



HERITAGE STATEMENT

**Former Police Station, High Street, Huddesdon,
EN11 8BJ**

**THA Ref: 2021/5494
December 2021**

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1.0 Introduction

- 1.1 This Heritage Statement has been commissioned by DPA London Ltd. to address proposals for the development of car parking space to the rear of the former Police Station, High Street, Hoddesdon EN11 8BJ ('the application site' **Figure 1 & 2**). The document first considers the regulatory framework specific to the site and surrounding area. It then outlines the historic evolution of the site and locale before discussing the resulting built environment of each. It then considers proposals in relation to relevant heritage assets, and against national and local regulatory frameworks before addressing the potential for impacts upon said assets.



Figure 1: The Application Site

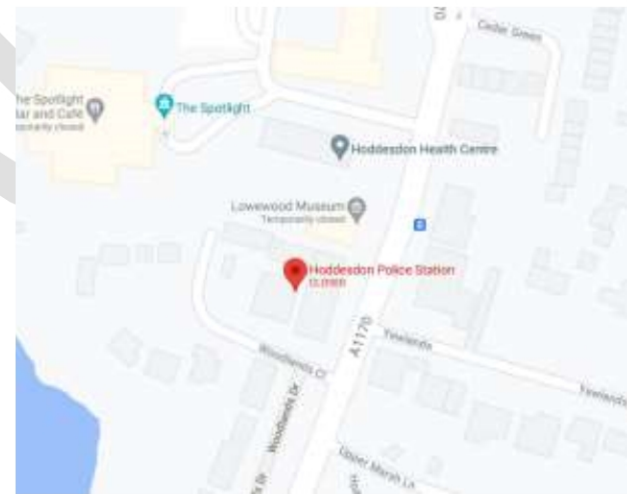


Figure 2: Location Plan (Extract Google Maps)

