Grid Ref: 517649/214075</p> 	<p>This is the former garden of the Old Rectory and is used as a recreational open space. It is bounded on its eastern and western sides by Crinkle-Crankle walls - brick walls built in the shape of a wavy line.</p> <p>The site was acquired by the Parish Council under an agreement with a developer who built upon the derelict site formerly occupied by Helmets Ltd. In February 2015 a small project team was formed to develop and implement ideas to restore the garden and develop it as an amenity in the centre of the village.</p>	<p>The garden has been restored to a high level and is maintained by the Parish Council and volunteers.</p>
Any statutory designations	Site allocations	Planning permissions
<p>The 19th century Crinkle-Crankle wall is a Grade II Listed Building and the garden is within the Wheathampstead Conservation Area.</p>	<p>n/a</p>	<p>n/a</p>


NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
It offers opportunities for recreation, tranquillity as well as providing a habitat for local wildlife.	<p>The only publicly accessible example of a Crinkle-Crankle Wall in Hertfordshire. The walls date from the early 19th century and are the only publicly accessible example in Hertfordshire. There are several reasons why the walls were constructed in this way. The shape enabled them to be made taller than would have been possible if they were straight. The curving lines gave strength to the structure, allowing the walls to stand without buttresses and to expand without cracking in the sun. The alcoves were used for growing and ripening fruit, a process often helped by circulating warm air from a stove through vents in the brickwork.</p> <p>The Old Rectory itself, which is also Grade II listed, conceals a 16th century timber-framed building within its 19th century brick exterior with a 14th century core. The red brick chimney stack dates from the 17th century.</p>	Approximately 0.11 ha

Name and Address	Description/Purpose	Quality of Facility
<p>4. Diamond Jubilee Garden</p> <p>Grid Ref: 517771/214177</p> 	<p>The Diamond Jubilee Garden (shown beyond the river in the photo) was created to celebrate the diamond jubilee of Her Majesty the Queen in 2012.</p> <p>The land is under licence to the parish council from a local business and the project was conceived by the Wheathampstead and District Preservation Society. Developing the garden was a joint effort with the Parish Council with funding coming from a variety of sources.</p> <p>The garden was officially opened by The Countess of Verulam on June 4th 2012, Jubilee Day.</p>	<p>The garden is maintained with the help of volunteers.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Wheathampstead Conservation Area</p>	<p>n/a</p>	<p>n/a</p>

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Located in the centre of the village next to the river, the garden is an important space for recreation and picnics.	<p>The garden provides one of the few places in the village centre where residents can get close to the river and provides a unique view of the High Street.</p> <p>It is a popular spot for families with small children as it is completely fenced in.</p>	Approximately 0.05 ha

Name and Address	Description/Purpose	Quality of Facility
<p>5. Maltings Drive</p> <p>Grid Ref: 517473/213593</p> 	<p>Grassed area owned by the Parish Council, with a limited range of play equipment (swings) for children.</p>	<p>Play equipment deemed unsafe and removed. Awaiting S106 funds to reinstate the play area.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Identified as amenity green space in the St Albans DLP technical report on green spaces, 2016.</p> <p>Identified as a space in the Fields in Trust green space index.</p>	<p>n/a</p>	<p>n/a</p>



NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Close to the village centre with good pedestrian access from the south west quadrant of the village.	The site is well-used and, with further investment in the equipment, has the potential to be an increasingly popular recreational facility in this part on the village.	Approximately 0.61 ha

Name and Address	Description/Purpose	Quality of Facility
<p>6. Marford Playing Fields</p> <p>Grid Ref: 518050/214041</p> 	<p>The space, owned and managed by WPC, provides facilities for football and tennis, a grassed area for more informal recreation, a play area for children and teenagers, an outdoor table tennis table and outdoor gym equipment.</p>	<p>Well-equipped and maintained with a new ATP and the tennis courts recently resurfaced.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Green Belt. Part of a SHLAA site within the St Albans SLP.</p> <p>Identified as a space in the Fields in Trust green space index.</p>	<p>n/a</p>	<p>n/a</p>



NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Close to the village centre with good vehicular and pedestrian access.	The main playing field in the parish with all its facilities well-used by the local community and home to the successful youth football club.	Approximately 4.76 ha

Name and Address	Description/Purpose	Quality of Facility
<p>7. Rectory Meadow & Copse</p> <p>Grid Ref: 517577/214102</p> 	<p>This is a green open space which contains a play area for young children and a copse to the east of the site close to the west crinkle-crankle wall.</p> <p>The Parish Council has the site on a lease from the church and it is maintained as an open space for residents.</p>	<p>The main grassed area is regularly mown but the copse is maintained as a natural wooded area with minimal maintenance to encourage wildlife.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Identified as amenity green space in the St Albans DLP technical report on green spaces 2016 where it is known as Canons Fields.</p>	<p>n/a</p>	<p>n/a</p>

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Rectory Meadow is located to the west of the Crinkle-Crankle Garden and is easily accessed from the garden, churchyard or Ash Grove.	<p>The meadow is often the site chosen for village events such as the opening of the Heritage Trail.</p> <p>It is used widely by families with young children and the playground equipment includes monkey bars, climbing and agility frames, pod and toddler swings and a slide.</p> <p>The green space also provides a valuable habitat for local flora. The copse contains mainly bluebells, snowdrops and ferns, and a rare Wild Service Tree was planted here in 2014.</p>	Approximately 0.86 ha

Name and Address	Description/Purpose	Quality of Facility
<p data-bbox="165 276 434 308">8. Railway Sidings</p> <p data-bbox="165 347 506 379">Grid Ref: 517577/214102</p>  	<p data-bbox="864 276 1496 587">The railway sidings are located on the opposite side of Station Road to the station platform. All signs of the sidings and goods shed have long since been removed and, most recently, the building of houses at the far end of the site removed all traces of the small platform used for unloading goods seen in the photograph.</p> <p data-bbox="864 627 1496 738">The railway embankment is still in place and there are numerous specimens of trees on it and around the site.</p>	<p data-bbox="1523 276 2141 547">The parish council won an award in 1990 when it converted the abandoned railway sidings into a green open space planted with the trees. The images below show the site just after it had been completed and before the trees had matured. They were taken in 1986.</p>


Any statutory designations	Site allocations	Planning permissions
Within the Wheathampstead Conservation Area.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The site is owned by the Parish Council and forms, with the embankment on the other side of the road, a "green" entrance to the village. It is an area where children can play at a safe distance from the road.	There are 21 different varieties of tree, from Alder to Yew, scattered around the site.	Approximately 0.24ha

Name and Address	Description/Purpose	Quality of Facility
<p>9. Station Platform</p> <p>Grid Ref: 517808/214347</p>  	<p>Wheathampstead Railway Station was closed following the Beeching Report on 26th April, 1965 (image on the left was taken just prior to closure). As with many rural villages, the station had transformed the lives of local residents. It lay on a single-track branch line running between Hatfield and Dunstable with through trains from London to Birmingham. Within a few years of closure, the tracks, surrounding embankments and station buildings had all been removed to make way for new developments and road improvements.</p> <p>All that was left of the station was most of the platform, high and dry on an isolated embankment raised 4m above the surrounding roads and buildings. Despite being within a stone throw of the village centre, there it lay for over 40 years forgotten and completely hidden by ivy and saplings. In 2009 a group studying the heritage of the village rediscovered the platform remains and decided to restore it in time for the 150th anniversary of its opening on September 1st, 1860.</p>	<p>The facility is maintained to a very high standard.</p> <p>Work on the space includes the restoration of the platform, complete with signage and access steps, and the installation of a 40 foot section of the original track. In addition, there is a section of the original Victorian structure that was uncovered during the work.</p> <p>A 5 plank 12-ton wagon has been installed on the track.</p> <p>In April 2016, a full-sized oak carving of George Bernard Shaw was installed in the shelter on the platform. He was arguably Wheathampstead Station's most famous traveller, regularly cycling from his home in Ayot St Lawrence to catch the London train.</p>


Any statutory designations	Site allocations	Planning permissions
Part within the Wheathampstead Conservation Area.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The space is a short walk from the village centre and, with the Railway Sidings on the other side of Station Road, forms a 'green' entrance to the village.	The site is historically important, having been the former Wheathampstead Railway Station. It forms part of the Wheathampstead Heritage Trail opened in 2011. Apart from being a local attraction for visitors, the team have planted trees and shrubs to attract wildlife and has installed a picnic table on the track bed.	Approximately 0.13 ha

Name and Address	Description/Purpose	Quality of Facility
<p>10.The Meads</p> <p>Grid Ref: 518126/214270</p>  	<p>This area of open space offers a combination of semi-wild grassland on the north side of the River Lea, and a close-mown play and picnic area, Local Wildlife Site (Meads Dell) and community orchard to the south. The north and south sides together with the bed and river in between were purchased by the Parish Council from the Dean of Westminster. The area that is now Meads Dell and the community orchard was purchased from Thames Water in 1983 it having been the site of the first sewage works in the village until its closure in the late 1970s.</p>	<p>In earlier times the land on either side of the river was a flood plain and as a result the soil is rich and fertile. The north side and Meads Dell are managed for biodiversity and the south for recreation. The landscaping of site of the former sewage works was awarded first prize in the rural section of the Hertfordshire Conservation Awards 1991. The community orchard was planted on the particularly fertile land of the eastern section of the former sewage works in 2014 with all Hertfordshire varieties of apple and pear trees.</p>

Any statutory designations	Site allocations	Planning permissions
Within the Green Belt.	n/a	n/a
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
To the east of the village centre with excellent pedestrian links.	One of the village's greatest assets providing great opportunities for informal recreation. Well-used throughout the year by walkers (with or without their dogs) and family groups. The south side hosts the annual "Picnic on the Meads" as part of Village Weekend in July.	Approximately 4.2ha

Name and Address	Description/Purpose	Quality of Facility
<p>11.Glebe and Hitchens Allotments</p> <p>Grid Ref: 518255/213871</p> 	<p>This area contains 192 allotment plots, most of which are let and are in active cultivation. Glebe Allotments are rented by the Parish Council from St Albans Diocese and Hitchens from Hertfordshire County Council.</p>	<p>It is now recognised that “gardening” contributes greatly to the health and wellbeing of the population and working on an allotment with like-minded individuals encourages a sense of community as well as increasing self-sufficiency. In addition, allotments provide a variety of habitats for wildlife and thus increase biodiversity.</p>
Any statutory designations	Site allocations	Planning permissions
<p>Within the Green Belt.</p>	<p>Sites 119 and 426 of the SHLAA under St Albans draft SLP, both rejected on Green Belt grounds.</p>	<p>n/a</p>

NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
To the east of the village with good pedestrian and vehicular access.	One of four allotment sites in the parish and fully used by local residents.	Approximately 5.56 ha

Name and Address	Description/Purpose	Quality of Facility
<p>12.Long Buftlers</p> <p>Grid reference: 515736/213728</p> 	<p>An area of grass and trees owned and maintained by St Albans District Council and used for informal recreation, including football.</p>	<p>Well maintained, apart from one set of goalposts.</p>
Any statutory designations	Site allocations	Planning permissions
<p>None.</p>	<p>None.</p>	<p>None.</p>

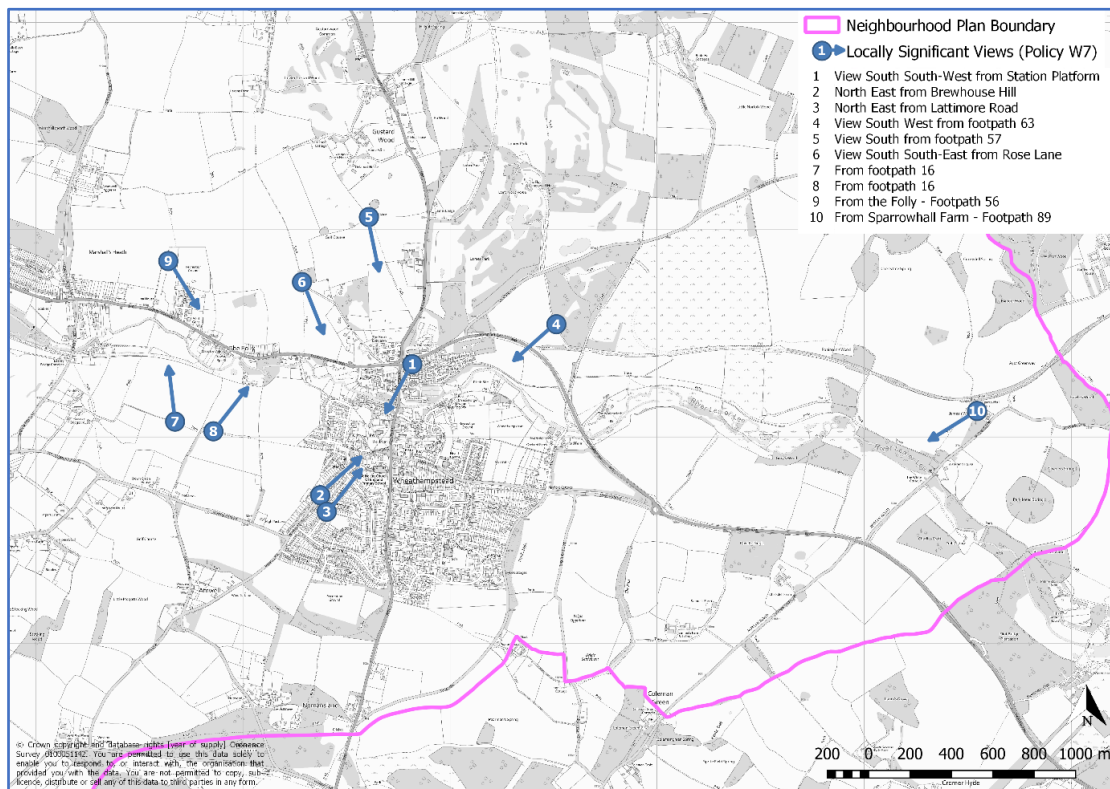
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
In the west of the parish and close to the boundary with Harpenden Town with good pedestrian and vehicular access.	A small area but obviously well used by the local community.	Approximately 0.27 ha

APPENDIX C – LOCALLY SIGNIFICANT VIEWS

Wheathampstead Parish is located in the Lea Valley between Luton at Hatfield and contains Wheathampstead Village which has entries in the Domesday Book and can be traced back over a thousand years. Many of Wheathampstead's buildings are Grade Listed and the centre of the village contains St Helen's Church which is Grade 1 and has a fine steeple.