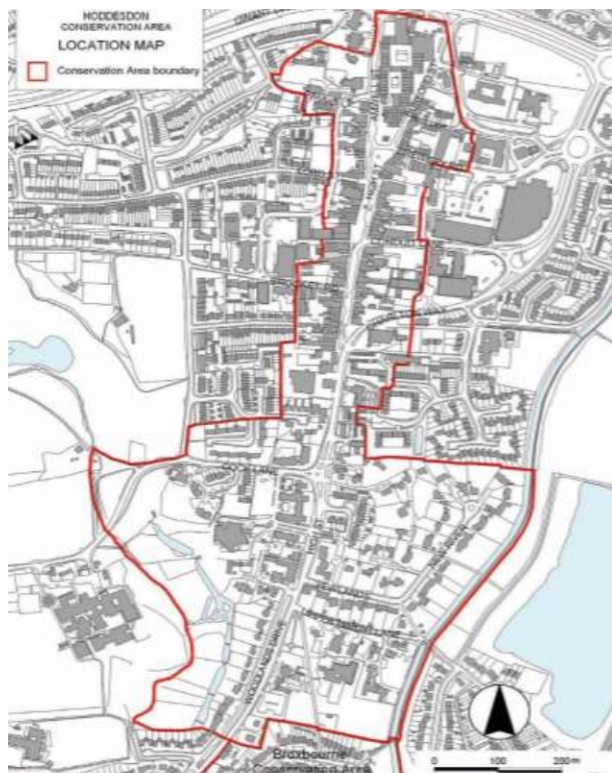


Figure 3: Hoddesdon Conservation Area Map

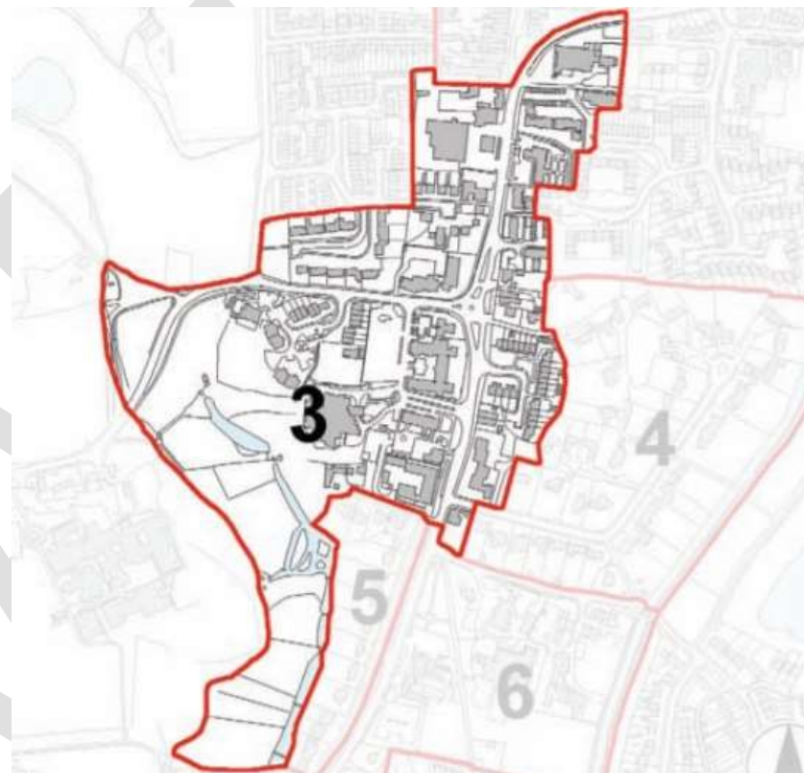


Figure 4: Sub-area 3 of the Hoddesdon Conservation Area

- 1.2 The application site is located in *sub-character area 3: The Knowle & Cock Lane Environs of the Hoddesdon Conservation Area* (Figure 3 & 4), which was first designated in 1968 with a subsequent boundary review being effected in January 1980. The *Hoddesdon Conservation Area Appraisal* was adopted in 2011 and states that '*the character of the conservation area is united by*

the spine of the High Street running throughout, its generally modest scale, and the progression from a compact mixed use quality in the north, to a more open, green and residential character to the south.'



Figure 5: Distribution of Listed Buildings throughout the Locale

- 1.3 The application site is not designated in its own right, and neither is it recognised as a non-designated heritage asset by Broxbourne Borough Council. It is, however, located within the *setting* of a number of Grade II listed heritage assets. As such matters of *setting* and the potential for impacts arising from proposals upon this are of relevance. Of particular relevance –

due to its close proximity - is The Orangery, first designated Grade II on 7th of September 1970 (amended 8th November 1983). The list description (**Appendix 1**) may be summarised as follows:

'Early C19 former orangery to The Woodlands, now cottage. Yellow stock brick, machine tile roof. Stuccoed E elevation has $\frac{3}{4}$ composite columns with palmete capitals, entablature with wreath motif, and raised central attic with paired Corinthian pilasters and arched centre. Corner acroteria. Relieving arches between columns, door on S approached by curved steps with wrought iron railings. S elevation has modern casements and hipped roof dormers. 2, stuccoed square piers with octagonal moulded bases and capitals to front patio.'

- 1.4 Proposals seek planning permission to develop four houses that are of a fundamentally considered - and therefore high-quality design - on the site of the car park to the rear of the former police station. As a result, proposals may be seen to improve and therefore *enhance* the application site and its locale more generally, whilst making a positive contribution towards local character and distinctiveness in accordance with *paragraphs 185 and 192 of the National Planning Policy Framework (NPPF, 2019)*.
- 1.5 Such an approach may be seen to further accord with *the Broxbourne Local Plan: a Framework for the Future Development of the Borough* (June 2020) - which includes objectives to preserve Broxbourne's rich and diverse heritage assets - but in particular, *Policy HOD3* which specifically addresses the former police station at Hoddesdon.
- 1.6 In accordance with *paragraph 189 of the NPPF (2019)*, this Heritage Statement describes the significance of those heritage assets with potential to be affected in a manner proportionate to both the assets' importance, and an understanding of the potential impact of proposals, upon that significance.