All of Wheathampstead Parish is located within the Green Belt aside from the village itself and one small area of housing on the edge of Harpenden classified as being excluded from the Green Belt.

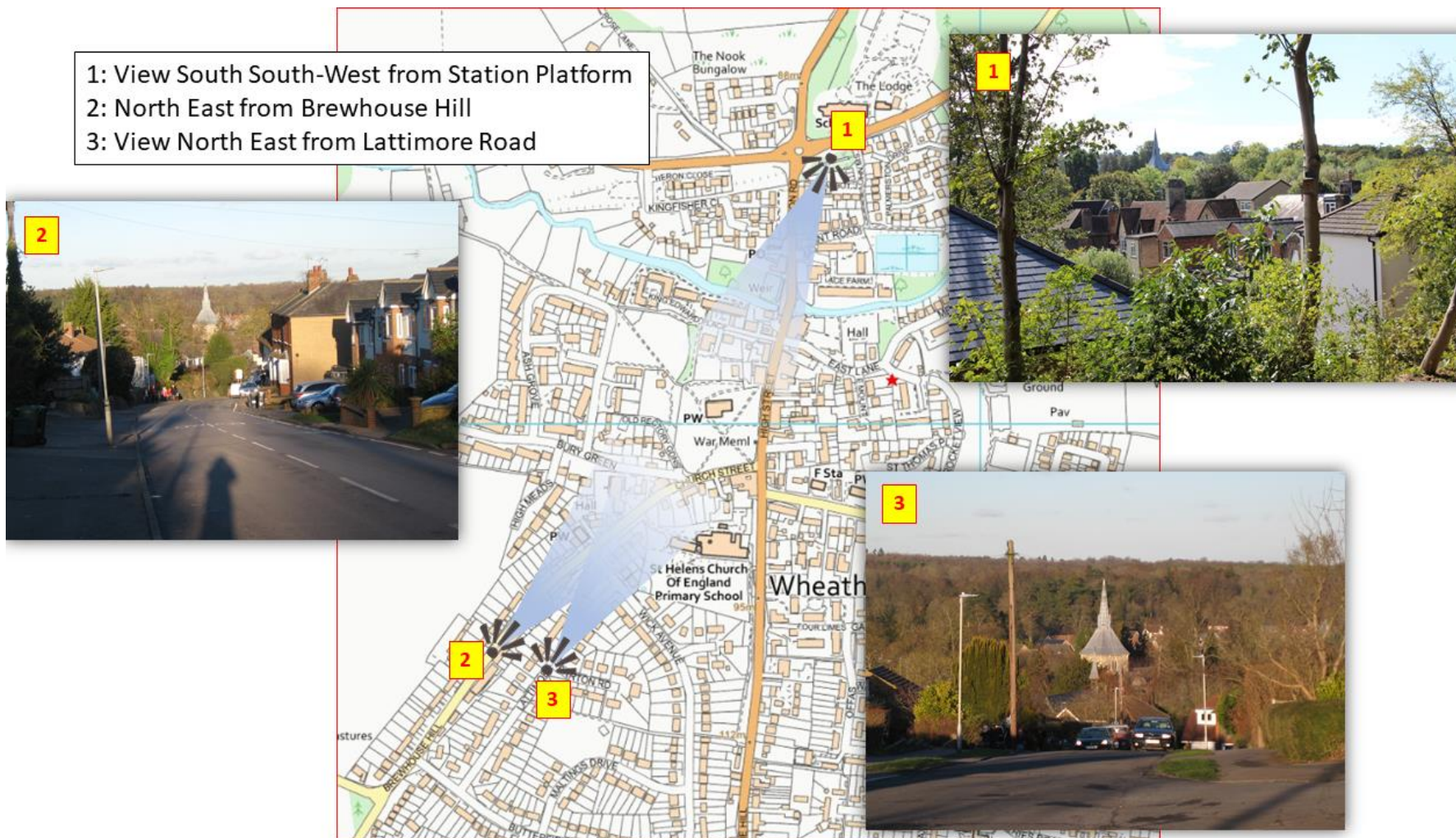
There are two primary considerations for protecting views within the parish. The first is to protect views across the Lea Valley both north and south, as these lie in the Upper Lea Valley Landscape Character Area¹ (Hertfordshire County Council). The second consideration is of views of the village nestling in the valley with St Helen's Church clearly visible along with some of the other Grade Listed buildings.



¹ [area33.qxd\(hertfordshire.gov.uk\)](http://area33.qxd(hertfordshire.gov.uk))

St Helen's Church and Wheathampstead Conservation Area

- 1: View South South-West from Station Platform
- 2: North East from Brewhouse Hill
- 3: View North East from Lattimore Road



Middle distance views of the Village Setting, demonstrate the predominance of the traditional pitch-roofed buildings and in particular those of the historic buildings within the core, many of which are listed. They show the predominance of the main landmark feature of St Helen's Church in comparison to the two storey buildings of the village core around it. Which are surprisingly largely hidden by landscape within the settlement.

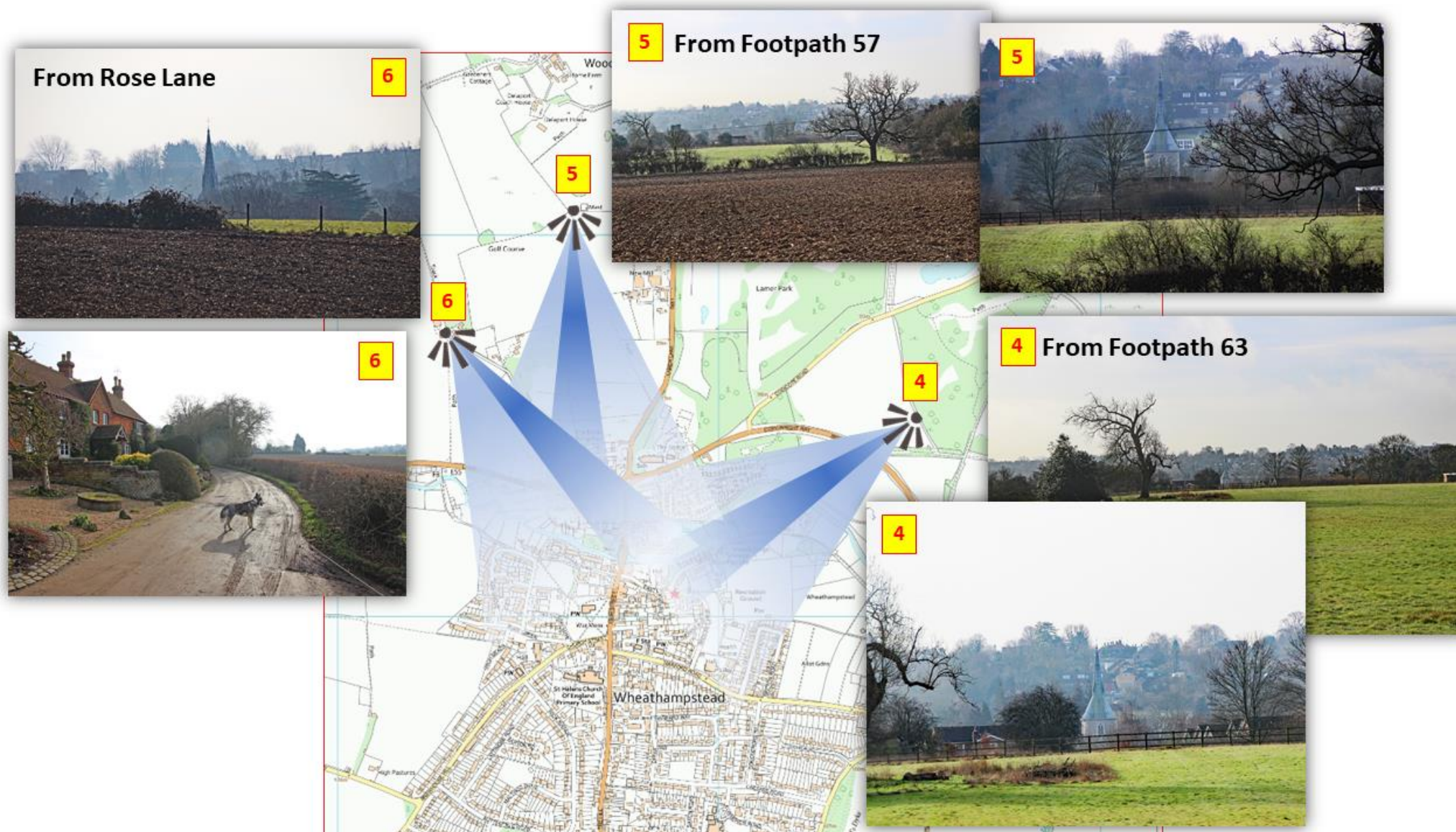
View 1

An unusual view from the station platform, which is itself now a rediscovered heritage asset, indicative of the village's former association with the railway. It forms a proximate high level viewpoint of the roofscape of the village centre and illustrates its overall form of predominantly small pitch-roofed buildings of tile and slate as a setting to the dominant tower and distinctive broach spire of the Grade I listed Church.

Views 2 and 3

Both views are indicative of the topography, wherein the village centre nestles in the valley beneath Brewhouse Hill and Lattimore Road, both steeply sloping down from the West. St Helen's Church forms the main landmark feature, which rises above the roofs of surrounding buildings in the village centre, that are remarkably, largely concealed by trees within the settlement. These and the predominantly wooded backdrop in the distance beyond the village are also a positive feature of its setting and that of the Church. View 2 shows the panorama as people travelling from the West enter the village.

Village Setting Within the Lea Valley



Nestling in the Lea Valley, Wheathampstead village, can be readily identified from outside the village by views of St Helen's Church and its steeple. Views across the Green Belt that include the Church are important as they identify Wheathampstead uniquely in this environment adding to the sense of its containment as a unique settlement.

View 4

Taken from Footpath 63, the view is indicative of the rural/pastoral setting of the village from the north east and from within the Landscape Conservation Area, a positive element of the more distanced foreground setting of the village and particularly the Church tower and spire. It is remarkable that although some other buildings can be seen beyond, the background to this view is still landscape dominated and appears much as it would have done since some time in the past, the Church steeple marking the location of the village from afar.

View 5

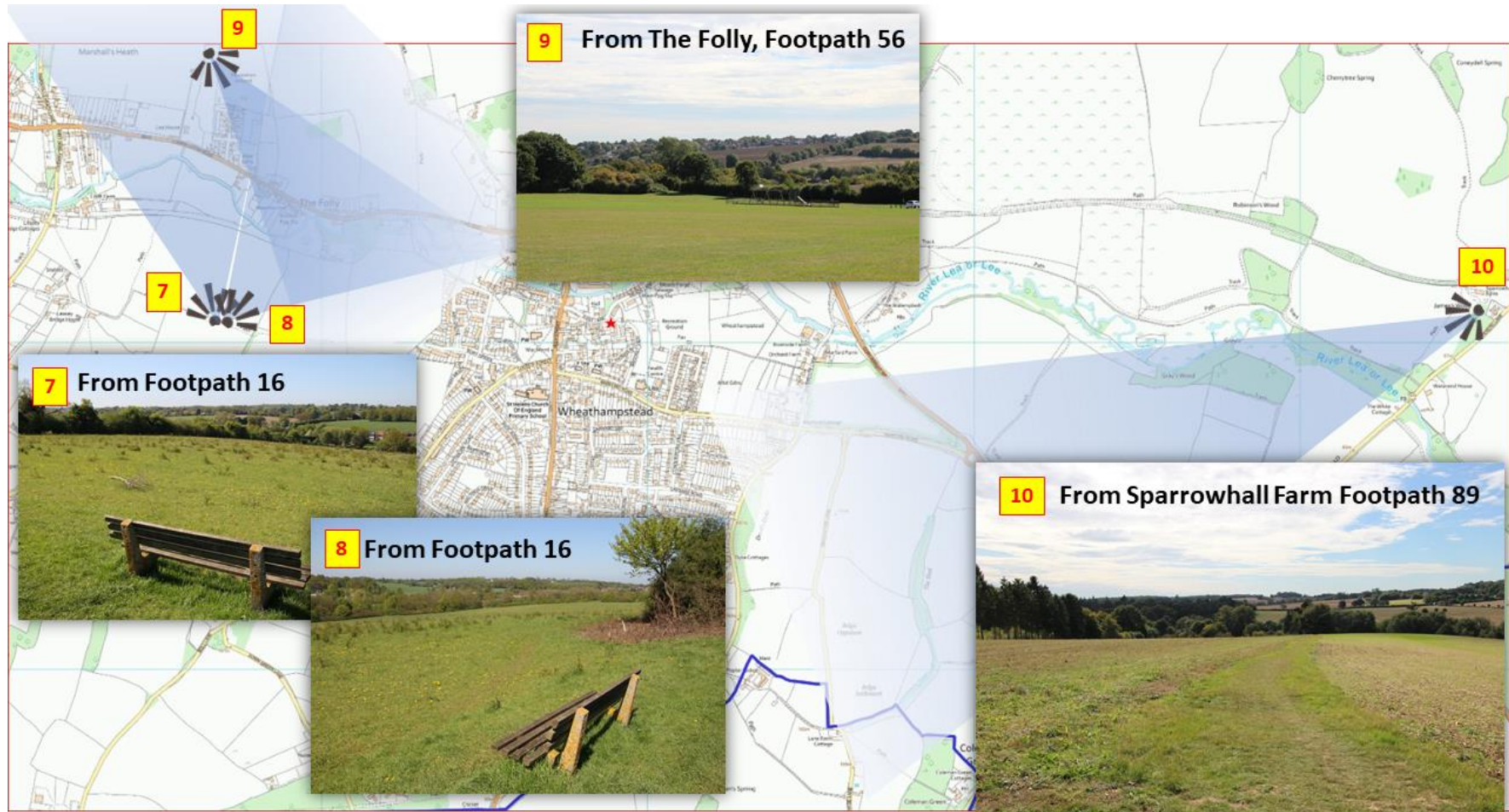
Similarly, shows the rural setting of the Church from the higher ground to the north (Footpath 57), with the village centre being largely hidden due to its depressed elevation. Beyond, the small scale pitched roofs of the traditional buildings on The Hill rise up the slope beyond the east side of the Church, whilst the more modern development to the west detracts somewhat. However, a significant part of the setting still remains landscape dominated, which is positive to the pre-eminence of the Church tower.

View 6

From Rose Lane to the north west, the view shows the rural character of the lane and the open fields which form the foreground punctuated only by the spire of the Church, as the only indication of the village centre. The village itself is largely hidden due to its depressed elevation and intervening trees. Further trees within the centre dominate the background, save for the roofs of houses on Brewhouse Hill to the west which are silhouetted on the skyline.

Lea Valley Landscape Character Area

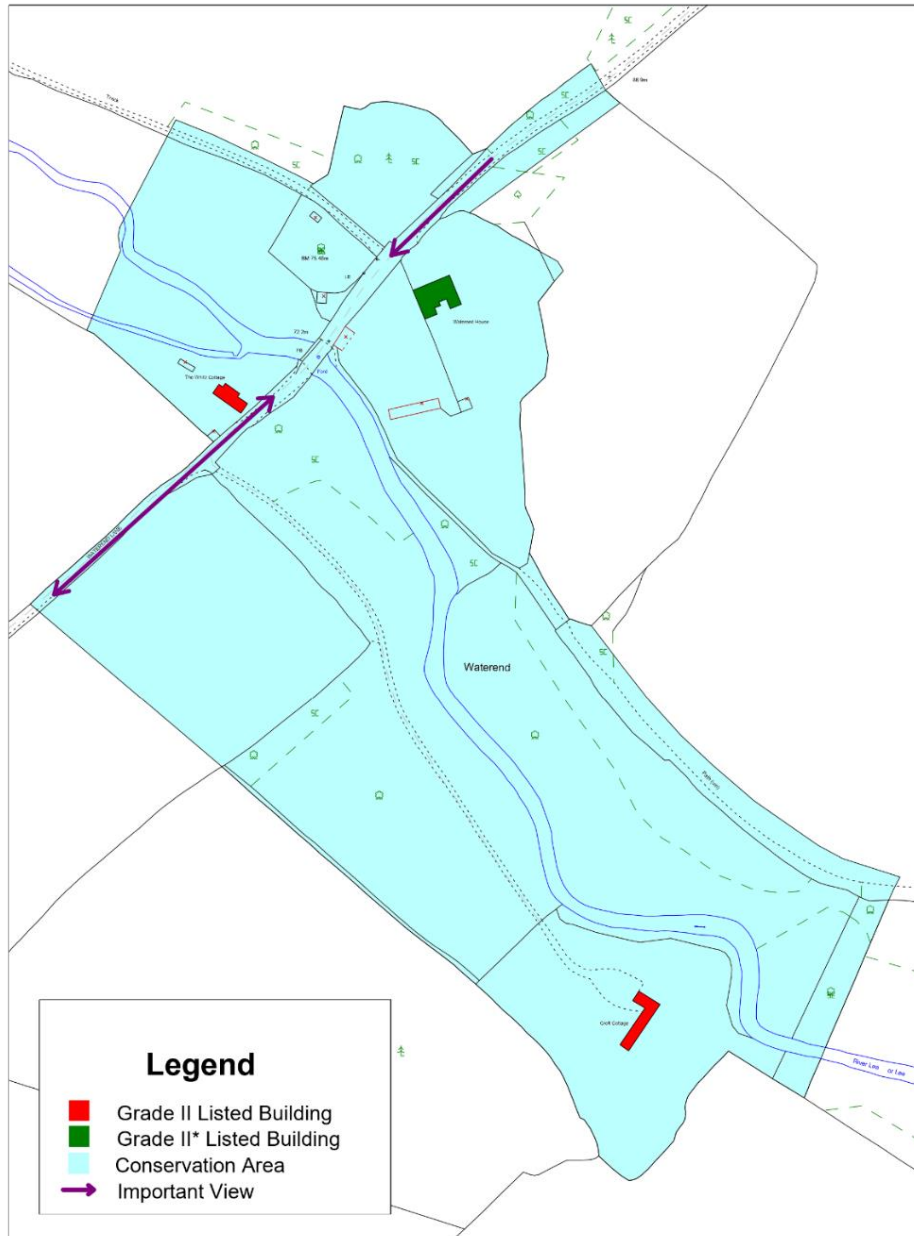
Most of the upper Lea valley area between Hatfield and the county boundary with Bedfordshire lies in the parish and is worthy of protection. Photographs of typical views across the Green Belt and Lea Valley are shown below. See St Albans District Council Policy 104,



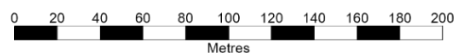
Landscape Conservation. Wheathampstead Parish lies within the conservation area LCA.1 and the Upper Lea Valley Character Area defined by Hertfordshire County Council.

Appendix D – Conservation Areas

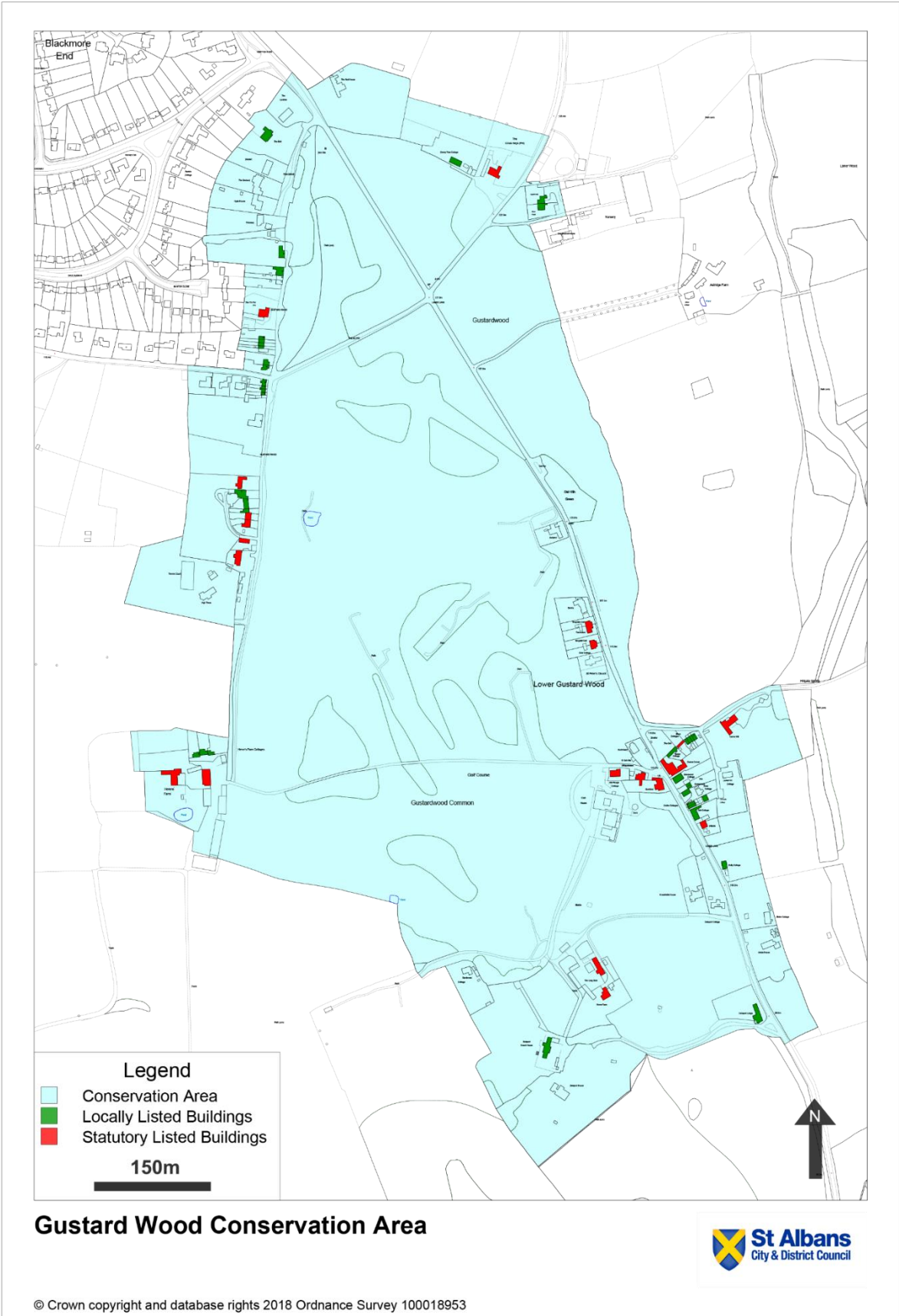
Conservation Areas Waterend Conservation Area



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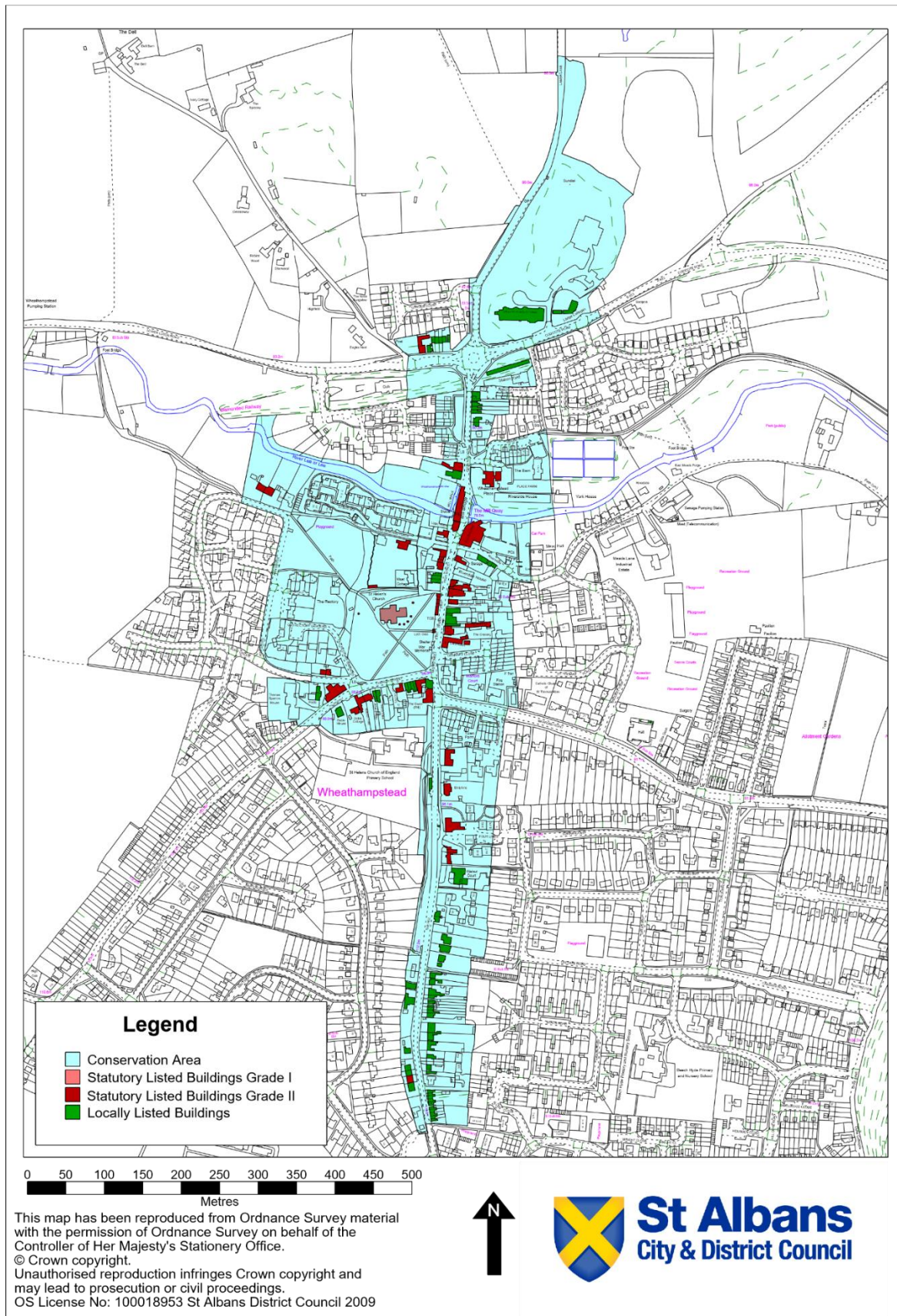








Village Centre Conservation Area



Appendix E (provisional 2nd redraft 13/4/21) Buildings and structures of merit, and Local Character Areas within the parish of Wheathampstead requiring protection.

Within this Neighbourhood Plan we have identified buildings and Local Character Areas in the parish that have been singled out as being of special merit. We refer to these buildings and some of the Local Character Areas as “non-designated heritage assets” (NDHA). Special merit means that the building or area is either of architectural interest or it has a degree of historical and local significance. At a national level, buildings are generally given a "Grade" listing and areas are given “Conservation Area” status. Both impose on property owners specific responsibilities in terms of the care of their building and the planning process will strictly control any changes the owner wishes to make.

Buildings and areas identified in the Neighbourhood Plan as NDHAs do not have restrictions imposed on the owners and the normal permitted development rights still apply. However, should the owner of a building want to demolish or make significant structural changes to the building, the fact that the building is listed in the Plan means that the planning authority (in this case, St Albans District Council) must take into account its inclusion in the Plan when considering a planning application.

The list below details those buildings and areas, with descriptions, to be afforded additional protection using Policy W8 of the Plan. It excludes statutory listed buildings and buildings within designated Conservation Areas which are covered by St Albans City and District Council. The buildings and structures listed here, contribute to the character and cultural depth of Wheathampstead Parish by their presence, both present and/or in the past, so that they can continue to do so into the future. For individual building, these values can be represented in one or more of the following ways as advised by the National Planning Practice Guidance (PPG) 2019:

1. They are of aesthetic and/or artistic value. i.e., striking visual appearance or contextual appearance.
2. Archaeological/evidential value. i.e., tangible evidence of how life was lived and the form and function of structures over time.
3. They are of historical significance for the parish. i.e., representative of notable historic figures, uses or events.

In order that we don't overlap Historic England's starting point criteria for the designation of statutory listed structures, we have decided that, in archaeological/evidential terms, the following would be considered.

- A. Any pre-1840 structure
- B. Any pre-1920 structure which survives in anything like its original form.
- C. Later structures which are more special or fit the other main criteria, i.e., 1 and 2.