2.0 Regulatory Framework

Legislation

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are *sections 16, 66 and 72*, summarised as follows:

66 (1) Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

72 (1) Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

- 2.2 The *National Planning Policy Framework (NPPF, 2019)* emphasises a 'presumption in favour' of sustainable development i.e. defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This 'presumption in favour' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 *Paragraph 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.5 Paragraph 192 sets out that in determining applications, local authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.6 Paragraph 200 outlines that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the assets (or which better reveal its significance) should be treated favourably.' Additionally, paragraph 201 states that not all elements of a conservation area will necessarily contribute toward significance.

Local Policy

2.7 The Broxbourne Local Plan: A framework For the Future Development of the Borough was adopted in June 2020. This document aims to 'sets out how Broxbourne will grow and develop to become a more desirable place to live, work, and visit, and for inward

investment. It is a development strategy for the next 15 years for homes, jobs, shops, leisure, transport, and infrastructure all set alongside the long term protection and improvement of are defined Green Belt and our parks and open spaces. Relevant policies from the local plan are set out below.

2.8 *Policy PM1: Sustainable Place Making* states that:

'New developments proposed within the Borough are required to complement existing town and villages and the countryside around them. Major developments must also establish their own identities through the implementation of sustainable place making principles.'

2.9 *Policy HOD3: Former Hoddesdon Police Station* states that:

'The former Hoddesdon Police Station site will accommodate approximately 30 dwellings. Development proposals should conserve and enhance the Conservation Area and the setting of the nearby listed buildings, and make a positive contribution to the street scene appropriate to this prominent site on the approach to Hoddesdon Town Centre.'

2.10 *Policy DSC1: General Design Principles* states that:

- I. The Council expects a high standard of design for all development. Wherever possible, development proposals must:*
 - a. enhance local character and distinctiveness, taking into account: existing patterns of development; significant views; urban form; building typology and details; height; roof form; fenestration detail; materials; building lines and other setbacks; trees landscaping; and features of local and historic significance;*

- b. significant natural features on site such as trees, waterbodies, habitats, etc. should be dealt with sensitively and retained where-ever possible;*
- c. increase permeability of the area by providing easy to navigate and safe physical connections with surrounding spaces, streets, paths and neighbouring development;*
- d. consider surface drainage requirements from the outset and work with the local topography to create low maintenance SuDS;*
- e. reinforce existing pedestrian connections and create new ones with a clear hierarchy of paths and streets that promote pedestrian friendly environments and active lifestyles;*
- f. provide coherent and logical layouts with active frontages and good natural surveillance;*
- g. create local landmarks and marker features for a well-defined townscape;*
- h. increase accessibility to open spaces, sports and play facilities where-ever possible;*
- i. avoid the creation of blank walls on public fronted elevations;*
- j. mitigate against flooding and climate change through incorporation of features such as trees and planting, water bodies, retention/filter beds, permeable paving, green energy features and the retention/selection of appropriate materials.*

II. *All developments should have regard to the Council's Supplementary Planning Guidance in relation to design.*

2.11 *Policy H1: Making Effective Use of Urban Land states that:*

- I. The Council will optimise the potential for housing delivery on all suitable and available brownfield sites, especially:*
 - a. Redevelopment/conversion and re-use of vacant or redundant sites;*
 - b. Estate renewal and regeneration opportunities;*

- c. *Suitable opportunities within defined town centre boundaries as shown on the Policies map that are in accordance with policy RTC2; and*
 - d. *Sites within the broad area of the Waltham Cross Area Action Plan (Policy WC4), provided that these will not impede the delivery of a strategic approach to development, in particular around transport hubs.*
 - II. *The Council will proactively use its brownfield register to identify appropriate sites for residential development and increase planning certainty for those wishing to build new homes.*
 - III. *Any proposals for development that include the provision of housing in designated Employment Areas, or on the site of an existing employment use elsewhere, must satisfy the requirements of policies ED2 and ED3 respectively.*