Victorian building predominates this list, this is because earlier buildings are excluded as they have already nearly all been included as on the national statutory list of buildings of special architectural and historic interest, and because our research has found that the parish has a rich heritage of buildings of this era. Some speculative Victorian building resulted from standardised patterns which were a development from the preceding Georgian/Classical era but with the application of mass-produced materials, greater decoration and less emphasis on proportion and refinement. These buildings became ubiquitous throughout the Country.


However, there was a reaction against this and the perceived evils of the Industrial Revolution, which resulted in various different but connected Artistic Movements which impacted on Architecture and Design. Many of the buildings on this list were influenced by one or more of these movements which morphed together over the whole period, thus making it difficult in many cases to distinguish now which influences apply. In most cases more than one applies and the overall result is eclectic. The over-arching movement was the Romantic/Aesthetic Movement that had its roots in the C18th but then developed various new strands such as “Neo Classical”, “Neo-Gothic”, “Neo-Tudor”. “Queen Anne Revival” “Art Nouveau” and finally, at the end of the C19th and beginning of the C20th, “Arts and Crafts”. All perhaps could be described as “Neo-Vernacular” and have in common, reaction against industrialisation, mass production, standardisation and urbanisation, taking inspiration from a perceived idyllic age of simpler country living, craftsmanship and with emphasis on beauty and aesthetics.



In Wheathampstead and elsewhere, this was taken up by local landowners and especially the gentry in large estates. It becomes normal for them to apply these principles to relatively humble buildings associated with their estates and thus demonstrate their own refinement and connection to their illustrious past and in many cases, genuine pride in their buildings. This then tended to percolate down to smaller landowners and individuals who had the means to commission their own buildings, either for their own use or for rent and who also had these aspirations or simply wanted to be fashionable. In Wheathampstead we have a rich heritage of buildings of this form, which is worth valuing and sustaining to pass on to future generations. They give us a tangible connection with our past, an environmental foundation and should enable our future environment to continue to reflect a local distinctiveness, that can still be recognised as a sense of place.



One of the consequences of these developments is the evolution of areas that have their own character. Local Character Areas are described in the second section of this appendix.



Buildings and Structures not in Local Character or Conservation Areas





Area, Building or structure	Description	Reason for Protection
<p><u>Ayres End Lane</u></p> <p><u>Ayres End Cottages</u></p> 	<p>1-4 Ayres End Cottages (at junction with Ferrer's Lane). Although a short terrace of houses, it is treated as a whole composition and is an example of neo-Tudor design, in rather less extravagance than "Ayres End House." Nevertheless, this lesser restraint and limiting of decoration to the main frontage was no doubt more suitable for the less wealthy occupants and still evokes some of the neo-Tudor and Arts and Crafts principles.</p> <p>The principal design elements are the prominent roof gable ends to the frontage of substantial, white painted timber framing in filled with roughcast rendered panels to contrast with the walls below, which are of red-multi brickwork with blue brick banding. There are good quality red gauged brick lintels over the windows, some of which appear to be original.</p> <p>The roofs are of slate with matching ridges and are either original or have been replaced with good quality blue grey slate.</p> <p>Chimney stacks are not as extravagant as at Ayres End House but well detailed with corbelling.</p> <p>Whilst this building is of far less extravagance than Ayres End House, the greater restraint and limiting of decoration to the main frontage is demonstrative of fashionable and modern design of its era and differences between the wealthy of society at that time and the comfortable well-off and still evokes some of the neo-Tudor and Arts and Crafts principles.</p>	<p>1,2 B</p>



Area, Building or structure	Description	Reason for Protection
<p>Ayres End House</p> 	<p>“Ayres End House” now “Cupcakes Clothing”- former residence for crown court judges.</p> <p>This is an extravagant late C19th mansion of Neo-Tudor design, incorporating picturesque evocations of timber-framed Elizabethan country houses but with a myriad of architectural elements such as steeply pitched tiled roofs with decorative fish-tale elements and moulded finials, tall elaborate chimney stacks, decorative tile hanging and jettied (projecting) upper storeys. In this particularly extravagant example, there are also large double height semi-octagonal bays.</p> <p>As was the fashion, this building includes many of these elements used eclectically and freely, with the intention of evoking the imagined splendour of a bye-gone golden age, as a reaction against industrialisation and city living of the C19th.</p> <p>Often despised by Academics and Architects, it is invariably constructed to a high standard (tying in with the Arts and Craft Movement in celebration of traditional craft) and in this case aptly demonstrates the aspirations and spirit of the era.</p>	<p>1,2,3 B</p>
<p>Ayot Greenway</p> <p>Former GNR Luton and Dunstable Branch remaining artifacts.</p>	<p>Very little has remained of the infra-structure of this railway branch line, (opened in 1860 and closed in 1967), save embankments and cuttings. It connected Dunstable to the main line at Hatfield on the BR Eastern Region, formerly LNER and initially the GNR. Therefore, any surviving elements are particularly important. The station at Wheathampstead, now lovingly restored by a stalwart group of volunteers, and the former “Railway Hotel” are two of the principal survivals but they are within Wheathampstead Conservation Area and thus not covered by this list. However, three bridges remain in the parish, the gate posts at the level crossing and the gatekeeper’s cottage, all at Leasey Bridge (see Leasey Bridge Local Character Area).</p>	



Area, Building or structure	Description	Reason for Protection
<p>Bridge at Piggotshill Lane.</p>  	<p>Bridges.</p> <p>Bridge at Piggotshill Lane: Single arched bridge circa 1860. The arch is semi-elliptical and is emphasised by four rows of bricks on end, three being of red bricks and the lower one of Staffordshire blue engineering bricks. It sits on a projecting pad of three layers of bricks which makes the transition between it and the abutments beneath. The parapet above is also of alternate courses of reds and blues and there is evidence that this theme was continued throughout the structure. However, much later patching repairs have disrupted the patterning, which is also obscured by years of leached efflorescence and staining.</p> <p>The coping to the parapet is of a blue brick projecting string of blue brick headers, topped with a course of blue bricks and a final coping of blue bricks on end. There is a single projecting string course of blue headers just above the crown of the arch and there are two round pattress plates to each side of the bridge which are evidence of tension ties just above the arch to prevent later lateral spreading. There are raking retaining walls to the embankment on either side, which also show evidence of similar embellished brickwork.</p> <p>A good example of a standard GNR engineering solution of the period but with some embellishment, which denotes the pride taken by railway company, even with a branch line structure.</p>	<p>1, 2 B, 3</p>


Area, Building or structure	Description	Reason for Protection
<p>Sparrowhall Bridge</p>  <p>Hunter's Bridge</p> 	<p>Sparrowhall Bridge: Of similar construction to Pigottshill Lane bridge but with graceful, curved brickwork entry walls to the sides, feeding in the lane above the Ayot Greenway and forming a pleasing transition with the embankments.</p> <p>There are subtle differences in the embellishments. The arch has blue bricks on edge either side of two courses of reds and the single string course above the arch is increased to four. There are no patters plates and no raking buttresses, so this bridge obviously suffered less structural movement than the Pigott's Hill bridge but then it didn't have to withstand 100 years of increasingly heavy locomotives and trains running over it, probably only the odd farm cart or tractor.</p> <p>Hunter's Bridge: This bridge is more similar to Pigott's Hill Lane bridge, as there are no curves to the approach walls, and it has similar raking buttresses and a more similar arrangement of colours to the arch. However, it is in better condition and less patched. There are no patters plates and this could be because it is of narrower span and therefore was less loaded when the railway was in use.</p>	<p>1, 2 B, 3</p> <p>1, 2, 3,.B</p>
<p><u>Dyke Lane</u></p>	<p>Dyke Cottages: Pair of semi-detached cottages to the south of the junction with Hill Dyke Road. Although there is distinctly Victorian feel to them, they are not on the 1897 OS map and may therefore be early C20th. The form is of a fairly standard semi-detached pair of cottages from that period, but their individual character is established by the detailing and materials. The facing brickwork is of gault bricks (see Necton Road), either from Cambridgeshire or more likely Bedfordshire, easily obtainable via the railway. However, this is embellished by polychromatic brick detailing, of blacks and reds, principally around the windows but also a plain red brick band course at mid-</p>	<p>1, 2 B</p>



Area, Building or structure	Description	Reason for Protection
<p>Dyke Cottages</p> 	<p>height and at the eaves. The window and door openings have stone lintels but are embellished above with arches of black and red bricks, each with a central key stone. Within the space between the lintel and the arches a “W” motif has been picked out in black stretchers. The windows themselves have been replaced but originally and in living memory were of “neo-Gothic” design. The roof is of blue/grey slates with decorative pierced finials to the ridge and the central ridge chimney stack is embellished at the cap with red corbelled brick courses.</p>	
<p><u>Bower Heath Lane</u></p> <p>Carfax</p> 	<p>“Carfax”, opposite the corner with Common Lane, 1-3 “Wendy Nook Cottages to the North and detached house “White Gables” beyond. All off track to North of junction. Lodge Cottage off a separate track to the East which leads to Great Cutts Farmhouse to the North.</p> <p>All of these appear to be part of a large estate, which is believed to be The Hyde Estate, as they share age, architectural style, quality and originality.</p> <p>The materials used are best quality Luton Grey brickwork with gauged brickwork lintels over openings and red/brown plain clay tiles. Many windows are original, some of timber and some early cast iron lattice at Carfax. However, Lodge Cottage has modern replacement windows and has at some time been rendered.</p> <p>The buildings date from the 1860’s (1867 date plaque on White Gables); the architectural style is neo-vernacular and includes neo-Tudor and “Gothick” elements. There are gauged brick arches, some of which are fine semi-elliptical examples and in some cases terra cotta labelling over openings, which are especially generous at 1-3 Wendy Nook. Roof eaves and verges vary between dog-toothed brickwork through to extravagant and steeply pitched overhanging eaves and bargeboards, which are also expressed in original open porches. Lodge Cottage has very deeply overhanging eaves</p>	<p>1, 2, 3 ,B</p>



Area, Building or structure	Description	Reason for Protection
<p>Wendy Nook Cottages</p>  <p>White Gables</p> 	<p>and is in keeping with its status as “announcing the entrance to an estate of importance”. The survival of many original windows, including rare cast iron lattice examples is remarkable and the arrangement of glazing bars in the windows of 1-3 Wendy Nook, each having margin lights. Some chimney stacks are ornate e.g., at 1-3 Wendy Nook and at the Lodge which has tall, paired shafts set at an angle in neo-Tudor fashion.</p> <p>In terms of appearance and architectural style, most of this group have much in common with four Estate cottages on Lamer Lane (adjacent to St Peters Church), which are listed grade II.</p> <p>Lodge Cottage</p>  	



Area, Building or structure	Description	Reason for Protection
<p>Great Cutt's Farmhouse</p> 	<p>Great Cutts Farmhouse. Large Victorian farmhouse, situated at a strategic point alongside the former ornamental drive from Bowers Heath Lane, past the Lodge mentioned above. Its frontage faces west down the drive which enters the Estate from the Lower Luton Road. Unlike the group of estate buildings above, it is of red brickwork and is stylistically different but still possesses “Neo-Tudor” details. The symmetrical West front is double-fronted and has very wide 6-light rectangular hipped bays each side of the central front door, surmounted by 4- light canted timber framed and prominent rendered gable end in Neo-Tudor form above. The front door is a wide double door but disguised as a very wide 6-panel door with raised and fielded panels, a sign of status. The roof is of very wide span, moderately pitched and of plain dark red/brown clay tiles with ornamental, pierced, brighter red ridge tiles. The verges are detailed with two rows of corbelled brick headers. The North and East elevations are treated simply, without much ornamentation except for cambered arches over windows which have double row of headers; Lower row of reds and upper row, polychromed with alternate blacks and reds.</p> <p>This was clearly an important farmhouse, within a great estate, representative of the major importance of farming in general and estates in particular, to the largely rural economy of the parish in the C19th and beyond, and of the rigid social stratification of the period.</p>	<p>1,2,3,B</p>
<p>Brocolla</p> 	<p>“Brocolla” is a small flint lodge cottage on a track leading up to “Little Cutts Farmhouse” (which is a C16th/C17th building, listed grade II and therefore not included). It is in the form of a “Cottage Ornee”, which was popular in the late C18th and early C19th, especially for lodge houses, as part of the “Romantic Movement”, extolling the virtues of simple country living and remaining diminutive, which is typical of lodges.</p> <p>It is of flint with red brick quoins and lintels. Local Red/brown plain tiled roof with deeply overhanging eaves.</p>	<p>1, 2 B</p>

<i>Area, Building or structure</i>	<i>Description</i>	<i>Reason for Protection</i>
	<p>The prominent porch is in the same materials and style but has a fine semi-elliptical arch of red gauged brick.</p> <p>It retains its painted timber casement windows, each split into two panes by glazing bars.</p>	
<p>Hill Farmhouse and buildings</p> 	<p>Hill Farmhouse and buildings.</p> <p>Hill Farm is an old established farmstead, which is shown on the 1841 tithe map but is much older because the large cereal barn that still exists and listed grade II dates from the C16th and C17th.</p> <p>Although the farmhouse is later than this, it appears on the 1841 map though architecturally it seems later. There are stylistic and material similarities with the Bower Heath Group which is known to date from 1867 and would seem to be from this period and possibly part of the same estate.</p> <p>It is a large double-pile building and it is therefore possible that it still contains part of an earlier building (rear range not visible from public view) but certainly denotes its importance as representative of a substantial farm.</p> <p>The frontage has two projecting wings and is of Luton Grey brick with red brick details, including a semi-elliptical gauged brick arch to the front porch, as in the Bower Heath group and low-cambered gauged brick arches over the windows, which are still of painted timber and of a Neo-Tudor transomed format. Roofs are of moderately high pitch and of dark brown plain tiles.</p>	1, 2, 3, B




Area, Building or structure	Description	Reason for Protection
	<p>Apart from the massive early barn to the left of the courtyard, the right-hand side is taken up by an early set of farm buildings, including stables. The main range is timber-framed and weather-boarded and this, together with the steep pitched, red plain hand-made tiled roof, denotes an earlier date to that of the frontage of the house. There is also a return wing to the rear, which is of red brick with a prominent gable end with a lofty cart entrance.</p> <p>This is an early example of a type of building that is becoming increasingly rare in the district, as farming practices change. Overall, the group is representative of a substantial historic farmstead that is illustrative of the importance of this industry to this locality from an early date right through to the C19th and early C20th. It is also an important part of the setting of the grade II listed barn.</p>	
<p><u>Brewhouse Hill</u></p> <p>Nos. 21-25</p> 	<p><i>Odd numbers:</i></p> <p>Nos. 21-25 These buildings together with 13-19, (a grade II listed building and therefore not listed here), represent the former "Hope Brewery", which was an important historic local industry in the village. They therefore have historic and communal value.</p> <p>A terrace of large Victorian houses, pre- 1897 and probably from between 1880 and that date. They are associated with The Hope Brewery and attached to what was the brewer's residence (listed building Grade II) but built approximately 80 years later. They had remained in the same ownership as the brewer's residence until at least the turn of the C20th and are also associated with the Collin's family of Delaport, a notable Wheathampstead family. They have remained remarkably unaltered, still having timber sash windows, (probably original) and slate roofs.</p> <p>Built of red brickwork with cambered arched lintels of double headers to openings. The association with the Hope Brewery gives them group value, historic and communal value and they add to the setting of the former Brewer's house, (a listed building).</p>	<p>1, 2, 3, B</p>



Area, Building or structure	Description	Reason for Protection
<p>Nos. 49 – 55</p> 	<p>Nos. 49-55. currently Maidment Judd Insolvency). Originally part of the Old Hope Brewery and shown as the Maltings on the 1879 OS map. This is still well illustrated by the length of the building and the distinctive pyramidal shaped roof with swept eaves at the eastern end.</p> <p>Of Luton Grey brickwork, split into bays by expressed pilasters, which are demonstrative of the heavy loading that was associated with the original maltings function. The wide openings with double header cambered arches of red brick, may not be original features but are of appropriate style, often associated with C19th industrial buildings.</p>	
<p>Nos. 12 – 14</p> 	<p><i>Even numbers:</i></p> <p>Nos. 12-14. Early c19th Cottages Now a pair but shown on 1897 OS as three cottages. These are simple cottages of white modern render, low-pitched slate roofs. The windows are wide double sashes, which is rather unusual for what were small cottages. However, the sashes are without horns, which usually denotes a late Georgian i.e., pre-1850 date. However, at that time Wheathampstead was very much “out in the sticks” and would have been later in adopting the Victorian fashion for horned sashes. The windows seem original but clearly the pair of double doors in the frontage are not and it seems likely that entrance doors to the outer cottages would have been from the sides, that the central cottage had a narrower door to the front in place of one of the present double doors and that the other double door was formerly occupied by a double window. The former three cottage configuration seems to be confirmed by the larger ridge chimney stack, which could have served two separate dwellings.</p>	<p>2, B (poss A)</p>



Area, Building or structure	Description	Reason for Protection
<p>Chapel</p> 	<p>Former Congregational, then United Reform Church: Late C19th chapel, with galleried nave and 2 aisles. It was built of Luton Grey Brick with red brick details and with slate roofs.</p> <p>The frontage is the most ornate and includes gauged, red and black brick details (polychromatic) and some diaper red brickwork.</p> <p>Neo-Gothic style with lancet windows and large decorated gothic main window with stone tracery above front entrance doorway, which is flanked by 2 piers with stone pinnacles on buttressed pilasters. It is an important reminder of the strength of non-conformist faith in the history of the village and of an institution that was woven into much of village life well into the mid-C20th.</p>	<p>1, 2 , 3, B</p>
<p><u>Bride Hall Lane</u> Bride Hall Cottages</p> 	<p>Bride Hall Cottages (just south of tradesmen's entrance to Bride Hall) Cruciform plan form to produce four gable ends in "picturesque" style each with elaborate overhanging, scalloped moulded barge boards. Roofs of red/brown plain clay tiles, moulded terra-cotta finials to peak of gable ends. Chimney stacks with triple-corbelled caps. Walls of red brick, openings with a combination of cambered brick arches and terra-cotta labelling above. Transom form of windows is probably to the original Neo-Tudor format but the windows themselves appear to be plastic replacements and the front elevation facing the lane has been negatively affected by this and the modern front door.</p> <p>This would appear to have been built in association to Bride Hall (Listed grade II*) and is representative of importance of large estates to the C19th rural economy. Probably built as a lodge, although in 1897, not long after its probable construction date, it was two cottages and is not in the classic position at the entrance gates, although close to them. It bears much of the characteristics of a lodge in terms of the cruciform plan and the elaborate gable ends, and detailing above the windows, but has lost its original windows, which may well have been leaded lights.</p>	<p>1, 2, B</p>

Area, Building or structure	Description	Reason for Protection
		
<p><u>Mead Lane</u> Wheathampstead Sewage Works</p> 	<p>To the right-hand side, rather hidden by trees, is the only remaining old building associated with the Wheathampstead Sewage Works. This appears on early OS mapping and is at least pre-1897. It is built with good quality multi, red/brown facing brickwork which is enlivened by details picked out in red gauged brickwork, (a sign of quality); these include a circular window in the gable end and low cambered arches over the main window.</p> <p>The main doors appear to be modern and there is a steel cantilever loading beam over them. The roof comprises red machine-made clay tiles with red clay ridge tiles, enlivened with moulded clay finials. The verges are of projecting brick with stop ends, in combination with timber verge rafters.</p> <p>The quality of the building is demonstrative of the pride taken at that time with public utility works such as this in the era when it was built.</p>	1, 2 B
<p><u>Ferrers Lane</u></p>	<p>West End Farm cottages 1&2, Pair of semi-detached cottages at junction with Bull Lane, probably originally associated with West End Farm (LB Grade II), not on 1897 OS map (probably early C20th). These are rural farmworkers cottages of decent materials. Red brickwork with decorative projecting brick string course with brick dentils underneath. The windows of paired casements are timber, probably original in main range and with cambered brick arches over, each with terra-cotta lipping over. There are simple open timber porches with open eaves with exposed rafter feet. Red/brown plain-tiled roofs with open eaves and exposed rafter feet. Those to the rear are “stopped” by corbelled brick blocking (hidden at frontage by the later extensions). These cottages are of a simple local rural type, which has become relatively rare in the parish, rather than of standard urban-type Victorian/Edwardian design, transplanted in</p>	1, 2 B


[illegible]


Area, Building or structure	Description	Reason for Protection
 <p data-bbox="206 699 551 730">Stable Block/Coach house</p> 	<p data-bbox="757 277 1827 347">unbroken, save by small dormers and is of good quality plain brown tiles. Chimney stacks are modest.</p> <p data-bbox="757 395 1843 545">The rear wing is Georgian C18th and much grander, it is white rendered but historic accounts suggest that it was originally of brick, which has since been rendered over. The windows are Georgian painted timber sashes, and the roofs are of red Hertfordshire plain tiles (possibly hand-made peg tiles)</p> <p data-bbox="757 699 1883 928">The former stable block is also of the C18th and is a grand building in its own right. It is of brickwork which is now white painted. It features large round arch-headed openings, elaborately framed and a central projecting, full height main entrance through a larger round arch -headed doorway. The roof is steeply pitched and similarly roofed as the rear wing. There is a fine classically detailed capola, centrally placed on the roof ridge.</p> <p data-bbox="945 960 1700 992">Former stable block, showing rear wing of main house beyond</p> 	


Area, Building or structure	Description	Reason for Protection
<p>Ice House</p> 	<p>The ice house is a flint structure in ruinous condition close to the western boundary of the house gardens with “Hillgate Spring” (woods). It is of indeterminate age but could be C18th.</p> <p>The Cottage was part of the west wing to the C18th house and the former dairy.</p> <p>The Summerhouse in the dell near to the ice house is C18th.</p>	
<p>Lamer Lodge</p> 	<p>Lamer Lodge, directly on Lamer Lane.</p> <p>This was formerly the South Lodge of Lamer Park Estate and is shown on the 1897 OS map as “South Lodge” A classic lodge type of building designed to be a foretaste of the quality of a country estate and to announce the historic pedigree of the estate as well as performing its security function. It dates from the 1860’s to 1880’s, is of neo-vernacular design and exhibits a number of the characteristics of “Neo-Tudor” style of this period (see Ayres End House above) but with a more studied and less eclectic mix of elements.</p> <p>It is essentially an evocation of a timber framed rural cottage structure from the C17th, with hand-made red brick-nogging between the studs, (the studs may well only be skin deep, but the effect is achieved). The leaded-light windows add to the effect and sparkle effectively.</p> <p>The prominent decorative carved barge boards to the projecting gable end fronting Lamer Lane are a further element of the same architectural language as are the paired tall chimney stacks. The roof is of steep pitched fiery red Hertfordshire clay plain tiles, (probably hand-made), which add to the characteristic appearance, and there is a large projecting porch to the South elevation which has a similar decoratively carved gable</p>	1, 2, 3, B

<i>Area, Building or structure</i>	<i>Description</i>	<i>Reason for Protection</i>
	<p>end as found on the front elevation, and which was possibly part of the former gate-keeping function.</p> <p>There is an extension to the North, but this is sensitively handled in similar materials. There are several other buildings and structures in the park including the boundary walls and a surviving Doric Portico from the earlier house that had been relocated against the northern boundary of the grounds. They are grade II listed and therefore not part of this list.</p>	
<p><u>Lower Luton Road</u></p> <p>No. 141</p> 	<p>No. 141 is a double-fronted Victorian Villa with a symmetrical frontage with two full-height canted bays and a central front doorway, under an open porch. Materials are of good quality, Red brickwork with decorative terra cotta labelling between ground and first floor windows and stone under-chamfered lintels. The roof is of blue/black slates and is enlivened by the faceted “turreted” roofing over the canted bays, which also have decorative finials. The windows are of painted timber with glazing bars and (remarkably) probably original. The front porch is architecturally well-handled being fitted between the bays and supported by a bold swept semi-elliptical arch of painted timber, rather than the more common standard diagonal brackets, in a nod to the growing “Arts and Craft” movement of the era.</p> <p>This building is representative of a smart suburban town type (rather than a rural type) and was probably intended for a commuter family. However, it was likely to have been a bespoke design, as indicated by the</p> 	1, 2, B



<i>Area, Building or structure</i>	<i>Description</i>	<i>Reason for Protection</i>
	<p>quality of materials and detailing and especially the terra-cotta labelling and the entrance porch design.</p> <p>It has group value with 145-149 but these have been altered with modern materials and have less authenticity and are not part of this list.</p>	
<p>No. 151</p> 	<p>No. 151 is a double-fronted Victorian villa, symmetrical, central door which like 141, was built with a similar semi-elliptical arched support for the porch roof, in a nod to the Arts and Crafts movement (this now has modern infill but the arch can still be seen and appreciated). Unlike 141 the porch roof is combined with a full width roof over projecting ground floor rooms. Brickwork is of selected Luton Grey facings but with bold red brick decorative detailing to the quoins and around every upper floor window opening, creating decorative patterns. Windows are under low-cambered arched stone lintels and the ground floor windows are generous, taking the form of two pairs under the projecting roof, under nicely chamfered stone lintels. Each pair has a central carved Doric pilaster which are classical features, indicative of the eclectic nature of Victorian house design. The roof is of blue grey slates and whilst lacking the varied roof form of no.141, has decorative ridge tiles. The chimney stacks are enlivened by a generous 3 courses of corbelling and a</p> 	1,2,B


Area, Building or structure	Description	Reason for Protection
	protective projecting course just above ridge level, both of which, are signs of quality.	
<p>No. 163.</p> 	<p>No. 163. As in the case of 141, this building was likely to have been a bespoke design and is also a suburban type rather rural. It was originally associated with the hat factory which was situated on the land immediately behind it in the 1870's which became a significant employer until the 1920's. During this time, the house was known as "The Factory House" After that, it eventually became the "Folly General Stores" which survived right through until the 1960's. The house is therefore of significant local socio-historic importance.</p> <p>It of a similar size, planform and type as 141 and 151, although the detailed design influences differ.</p> <p>Date plaque 1888. Dark red brown brickwork with red/orange cambered brick arches over the upper windows but lacking the amount of decorative brickwork as 151. Blue grey slate roof, but without the decorative ridge tiles but the chimney stacks are similarly detailed. However, the whole of the ground floor frontage had been removed to accommodate a shopfront, during its time as a general store and this has since been refilled by poor quality modern bricks and plastic windows. Therefore, its historic socio-economic importance remains and is in fact displayed by the very alterations that diminish its design quality.</p>	<p>1, 2, 3, B</p>
<p>No. 158</p>	<p>No. 158 is a detached house, sited perpendicular to the road, whilst the main elevation is to the West side. It is of "Neo-Tudor" design and has a proudly placed stone date plaque for 1883 in the front gable end. The identifiable "Neo-Tudor" features include the high-pitched and tiled roof, the ornate decorative ridge tiles, the projecting barge boards/eaves rafters supported by extensions of the purlins, the extremely large and decorative central chimney stack with tripartite joined shafts and 3 coursed corbelled</p>	



<i>Area, Building or structure</i>	<i>Description</i>	<i>Reason for Protection</i>
	<p>tops, reminiscent of a well-appointed farmhouse from the C16th/C17th. The chimney is possibly the best feature but closely matched by the cast iron diamond-paned lattice windows, which are rare surviving features, intended to emulate diamond paned leaded light windows from the C17th or earlier.</p> <p>The materials are high quality and comprise red/brown tiles in characterful lively mix (probably hand- made), rich red/ brown handmade bricks and a banding course of blue bricks which are either Staffordshire engineering bricks or vitrified bricks.</p> <p>This building is one which follows the ethos of the Neo-Tudor style quite rigorously. The bay window on the frontage appears to be a later addition and is not of the same high quality, However, it does not detract markedly.</p>	



Area, Building or structure	Description	Reason for Protection
<p><u>Mount Road</u></p> <p>Electricity Sub Station</p> 	<p>Electricity Sub Station. This well-built early-mid C20th building illustrates the pride that was taken at that time with buildings associated with public utilities. Built in semi-domestic style and with a nod to the “Arts and Craft” movement, with the use of “Lutyens/Voysey” influences, which can be seen in the bold hipped roof, use of hiplets to the front and rear, generously deep overhang to eaves and the use of corbels of 15 layers of red clay tiles to blend back into the walls. Brickwork is of red semi-engineering facing bricks in “English Bond”, rather than the ubiquitous “Flemish Bond”. The generous double, vertically boarded doors are set under a low-cambered curved arch of 3 rows of brick on edge headers. The front high-level window is of “Crittall” type steel that was becoming increasingly popular at this time, but these have glazing bars in “Georgian” proportion, again in semi-domestic style rather than the cheaper large paned fenestration that was more common for wholly utilitarian buildings.</p>	<p>1, 2 B or C, 3</p>
<p><u>Nomansland</u></p>	<p>Small enclave of buildings which includes 2 of the original buildings or groups of buildings, which were dotted around a roughly rectangular area enclosed within the</p>	<p>1, 2, poss 3, B</p>