2.12 *Policy HE1: General Strategy for the Historic Environment states that:*

- I. *The Council will seek to ensure that development not only avoids harm, but also improves the setting of Broxbourne's historic environment, and better reveals the significance of heritage assets.*
- II. *To achieve this, the Council will:*
 - *carry out a borough-wide characterisation study;*
 - *investigate the use of Article 4 Directions in conservation areas;*
 - *Improve signage relating to heritage assets, and seek to increase public access to the historic environment and heritage assets where-ever possible.*
 - *prepare or update Conservation Area Character Appraisals; and*
 - *review the potential for new Conservation Areas.*
- III. *Development proposals must have regard to the Broxbourne Historic Environment Strategy Supplementary Planning Document, once adopted.*

2.13 *Policy HE2: Development affecting the Historic Environment* states that:

Development proposals affecting heritage assets or their settings should conserve or enhance the historic environment, and will be determined in accordance with relevant national planning policy relating to the historic environment, along with other relevant policies in the Plan.

Other Relevant Guidance

- 2.14 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that "The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change".

3.0 Historic Background

- 3.1 Hoddesdon is located in the Lea Valley to the south-east of Hertfordshire between Cambridge and London. As a result of its location, evidence of Mesolithic and Palaeolithic activity has been found in the area, and Neolithic sites have been found in Rye Meads and Hailey Hall. Metalwork from the Bronze Age has also been found as well as evidence of Iron Age settlements along the River Lea.
- 3.2 Ermine Street, a former Roman road, is located to the west of Hoddesdon and thus evidence of Roman activity has been found in the area. By the first and second century, Hoddesdon had been settled and was known as '*a region of farmsteads centred on a high-status building at a crossing of the Wollens Brook.*'
- 3.3 Whilst Hoddesdon has a manorial history as per the Manor of Hoddesdonbury and Manor of Hoddesdon at this time - both of which were held by Asgar the Staller prior to the Norman Conquest - Hoddesdon was a hamlet partly located in the Parish of Broxbourne, and partly in the Parish of Great Amwell.
- 3.4 In the Domesday Survey of 1086, Hoddesdon was a scattered settlement with six hides, and was known as '*Odesdone*' and '*Doesdone.*' At this time, the population in the village was between three hundred to three-hundred-and-fifty people. The name Hoddesdon derives from the Anglo-Saxon '*Hudda's Dun*' which translates to *Hodda's Hill*.
- 3.5 By the twelfth century, Hoddesdon developed along the Cambridge Road following the construction of a bridge over the River Lea. In 1253, a weekly market and annual fair was granted to Richard de Boxe, a local Lord of the Manor, and the market place was thus established on the High Street. At this time, Hoddesdon was characterised as a '*road town.*'

- 3.6 Subsequent development did not take place until after the mid-thirteenth century, at which time there was a thriving fishing trade. During the Middle Ages, the increase of traffic from London along the main road was advantageous to the residents and the development of the village. In 1336, the Church of St. Katherine was built, however in 1348-1349 Hoddesdon was impacted by the Black Death.
- 3.7 In the fifteenth century, the development of local trade and inns increased due to the growing population of London, and at this time, the market cross was rebuilt. In 1440, Richard Rich, a London silk merchant, endorsed five almshouses and in 1469 left money to gravel the High Street. By 1585, there were fourteen malt shops in the market as well as several breweries.
- 3.8 In 1622, Sir Marmaduke Rawdon built Rawdon House, provided public water and invested in the residential development of Hoddesdon. By 1801, the population in Hoddesdon was one thousand, two hundred and twenty-seven. However, by the nineteenth century, Hoddesdon had become a busy coaching town whilst other significant change would include the demolition of the market house and closure of the associated market in 1833.
- 3.9 Notable developments in the south of High Street included the Lowewoods (1760), the Orangery in the early nineteenth century, the Woodlands (built in 1830 by John Warner, a local foundry owner), Little Woodlands built in 1833, and outbuildings to the front of the Woodlands in the mid-nineteenth century.
- 3.10 In 1840, the railway superseded the coaching trade, with railway stations being built in Broxbourne and Rye House. In the nineteenth century, the milling and malt trade were replaced by brewing, building, sports equipment manufactory, agriculture and market gardens as prominent industries in the area.
- 3.11 In 1880, OS mapping shows the rural atmosphere of the area (**Figure 5**). There is an abundance of trees and open space, with development being mainly clustered along the High Street. With respect to the application site, the Woodlands is annotated and shown as a large, detached dwelling surrounded by open space.