Area, Building or structure	Description	Reason for Protection
<p>Flint Wall</p>  <p>No.16 "Copperdell"</p> 	<p>common of Nomansland. A good part of the original flint wall survives along with two of the buildings that were shown on the 1897 OS map.</p> <p>No. 16 "Copperdell" is a Victorian detached house (shown on the 1897 OS 25" map). It is well set-back behind the flint wall and gable ended towards the lane in "picturesque manner". Walls are of Luton grey brickwork, although the upper part of the front gable end is rendered, and it is not known whether this was original or applied later. The windows are 2/2 Victorian sashes of painted timber and appear to be original. They are set-back and into recesses and have red gauged brick, low-cambered arches over. The gabled frontage is enlivened by two generous canted bays, with lead-hipped roofs of slate. The front door has an open brick porch with a tiled roof, which has open eaves and expressed rafter ends. The main roof is tiled, although at a relatively low-pitch, and may have originally been of slate. It has deeply overhanging verge rafters, supported by extended purlins. There are two chimney stacks, each with 4 "Egyptian" style, rectangular pots, which is indicative of the large number of heated rooms and relatively high status of the house and these are symmetrically placed in sympathy with the overall symmetry of the front facade.</p> <p>This house has a mixture of standard Victorian features but with some Neo-Vernacular/Neo Tudor features. The location is interesting being within an unusual enclosed enclave apart from the surrounding heath land, which had existed from further back in time and is indicated on the 1840's tithe map. There is a possible relationship with nearby disused quarry workings to the South but this is not certain and requires further research.</p>	<p>1, 2, poss 3, B</p>
	<p>"Lanman Cottage" formerly "Southend Cottages" (on the 1897 OS and the 1841 tithe map). "South End" referred to the South end of Wheathampstead village and is a term often found in Hertfordshire, Bedfordshire and Cambridgeshire villages. (West End Farm, a mile or so to the West is another example.)</p>	<p>1, 2 poss 3, poss A</p>


Area, Building or structure	Description	Reason for Protection
<p>“Lanman Cottage”</p> 	<p>This is an interesting building as it appears to be shown on the 1841 OS but has clearly been altered since that time. On the 1897 OS, it is shown as four cottages which would appear to be confirmed by the four windows in the frontage and the two /4 pot ridge chimney stacks. The upper storey is tile hung, which is a “neo-Tudor” feature and may have been added later, although it is possible that a former cottage of single storey, with attic bedrooms within a steeply pitched tiled or thatched roof was altered in the C19th by raising the roof eaves and substituting a slate roof at lower pitch. The building, which is now one residence, is set-back behind the flint wall and a laurel hedge. A picturesque building in a picturesque location.</p>	1, 2, 3, A
<p>“Wicked Lady” Pub</p> 	<p>The “Wicked Lady” Pub stands apart on the other side of the B651 (it is locally regarded as part of Nomansland). This includes the C18th core of the former “Park Hotel” and although much altered, with poor quality C20th windows, is still recognisable as an C18th building. All the single storey extensions are of the later C20th and replace the barns from where, as late as the 1970’s, one could buy real ale direct from the barrel.</p> <p>The main Georgian detail feature is the dentilled eaves course. The windows in the West elevation, in the bay and the window immediately above, would appear to be in original openings and the upper one has 8/8 sashes, which is as they were in an early photograph (From “The Pubs of Wheathampstead 1830-1914”), whereas the bay window, although having a convincing 8/8 central sash window, was shown as having 2/2 Victorian sashes in the photograph. The present window configuration of the front elevation is similar to the early photograph, but the fussy multi-pane window frames and the oriel form of the upper windows are late C20th replacements and detract from the restraint and proportions to be expected of a Georgian building.</p> <p>Although this building has been poorly altered, it remains as a survivor of the C18th or early C19th and represents a relatively early Inn and is therefore important.</p>	

Area, Building or structure	Description	Reason for Protection
<p><u>Piper's Lane</u></p> <p>Piper's Croft</p> 	<p>"Piper's Croft" (on west side approximately 150m from junction with Wheathampstead Road). This was built at some time after WWI, probably the 1920's. It is of a style often unkindly referred to as "Tudorbethan" but is a of a superior sort and a survivor of the "Neo-Tudor" style of the C19th and early C20thC, evocative of an imagined C17th cottage in a rural landscape. As such, it is set at an angle to the lane in accordance with this "picturesque" ideal and is of exposed timber framework with white rendered panelling. It is not known whether this is genuine or is of timber applied to rendered brick walls. However, if the latter is the case, it has been done well and the effect is convincing. In keeping with the style, the windows appear to be genuine leaded lights and there is a particularly good oriel window on the façade facing the lane with chamfers and curved soffits. The roofs are of good quality handmade plain tiles with special bonnet hip tiles and the eaves have purposely exposed open rafter feet. The two end chimney stacks are of good proportion and height and have nicely corbelled caps.</p> <p>A well-designed and built house of the interwar period, in "picturesque" "Neo-Tudor" Style, possibly by one of the Architects who was responsible for the design of similar but rather grander houses in nearby Harpenden and aimed at the burgeoning growth of well-off commuters on the LMS railway.</p>	1, 2 B
<p><u>Rose Lane</u></p>	<p>"Highfields" is an early-mid C20th large, detached house stylistically Edwardian in character, although understood from the current owner to have been built in the early 1930s. Set back from Rose Lane at an angle, a device associated with the "Aesthetic Movement" which was a reaction against the downside of Industrialisation and harked back to the supposed idyll of country living prior to the Industrial Revolution, the virtue of beauty for its own sake and handmade materials and craftsmanship. Sub-movements within it included "Neo Gothic", "Neo Tudor" and "Queen Anne Revival". The movement moved seamlessly into the Arts and Craft Movement of the late C19th and into the mid C20th.</p>	1, 2, C

Area, Building or structure	Description	Reason for Protection
<p>"Highfields" (at the beginning of the lane)</p> 	<p>The principal wall material is red brickwork, punctuated by multipaned transom windows in an evocation of C17th fenestration, set into two storey bays with "Neo-Tudor" timber framing elements, set into roughcast render. The bays have gable ends with deep overhanging bargeboards in "Neo-Tudor" style.</p> <p>The best elevation is to the South garden, where there are two of these bays, separated by a very deep overhanging porch roof. Centrally, atop this elevation, is a second-floor turret dormer feature. The roofs are moderately steeply pitched, of darker red tiles and enlivened by two very tall chimney stacks with triple corbelled tops and a decorative string course.</p> <p>There have been extensions, but these are in keeping, although the rear (North) elevation, which can be seen from Rose Lane, is now rather dull in comparison with the East and South elevations, described above.</p>	
<p>The Dell (at the end of the lane)</p> 	<p>The Dell. At first glance, this looks like a C17th or C18th rural cottage but absence from the 1841 tithe map and certain details indicate that it is another example of the C19th "aesthetic movement" (see Ayres End House) and is a "Romantic" evocation of a rural idyll beautifully located in a dell, which is sufficiently separated from the rest of Rose Lane to still enjoy the same rural landscape, within which it was originally set.</p> <p>Built of a rich multi-red handmade brickwork, with a blue, fully vitrified brick banding at first floor level. The windows are double and tripartite casements with horizontal glazing bars in C18th vernacular cottage tradition and, although double-glazed replacements, they are well done, only detectable by the flat plain reflections of the panes. The window lintels are good quality low-cambered arches in gauged brickwork to the ground floor and "timber" lintels to the first floor. The sills are of stone. Two of</p>	1, 2 B

Area, Building or structure	Description	Reason for Protection
	<p>the windows have at some time been blocked, which is intriguing. The roof eaves is an angled “dog’s tooth” re-interpretation of an C18th dentilled brickwork form. The roof itself is a simple long range but broken in the centre of the elevation by an expressed gable end with a terra-cotta finial and paired windows above a wonderful rustic open porch, which may or may not be original but is certainly in the tradition of the original design. It is of a darker red plain tile enlivened by red terra-cotta pierced and scalloped decorative ridge tiles at intervals and by three chimney stacks with corbelled heads, which repeat the “dog’s tooth” dentils of the eaves. There is a large C20th extension to the North but carefully set-back and lower, in deference to the original, and also tile hung, in order to distinguish it whilst being in-keeping with its neo-vernacular form.</p> <p>This remains a good example of an English neo-vernacular, rural building, comfortable in its surroundings</p>	
<p><u>Waterend Lane</u></p> <p>1-4 Waterend Cottages</p> 	<p>1-4 Waterend Cottages. Group of 4 cottages to South of Ayot Greenway. These are estate cottages built probably between 1870 and 1890, in the association with “Waterend House”, a mid-C17th country house and listed grade II*(starred). They are thus built as a picturesque “architectural piece” on the approach to Waterend House, approximately 400M to the South. The overall roofscape has 7 large frontage, gable-ended dormers and a projecting wing with a larger gable end in the SE. corner, nearest to and visible from the lane (the front of the building faces South towards Waterend House). The flues from the cottages are grouped into two very large chimney stacks of C17th style and with decoratively corbelled caps. The roofs are extended to the South in “catslides”, to accommodate alternate outshots and very deep porches. The multiple gable ends have deep overhanging eaves with moulded timber barge boards supported on timber brackets. The roofs are of steeply pitched red/brown handmade plain tiles. Walls are of warm red facing bricks with cambered brick arches over the openings. The painted windows appear to be original and are of multi-paned casements with very small lights, evocative of earlier historic vernacular practice. There are original, very substantial out-buildings to the rear (North) built of the same materials and similarly detailed. A good example of good quality “Neo-Vernacular”</p>	<p>1, 2, 3, B</p>

Area, Building or structure	Description	Reason for Protection
	estate cottages, in a “Picturesque” setting, in a period when large estate owners were keen to project their care of estate workers as well as their historic family credentials.	
<p><u>Wheathampstead Road</u></p> <p>Aldwickbury: Main Block</p> 	<p>Aldwickbury lodge and school buildings (in part) This was originally a large country house named as “High Firs” on the 1897 OS map and then set in large grounds. The structures that survive are the lodge and entrance gates on Wheathampstead Road, the main house in the centre of the site and the coach house/stable block in the North West corner of the current site.</p> <p>Main Block: Impressive double pile building with rear elevation at least as fine as the front. It is another example of the Aesthetic Movement and principally the Neo-Tudor branch of this and probably dates from the mid-late C19th with a lofty two storeys and extensive attics. Built with first quality selected Luton Grey bricks with stone dressings. Principal four-light stone mullioned windows set into double two storey height bays and there are also some similar width, single storey canted bays, (probably originally for French doors). Steeply pitched roofs of blue grey slate sit onto generous corbelled eaves and have stone parapeted gable ends. There are large stone parapeted, gable ended brick dormers immediately above the two storey bays. The front entrance is in a projecting porch with a large “Gothic” stone arch with elaborate mouldings and the roof has a gable end which is a free interpretation of a “Dutch Gable”. Very tall and wide six shafted chimney stacks in evocation of C17th fashion. There is a very fine garden wall to the rear of the house, which is built of similar brick but topped with perforated lattice brickwork.</p> <p>The “coach-house / stable block”. This is a rather grand building of uncertain original purpose. It comprises a central block with an impressive central clock tower with long lower “L” shaped side wings, which may well have housed more ancillary functions associated with the house. The whole assembly creates an open-ended courtyard. There was once a lesser, subsidiary yard to the North which was more likely to have contained the actual stabling and associated functions as such, but this seems now to have gone or been incorporated into modern buildings.</p>	<p>1, 2, 3, B</p> <p>1, 2, 3, B</p> <p>1, 2, 3, B</p>

Area, Building or structure	Description	Reason for Protection
<p>Aldwickbury: Coach-house/stable block</p> 	<p>The central block of the courtyard is constructed of Luton grey brickwork. Windows are of timber and have chamfered stone heads and sills. The high roof of dark red/brown plain tiles has very wide overhanging eaves creating a covered area in front of the building but is contained at either end by two gable ended wings, each with large 3-light windows under unusual triangular brick arches. There are also smaller dormer windows in the roof and two chimney stacks. At the centre of the symmetrical elevation and projecting forward is the clocktower, at the base of which is a large stone “Gothic” arch, flanked by sturdy but probably principally decorative buttresses with double stone capped parapets. Above the arch is a large, three-light window. The clock itself is housed in a timber-framed structure at 2nd floor level that is cantilevered forward on brackets and surmounted by an elaborately detailed pyramidal roof, topped by a charming cupola and weathervane.</p> <p>The side wings have roofs which lack the extravagant overhang of the central block and are therefore lower. The tiles are redder, but this may denote later replacements. The detailing is played down to an extent, although still of high quality, all of which expresses deference to the main block and expression of a more functional rather than domestic use. There are unusual triangular gabled roof lights and small cupola-type ventilators atop the roof which are like those found on model farms of the period. It would seem that this impressive building may have been designed to accommodate offices associated with estate offices and the like and the side wings were to accommodate more general workaday functions and possibly a dairy. However, this is conjectural.</p>	1, 2, 3, B
	<p>The Lodge and gates: These would have formed the main entrance to the grounds and as is usual with such buildings, is small but well designed and detailed to express the owner’s idea of their own status. The building has a complex roof form, to allow the expression of several gable ends. These have the neo-Tudor feature of wide, overhanging moulded barge boards supported on externally expressed purlins and are of dark red plain clay tiles, which are also used in the form of tile-hanging, in some of the gable ends, using decorative fish-tail tiles in alternate rows. The chimney stack is</p>	1, 2, 3, B

<i>Area, Building or structure</i>	<i>Description</i>	<i>Reason for Protection</i>
	<p>also elaborate, panelled, with corbelled caps and deliberately over-large as an expression of this style. The walls are of the same Luton grey facings of the main house but have decorative blue grey headers, creating a diaper pattern. The timber windows are of two lights with horizontal glazing bars and have chamfered stone lintels over and there is a fine large porch with “Gothic” open moulded support arches of moulded timber. The gates’ piers are of the same brickwork and have elaborate stone caps of pyramidical form in two stages, expressed pointed arch motifs and are topped with a stone ball. This building is typical of lodges in expressing, on a small scale, the owner’s idea of his status, using the fashionable “Neo-Tudor” idiom of the period.</p>	

Local Character Areas

Local Character Areas (see below) are the result of several properties either developed as a single group (e.g., "Caesar's Road/Conquerors Hill"), individual groups of properties which have developed over time but to a consistent pattern, (e.g. "New Marford" and "the Folly") and individual properties that have developed over time but represent an early separate settlement (e.g. "Leasey Bridge/Cherry Trees" and "Old Marford". The properties that are considered to best represent this character are indicated within the area descriptions that follow. These areas are also NDHAs.

Necton Road, Old Marford, Conquerors' Hill and Caesar's Road are considered to meet the criteria for non-designated heritage assets as *"places having a degree of heritage significance, meriting considerations in planning decisions because they are an irreplaceable resource which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*(para 197 of the NPPF and Planning Guidance; 039 Reference ID: 18a-039- 20190723). The other two Local Character Areas, New Marford and The Folly, whilst not considered non-designated heritage assets in themselves, do contain numerous such assets, as set out in this appendix. See Figure 6.2 in main document.

Caesars Road and Conquerors Road

Area with reason for inclusion	Description
<p><u>Caesars Road</u> Odd numbers: 1-21, Even numbers: 2-24 (Reason 1, 2 C)</p> <p><u>Conquerors Hill</u> 1 to 31 inclusive (Reason 2 C) Nos 48-54 Marford Road, evens. The “Swedish Houses”- post-war prefabricated timber houses of great charm at the junction of Marford Road and Conquerors Hill. (Reason 1, 2 C)</p> <p>Caesars Road South Corner</p> 	 <p>Post-War council estate designed on “Garden Suburb” principles, comprising linked pairs of houses with low eaves and upper rooms within the roof, generously set out and set back along road with very wide grass verges, with street trees each side.</p> <p>The corners with Conquerors Hill and Dyke Lane are well handled with houses inset, creating generous green space and the house type continues into the top half of Conqueror’s Hill, but here the verges and frontages are less generous and the overall composition not as special.</p> <p>Although much altered, the strength of the original design of the houses in Caesar’s Road still asserts itself well. Materials are inexpensive sand- faced fletton bricks and concrete plain roof tiles of a darker red/brown are used and indicative of the extreme scarcity of materials in the post WWII period. However, the buildings are enlivened by tile-hanging in the peaks of the gable ends and generous red clay-tiled corbels to eaves, (typical details of the “Arts and Craft” movement in the late C19th and through to the mid C20th). Red clay tiles are also used for sills and decorative pendants, above the more standard brick on edge lintels to</p>

Conquerors Hill



openings. Chimney stacks are simply detailed but like all the details are consistent and therefore contribute to the overall character.

Replacement plastic windows in various differing formats have eroded the consistency somewhat, as has removal of the original hedges to frontages in some cases. Overall, sufficient originality remains, so that the original concept remains appreciable. The strength of character rests very much with the consistency of materials and details, and is therefore vulnerable to alterations. It is to be hoped that designation will lead to recognition of this and a more sustainable future.

A good example of well-designed Council Housing of the post WWII period.

Swedish Houses

These buildings were part of 2,500, purchased from Sweden by the British Government in 1946. The intention was to quickly introduce additional farmworkers' accommodation to maintain the huge growth in UK wartime food production into the post-war years, when food was still scarce, and balance of payments was still a huge problem. They were to be placed on the edge of existing rural villages to enable easy access to the farmland and the site in Wheathampstead at that time satisfied that requirement. It is understood that they came complete with fitted kitchens, including cookers and fridges, which were a distant dream to most British citizens at this time and unheard of in Council Housing.

The buildings were originally built with timber framed, white painted vertically boarded walls, the joints in the boarding being capped, in typical Scandinavian fashion. Windows, also timber framed and white painted, were simple double casements with no fussy transoms to night vents. Roofs were of good-quality red plain tiles and had simple chimney stacks on the rear. The front porches were shallow projections under a "cat-slide roof" extending from the main roof. There were small original side extensions which being well-set back were subservient to the main building. Front doors were half-glazed.

It is believed that frontages were of white painted picket fencing which was the only "English" intrusion, but which contrasted nicely with the simple played-down elegance of the houses. Many frontages have been taken over by hedging, which also makes for a pleasing contrast.

There have been many alterations to these buildings, some of which have been occasioned by the aversion to timber frame which exists within insurance and lending agencies, and these have diluted the consistency of character which once existed. Number 44 is the most original of the group. However, there is sufficient contrast of style to English design to maintain the group as a welcome addition to the character of the village.

Swedish House, 44 Marford Road



The Folly

Area with reason for inclusion	Description
<p><u>The Folly</u> Odd numbers: 9-13, 23, 25, 29, 39 (most original frontage), 41 (within larger later building?). Even numbers: 8, 12-24, 28, 39, 34-40, 44, 46, 54, 56, 60 (Reason 2 B)</p>  	 <p>Discrete area of small-scale Victorian houses in terraces or semi-detached. A visitor standing in the car park at the top of Folly Fields could be forgiven for imagining that the narrow road between the cottages leads down to the sea, for this delightful hamlet outside Wheathampstead is reminiscent of a fishing village. Small communities like Folly Fields, with its intriguing history, are rapidly disappearing but this community retains a positive identity and includes residents of all ages in a network of friendliness and mutual support.</p> <p>“The Folly” was developed from about 1851 on land owned by several local landowners and had been contemplated since at least 1841, as the ultimate layout is “ghosted in” on the tithe map of that date.</p> <p>The first two dwellings were semi-detached cottages at 168/170 Lower Luton Road. They were originally simple two-bedroom cottages, built for the landowners</p>

168/170 Lower Luton Road



Lower Luton Road:

184, 188, 188A, 190, 192 former Rose and Crown PH), 194. (Reason 2 B)

Self-contained hamlet of workers' cottages, short terraces, small, simple and much altered but retaining positive character due to close interrelationship.

188/188a Lower Luton Road (Rose and Crown)



John and Mary Sibley, to be rented to tenants. The walls are of interesting "diaper pattern" (chequered) brickwork of bright red stretchers and bluish headers, which is of a particular quality and not now found anywhere else in the Parish. This demonstrates the pride that the Sibley's had in a building which would have been aimed at their agricultural labourer tenants, which is a recurring theme that applies to many of the major landowners and their estates throughout the Victorian period. Whilst the windows themselves are not original, the original red brick cambered arch lintels remain, together with those above the original front door openings, which have now been partially infilled and now serve as windows.

There was a major sale of building plots in 1860 aimed at "genteel residences or good cottages" but most during the remainder of the century, were occupied by agricultural workers and their large families, with women and children often employed as straw plaiters for the hat industry, although bigger or combined plots were owned by families further up the social scale. Building continued slowly initially mostly in short terraces and by 1861 there were still only 9 cottages on the whole site but by 1871 there were 45.

The "Rose and Crown" beer house (188/188a Lower Luton Road) was built early on, probably by 1851 and there are records of other beer houses, some shops, people in various trades, including, a blacksmith, butcher and railway workers by the 1860's.

Later in the century younger people started to move into occupation further afield either, moving away or commuting. "Glenisters" (194) was a substantial 8-roomed house and occupied from the 1880's by a butcher, Joseph Glenister, who also had premises in Kimpton. Its "Georgian" design has much to do with symmetry, proportion and refinement which were hallmarks of that period and which in fashionable London circles had ended at the start of the Victorian era in the 1840s. On land to the rear of the house, was a barn and an area where animals were slaughtered.

Apart from this, the dwellings were small and tightly knit, often groups of cottages with narrow passageways to a communal yard behind, with a well, shared washhouses/storage sheds and shacks containing ash privies. These humble origins are reflected in the layout and relationships of the buildings today, although many have been combined to form larger units and the communal areas behind divided into private gardens.

The development grew to be a largely self-contained community, with shops, pubs, a Methodist Chapel (recently demolished) and a hat factory (now demolished), which was to the rear of 163 Lower Luton Road, East of the Folly, which later became a general store until the 1960's when it was converted back to a house.

Buildings would have originally been of brick with low-pitched slate roofs and small vertically sliding sash windows, but many have since been painted white or are white rendered and there is now a mix of

"Glenisters" 194 Lower Luton Road



No 39, The Folly



red/brown and buff stock brick brickwork but predominantly white rendered, clustered cottages, with a mixture of roof materials.

A few timber vertically siding windows, under brick low cambered arches or stone lintels, remain but most are replacement timber or plastic windows in wider format, which is perhaps a reaction to the close spacing of the buildings. The most original example seems to be no.39 which remains of exposed red/brown brickwork with little adornment save the red brick arches over the timber sash windows, which look to be original and a slate roof with simple closed timber eaves and plain verge. Even the front door (4 panelled with flush mouldings) is probably original.

Number 25, The Folly





Perhaps the finest building of The Folly itself is number 25 which takes up a prominent corner site at the crossing between the two "streets". This is of red/brown facing brick, with elaborate cream gault brick dressings, including a purely decorative diamond-shaped diaper pattern and an unusual mix of the two brick types for lintels to the windows, which have very large 8/12 small paned sashes (probably original). However, half of the original wide-fronted façade has been rendered over. This house was at one time, the residence of one of the

principal landlords, a local farmer of some means and standing.

Thus, this tightly knit community is demonstrative of the mixing of social orders, from Yeoman Farmer/Landlord through prosperous tradesmen to agricultural labourers. This is reflected by the character of the hamlet and is somewhat at odds with the normal perception of the stratified nature of Victorian society.

Historical information from "The Story of the Folly" by Dianne Payne.

Leasey Bridge and Cherry Trees

Area with reason for inclusion	Description
<p><u>Marshalls Heath Lane</u> 3, 5, 11. (Reason 2 B)</p> <p><u>Lower Luton Road</u> Former Cherry Tree Public House (Reason 1, 2, A)</p> <p><u>Leasey Bridge Lane</u> “The Gatehouse”, former level crossing gate keeper’s cottage. Also 4 surviving level crossing gate posts. (Reason1, 2, B). Semi-detached pair of cottages.(opposite the Gatehouse) (Reason 2 B)</p> 	 <p>Small settlement around crossroads of Cherry Tree Lane/Marshalls Heath Lane with Lower Luton Road, centred on the former “Cherry Tree” public house (currently with planning permission for demolition). The Cherry Trees, with its small outbuilding, is of late-Georgian origin (late C18th or early C19th). It has Georgian 8/8 hornless sash windows and the front facade is of symmetrical composition, which are recognition markers for Georgian Architecture but has a steeply high pitched roof of handmade tiles, which is a more vernacular, local feature.</p> <p>The buildings in Marshall’s Heath Lane are simple cottages of local/rural type, rather than the repetitive and standardised, speculative urban type. Whilst they appear to be of mid to late C19th construction, they are similarly located to earlier buildings that appear on the 1799 Mumford Map and are therefore to some extent representative of the continuum of that early settlement.</p> <p>Cherry Trees Lane winds down from the road junction through an area of modern bungalows set back behind a wide verge on one side and the verdant former garden of the pub, which preserves something of the character of a rural lane. This is Common Land.</p> <p>Where the lane crosses the former railway, there is another small group of houses, located around the C19th level crossing of the former railway. It includes “The Gatehouse”, which is the former GNR gate</p>



The Gatehouse



Level Crossing Gates (Remains)



keeper's cottage, of simple rectangular plan with a low-pitched roof, probably originally of slate, and with lower original single storey extensions to the south. The building is constructed of Luton Grey bricks, west and south elevations are white rendered but it is not known whether this is original or not. However, the frontage white rendered gable end with its deeply overhanging verges, supported by moulded brackets, is the dominant feature of the building.

There are four gateposts surviving from the crossing gates and these, together with the Gatehouse are important reminders of the former railway, of which, very few artifacts survive within the Parish.

Later semi-detached pair of cottages ("Leasey Bridge Cottages"), opposite the Gatehouse, possibly associated with railway, of C19th appearance but do not appear on 1897 OS map.

Former Cherry Tree Pub



Old Marford

Area with reason for inclusion	Description
<p><u>Old Marford</u></p> <p>“Holly Cottage” (Reason 1, 2 A) Marford Farmhouse and attached buildings. (Reason 2 B)</p> <p>“L’Olivio” restaurant (formerly “The Nelson” PH) (Reason 2 A) Marford Farm Reason 1(in part), 2, 3, A 9in part, B</p> <p>Marford Farm</p> 	 <p>A distinct hamlet some 500m from the centre of Wheathampstead, strung out along Sheepcote Lane down into the valley and fording of the river, where it becomes a track which rising from the other side, up towards Ayot St. Lawrence.</p> <p>Marford Farm, just south of the ford, is a small farmstead. Although the buildings have been much altered in the C20th, the courtyard form remains roughly the same as in the 1897 OS map and may date from further back, although the timber-framed “barn” at the roadside appears to be of pre-1840 form.</p> <p>At the junction with Marford Road, 133 Marford Road (“The Old House”) and Marford Cottage represent the C17th or earlier character of the hamlet, but they are already statutory listed buildings and therefore not part of this list. However, both “L’Olivio” Restaurant (formerly “The Nelson” public house) and “Holly Cottage” are also early and at least as old as the early C19th. The Nelson (then the Melbourne Arms) was mentioned in the 1841 census and photographs from before alterations, which took place in the late-C20th, were indicative of its “Georgian” features. The south-east</p>

L'Olivo Restaurant





range of Holly Cottage is of fiery red brickwork and has a slate roof. There is a dentilled eaves course which is a recognition marker for Georgian architecture.

Holly Cottage



New Marford

Area with reason for inclusion	Description
<p>Comprising Necton Road and part of Marford Road</p> <p><u>Necton Road</u> - Odd numbers: 1-11; 15-17; 21-43; 47-53; 59, 65, 69, 77, 79, 87, 93. Even numbers: 10, 14-28; 32-54; 64-70 (Reason 2 B, in part)</p> <p><u>Marford Road</u> - The following buildings, although not necessarily originating from the same period as Necton Road, contribute to the whole group which makes up "New Marford" Odd numbers: 37-45, 47-59, 61-67. (Reason 1, 2 B)</p> 	 <p>A small discrete suburb about a quarter of a mile east of Wheathampstead High Street, commenced in the second half of the C19th around a horseshoe loop off the existing Marford Road. The development was contained within a single enclosed field which was bounded by hedgerows which still largely remain to the North and East boundaries, and which probably date from the Parliamentary Enclosures of the C18th or earlier. The central hedge boundary must date from the</p>



31 to 35 Marford Road



building of the houses and it too forms a distinctive feature.