- 3.12 By 1895, Hoddesdon had become independent from the Parishes of Broxbourne and Great Amwell, and formed the Hoddesdon Urban and Hoddesdon Rural. Historic mapping from 1897 – 1899 (**Figure 6**) shows that development had increased along the High Street - particularly across from the application site - however the area remains largely rural.



Figure 6: Extract of OS Map 1880

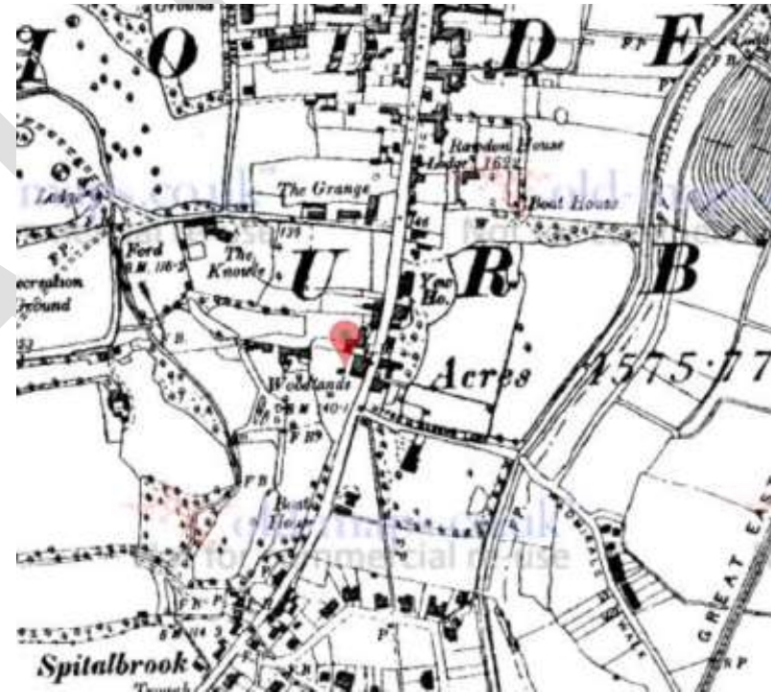


Figure 7: Extract of OS Map 1897-1899

- 3.13 In 1920, development increased and was to radiate out from the High Street, as per developments to the east of the application site along Yewlands Road (**Figure 7**). Although the built form the Woodlands has in general survived, its more general property parcel has been reduced due to two new road ways to the south of the site.



Figure 8: Extract OS Map 1920



Figure 9: Extract OS Map 1960

- 3.14 The OS Map of 1960 shows the development of dwellings to the south of the application site and increased development to the north and east (**Figure 8**). Whilst the application site remains annotated as the Woodlands, in 1967, the Woodlands itself was demolished and replaced with the current police station.



Figure 10: Extract OS Map 1973

- 3.15 As a result, the OS map of 1973 shows a significant change to built form - as per its change of use to a police station - and an increase in development throughout the environs of the application site more generally (**Figure 9**). What was formerly a

predominantly rural character has been considerably impinged upon via increased development, but in particular, Woodland Close.

- 3.16 Although change and growth has been gradual throughout Hoddesdon, the evolution of the area in the nineteenth and twentieth centuries has resulted in the comprehensive redevelopment of the High Street, with commensurate impacts upon the character of this. But more specifically, the environs of the application site have evolved in such a manner so as to effectively erode the historic narrative of this and its near environs.