The date of the first buildings is not known as there has been less research carried out than at “The Folly” (see above) but, like that development, it had already been mapped out at the time of the 1841 tithe map and it is likely that development took place gradually over a long period, accelerated perhaps following the coming of the Railway in 1860.

The “original” buildings are a mix of detached, semi-detached and terraced houses of cream Gault, Luton Grey and red brickwork, originally with slate roofs. There is a rich mix of detached, semi-detached and terraced houses, which would seem to point to an unusual mix of different social classes in the original occupants for the highly stratified Victorian social system.

Some of the houses were built a little later, after the turn of the C20th but in a similar architectural style. Nevertheless, gaps must have remained until the 1950s and somewhat later, and these were filled with houses of different style and materials which tend not to contribute to the overall cohesive appearance. Some houses on the North side of Marford Road were built at the same time as the original Necton Road houses and should be considered as part of the group.

The individual buildings are of the fairly standard late-Victorian “urban” type, which can be seen in many parts of our cities and towns. However, the type is not common in this parish, where more “rural type” and individually designed buildings were the norm in this period. The arrangement of so many different house types in the plots also differs somewhat from the serried ranks of similar buildings aimed at a particular social class that is found generally in the UK.

In Necton Road itself, the gault brick buildings have decorative red brick quoins, arches, eaves courses, string courses and corbelled plat bands. Red brick buildings reverse this mix and have gault brickwork decorative details, or in the case of the larger detached properties, higher quality red gauged brick details. Luton Grey brick buildings have red brick decorative details but rather less of them. There are even variations between these sub-groups and finer decorative details such as moulded brick arches, stone lintels, stone plaques with dates and in some cases, names of buildings. Windows were originally 2/2 sashes, which would have been a unifying feature, but many have been replaced with plastic. There is also variation in that some buildings have bay windows and others double-height bays and some no bays at all, and this would have also been a mark of relative status. Some houses are rendered but it is probable that this was a later alteration.

Whilst the smallest terraced houses have no decorative features, the terrace at 37 to 45 Marford Road is of particular note, as the pronounced curved red brick window arches are of high-quality gauged brickwork and the original windows have curved heads and intricate margin lights. No 45 is larger and has a splayed end in deference to the corner position and was once a corner shop, although it is likely

	<p>that it started life as a house. It now has a well-restored frontage to match the details of the other cottages and there is no physical trace of its former retail use.</p> <p>Overall, this Local Character Area has a very individual combination of several different building types, materials and details, whilst also retaining a cohesive whole.</p>
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Appendix F - Archaeological Heritage of Wheathampstead

The Upper Lea Valley around Wheathampstead has been settled and farmed since the late Iron Age and probably much earlier. There are over 225 sites listed in the Hertfordshire Historical Environment Register (HHER). The following sites are arguably the most significant but there are many more.

Prehistory

- Multiple finds of worked flints from the Palaeolithic and Mesolithic, suggesting seasonal occupation. (HHER 0430).
- Neolithic farming (HHER 6511) – flint finds on the bypass.
- Cropmarks of a long barrow (HHER 7959) – possibly a major ritual site.
- Cropmarks of a henge monument at Amwell (HHER 6008)
- Many cropmarks of Bronze Age ring ditches (HHER 2238, 2798, 7918, 7956, 9061, 9761).
- Pottery, burnt flint and loom weights at Aldwickbury golf course dating to the Bronze Age and early Iron Age (HHER 10492).

Iron Age

There is little evidence of Early Iron Age sites but these often left few remains. However, around 100 BCE in the Late Iron Age, there is a profusion of important sites in the South East including an earthwork enclosure at Wheathampstead between the Devil's Dyke and the Slad (HHER 008). It has been suggested that this is where Julius Caesar defeated the British leader Cassivellaunus in 54 BCE. However, there is no evidence to support this theory.

Roman

There is substantial evidence of local activity during the Roman period.

- Excavations along the route of the bypass in the 1970s (HHER 2005) -substantial amounts of 1st century pottery found.
- Wick Avenue (HHER 1596) - Samian pottery found.
- The Hill (HHER 1597) - a tessellated floor was found in the 1930s in a garden.
- Turnershall Farm – a villa site that included a small bathhouse and the high-status burial of two women (HHER 9913).
- Piggottshill Wood, Aldwickbury (HHER 10539) - ditches containing early Roman pottery.
- Castle Farm (HHER 10538) - remains of three ovens.
- Roman building, Amwell (HHER 12142) - possibly a farmstead with cropmarks of a ditch system.

- A section of Roman road excavated at Gustard Wood (HHER 9540).
- A Roman road that connected Verulamium to Braughing (then an important town) was excavated at Coleman Green (HHER 4615 and 9603).
- Late Roman coin hoard found on the border between Wheathampstead and Sandridge (HHER 18314) close to the 'Wicked Lady' restaurant.

Saxon

The origin of the modern village centre is Saxon and probably dates to the early 7th century. The manor later grew into a royal estate.

- High-status Saxon 'pagan' burial to the north of Wheathampstead village centre (HHER 1637) - a bronze ewer is in the British Museum.
- Saxon cemetery partially excavated at Batford on the border with Harpenden.
- Late Saxon burials (8) at St. Helen's church (HHER 9730).
- Four mill sites (assumed to be water mills) are mentioned in the Domesday Book but the sites are unknown.

Later Medieval

- Parish church of St. Helen's (HHER 2877) – the present structure is mainly 13th century but parts of it could date to an earlier Saxon church.
- Old Rectory (HHER 9876) is probably the oldest non-ecclesiastical building in the village; parts of it may date back to the 14th century.
- Bury Farm Cottages, Bury Green (HHER9197) - possibly 15th century and originally forming the southern range of Wheathampsteadbury, the home farm of the manor.
- A medieval property line forms the rear of the properties on the east side of the High Street. They resemble burgage plots, suggesting that the centre of the village was small.

Early modern

The majority of old buildings in the High Street date to the 16th, 17th and 18th centuries. These include:

- **16th century** - Wheathampstead Place, The Old Bakery, Bridge Mill (HHER 5820), 23 High Street, White Cottage, The Maltings, Lattimores, The Swan.
- **17th century** - The Bull Inn, 27 High Street, 8-10 High Street.
- **18th century** - Jessamine Cottage, 29 High Street.

Source: *Isobel Thompson - 'Wheathampstead & Harpenden - Extensive Urban Survey programme' – Herts County Council - 2002*

Appendix G - Design Statement: Signage in the Parish of Wheathampstead



**Based on the work prepared by the
Wheathampstead and District Preservation Society**

1 Introduction

The residents of Wheathampstead feel proud of where they live. They appreciate the character and the feel of the village. They want to keep it separate from the surrounding towns, and want it to feel like a village. They want Wheathampstead to have an identity of its own.

Many villages in Hertfordshire and elsewhere are very successful at preserving their character and strongly promoting the principle of conservation. To meet the expectations of those who responded to the Village Plan survey, Wheathampstead needs to be one of those villages.



Residents want Wheathampstead to feel like a village

The kinds of sign that are used and managed in a village are not the only element that contributes to the local character, but they can make a very considerable difference. To achieve a standard of signage that confirms and strengthens the separate village identity of Wheathampstead will require the participation of the whole community: residents, businesses and other organisations, as well as the bodies that have responsibility for public signs. We shall all need to adhere to a common vision.

In the central conservation area where preserving the character of Wheathampstead is most crucial, much of the onus will fall on businesses. It must be remembered however that the majority of the businesses in the centre of Wheathampstead are not in competition with one another – a factor that could easily lead to the use of forceful and inappropriate signs. Rather, the business community as a whole is in competition with the businesses that exist in other locations, such as the nearby towns where people may choose to shop in preference to the village.

It is therefore very much in the interests of local businesses to work together and help create a unique environment in Wheathampstead in which residents and visitors alike will choose to shop and to conduct their business.

This Design Statement does not replace the apparatus for obtaining planning permission. It instead seeks to provide advice for those requiring signage in Wheathampstead, adding a more local dimension to national Design Guidance¹ and the St Albans City and District Supplementary Guidance².

The underlying assumption is that the majority of residents, businesses and other organisations will be willing to conform to reasonable guidelines provided that they are aware of them and provided too that the guidelines are clearly for the benefit of the community.

2. Shop Fascias and similar signs

The fascias on shops and similar premises (such as offices operating from premises with shop-fronts, restaurants and public houses) are a very noticeable and often memorable feature of a village such as Wheathampstead. It is imperative that they should convey the look and feel of a village, and it is ideal too that they should be distinctive in a way that makes Wheathampstead feel unique and the kind of place that residents will choose to shop in and that visitors will want to return to.

An important way of achieving these objectives is to avoid clutter, and this applies as much to signs on premises as it does to other types of signage. Fascia should therefore be seen as the main (and ideally the only) form of external advertising on the front of the premises.

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

²

<https://www.stalbans.gov.uk/sites/default/files/attachments/Shopfronts%20and%20Advertisements%20Leaflet.pdf>



Shops should convey the look and feel of a village and should appear uncluttered

The importance of fascias in determining the character of a village should not be underestimated. The size and proportions of the fascia – and in particular the depth of the fascia – are major factors in determining the proportions of the whole building. The fascia should be seen as complementing the balance of the complete frontage.



The size and proportions of the fascia are major factors in determining the proportions of the whole building

Many similar considerations apply to large permanent signs that proclaim the name of the company or institution outside other commercial and public premises, especially if those premises are in conspicuous or visually sensitive locations.

For convenience separate guidelines are shown below for:

- shops and other premises with fascias that either are in the central conservation area or are listed buildings;
- other commercial and public premises in the central conservation area or in listed buildings;
- shops and other commercial or public premises elsewhere in Wheathampstead that are not listed buildings.

Many of the same general principles apply however to all three categories.

2.1 Guidelines for:

- **shop fascias in the central Conservation Area and**
- **on other listed buildings**

These guidelines apply to shops and similar premises (such as offices operating from premises with shop-fronts, restaurants and public houses). They apply only within the central conservation area and to listed buildings. The term “shop-front” is used here to refer to the frontage of these premises.

- i. The design of a fascia must respect the period and style of:
 - a) the building; and
 - b) the other elements of the shop-front;
 - c) and it must be compatible in design, colour and texture with them.

In this way, along with those other elements of the shop-front, the fascia should display a unity with the architectural style of the building.

- ii. The height of the fascia must be in proportion to the scale of the building. In general, the fascia should be shallow rather than deep, and must never fill the entire space between the shop window and the first floor windows.
- iii. The fascia must be constructed from traditional materials, such as timber where:
 - a) in the case of a timber fascia, the detailing and construction of the fascia panel trims and end-pieces must also be traditional.
 - b) non-timber fascia panels, if these are used, must have a matt, non-reflective finish, and the panel trim should be in the same colour as the panel.
- iv. The fascia must be in a heritage colour that:
 - a) matches or complements the colour scheme of the building; and

- b) does not detract from the appearance of the immediate area.
- v. Fascias must have plain designs without large extraneous logos, underlining or other embellishments. (Discreet logos are acceptable where they do not detract from the overall appearance of the building.) Mass produced or company image signs must be avoided.
- vi. Lettering and numbering on fascias must:
 - a) be proportional in size to the depth of the fascia itself, and in any event must not exceed 500mm in height;
 - b) use letter faces or fonts that are classical in style, preferably with serifs;
 - c) be either :
 - wholly in upper case; or
 - in lower case, with upper case used in accordance with the traditional conventions of punctuation;
 - d) be matt and non-reflective;
 - e) be in a heritage colour that matches or complements the colour scheme of the remainder of the shop-front (and in particular the colour of the fascia panel);
 - f) not be multi-coloured.
- vii. Fascias must not be internally illuminated.

It is expected that fascia signage will constitute the principal form of signage on a shop-front. Any other lettering or signs that appear on the shop-front (whether on a window or elsewhere) must adhere to the guidelines above insofar as they are applicable. Any lettering that is permanently fixed to a window must be discreet and must not cover an undue percentage of the window.

2.2 Guidelines for

- **signs at other premises in the central Conservation Area and**
- **at other listed buildings**

These guidelines apply to large permanent signs – whether free-standing or attached to the building – outside other types of commercial and public premises that proclaim the name of the company or institution. They apply only within the central conservation area and to signs relating to premises in listed buildings. They do not apply to brass plates and the like. The term “building” is used here in the sense of the building to which the sign is attached or, in the case of a free-standing sign, any building close to which the sign stands.

- i. The sign must respect the period and style of the building, and it must be compatible in design, colour and texture with the building.

- ii. The height of the sign must be in proportion to the scale of the building.
- iii. The sign must be constructed from traditional materials, such as timber.
- iv. The sign must have a wood finish or must be in a heritage colour that (a) matches or complements the colour scheme of the building, and (b) does not detract from the appearance of the immediate area.
- v. Signs must have plain designs without large extraneous logos, underlining or other embellishments. (Discreet logos are acceptable where they do not detract from the overall appearance of the building or the area.) Mass produced or company image signs must be avoided.
- vi. Lettering and numbering on signs or which themselves form a sign must:
 - a) (if on a sign) be proportional in size to the dimensions of the sign itself;
 - b) use letter faces or fonts must that are classical in style, preferably with serifs;
 - c) be either:
 - wholly in upper case; or
 - in lower case, with upper case used in accordance with the traditional conventions of punctuation
 - d) be matt and non-reflective;
 - e) be in a heritage colour that matches or complements the colour scheme of the building;
 - f) not be multi-coloured.
- vii. Signs must not be internally illuminated.

2.3 Guidelines for other premises in Wheathampstead

These guidelines apply to all commercial and public premises in the parish of Wheathampstead that are not covered by the guidelines above. The term “building” is used here in the sense of the building to which the fascia or sign is attached or, in the case of a free-standing sign, any building close to which the sign stands.

- i. The design of a fascia or sign must respect the period and style of the building and it must be compatible in design, colour and texture with the building.
- ii. The height of a fascia or sign must be in proportion to the scale of the building.
- iii. The fascia or sign must be in a wood finish or in a colour that:
 - a) matches or complements the colour scheme of the building; and

b) does not detract from the appearance of the immediate area.

iv. Lettering and numbering on fascias or signs must:

- a) be proportional to the size of the fascia or sign itself;
- b) be in a colour that matches or complements the colour scheme of the remainder of the building (and in particular the background colour of the fascia or sign).

Provision b) applies also to lettering that itself forms a sign.

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