4.0 The Heritage Asset(s)



Figure 11: Distribution of Listed Buildings throughout the Locale

Listed Buildings

- 4.1 Although the application site is not subject to any designation or more local recognition in its own right, it is however located within the *setting* of a number of nationally listed buildings. Designated structures of relevance - with respect to siting and/or

proximity etc. - located throughout the immediate or near setting of the application site, would include the *Orangery* (Grade II), *Little Woodlands* (Grade II), *Outbuilding at Front of Little Woodlands* (Grade II) and *Lowewood* (Grade II). The list description for these designated heritage assets may be summarised as follows:

1. ***The Orangery*** – Grade II

List Entry No.: 1348406

Date First Listed: 07 September 1970

Date of Most Recent Amendment: 08 November 1983

Description: *Early C19 former orangery to The Woodlands, now cottage. Yellow stock brick, machine tile roof. Stuccoed E elevation has $\frac{3}{4}$ composite columns with palmete capitals, entablature with wreath motif, and raised central attic with paired Corinthian pilasters and arched centre. Corner acroteria. Relieving arches between columns, door on S approached by curved steps with wrought iron railings. S elevation has modern casements and hipped roof dormers. 2, stuccoed square piers with octagonal moulded bases and capitals to front patio.*

2. ***Little Woodlands*** – Grade II

List Entry No.: 1295933

Date First Listed: 23 November 1972

Date of Most Recent Amendment: 08 November 1983

Description: *1833. Former stables to Woodlands. White brick, stucco cornice, pediment with clock in wreath, floor band and dressings. Slate roof. 1:2:1 windows, modern casements, raised panels below each one. Slightly projecting centre. Square central bell turret with Tuscan pilasters and entablature. Weatherboarded extension on N with pigeon loft over double doors. Formerly part of estate belonging to John Warner, a Quaker. (Pevsner 1977)*

3. ***Outbuilding at Front of Little Woodlands*** – Grade II

List Entry No.: 1100508

Date First Listed: 08 November 1983

Description: *Early-mid C19 granary in front garden of Little Woodlands. Stuccoed. Old tile, pyramid roof with ball finial. Square plan, single storey, raised in modern, saddleback stone piers. Rusticated quoin blocks, coved eaves, door on N. Included for group value.*

4. **Lowewood** – Grade II

List Entry No.: 1100530

Date First Listed: 13 April 1961

Date of Most Recent Amendment: 08 November 1983

Description: *Circa 1760. Red brick, rubbed brick lintels, stucco dressings. Machine-tile, mansard roof. 2 storeys over cellar. 3, modillioned, pedimented, attic dormers. Wooden Ionic doorcase with 3/4 columns, canted volutes and modillioned pediment. 6-panel door with rococo fanlight in round-headed, fielded-panel reveal. 5 windows, modern flush sashes. Floor band and moulded cornice below parapet. Rear extension on S.*

- 4.2 As indicated in **Section 3.0**, Hoddesdon is an inherently historic area, and as such, a number of other structures located throughout the wider setting of the application site - specifically to the east - have merited national designation. As such, Grade II listed buildings located throughout the wider setting of the application site may be summarised as follows.

5. **Spinning Wheel** – Grade II

List Entry No: 1173711

Date First Listed: 08 November 1983

6. **32 High Street** – Grade II

List Entry No: 1100522

Date First Listed: 07 September 1970

Date of Most Recent Amendment: 08 November 1983

7. **North House and South House** – Grade II

List Entry No: 1296099

Date First Listed: 08 November 1983

- 4.3 However, the potential for any direct relationship between the application site and those heritage assets outlined in **paragraph 4.2**, is definitively obstructed by intervening built form and/or other landscape features. As such, there is limited and/or negligible intervisibility between the application site and these assets – or any direct relationship otherwise - and therefore proposals are not deemed to unduly affect the *setting(s)* of these listed buildings.

The Conservation Area

- 4.4 The application site is located at the south of *Hoddesdon Conservation Area* (**Figure 12**), first designated in June 1968 and subject to boundary review with a subsequent enlargement in January 1980. The *Hoddesdon Conservation Area Appraisal* was adopted in October 2011.
- 4.5 With respect to the special interest or significance of the conservation area more generally, the appraisal sets out an '*executive summary*' which may again be summarised as follows:
- *The character of the conservation area is united by the spine of the High Street running throughout, its generally modest scale, and the progression from a compact mixed use quality in the north, to a more open, green and residential character to the south. It incorporates six character areas overall;*
 - *The general condition of the conservation area is good, however, in common with many conservation areas, there are some negative aspects which have a detrimental effect on the character of the conservation area.*



Figure 12: Hoddesdon Conservation area Map

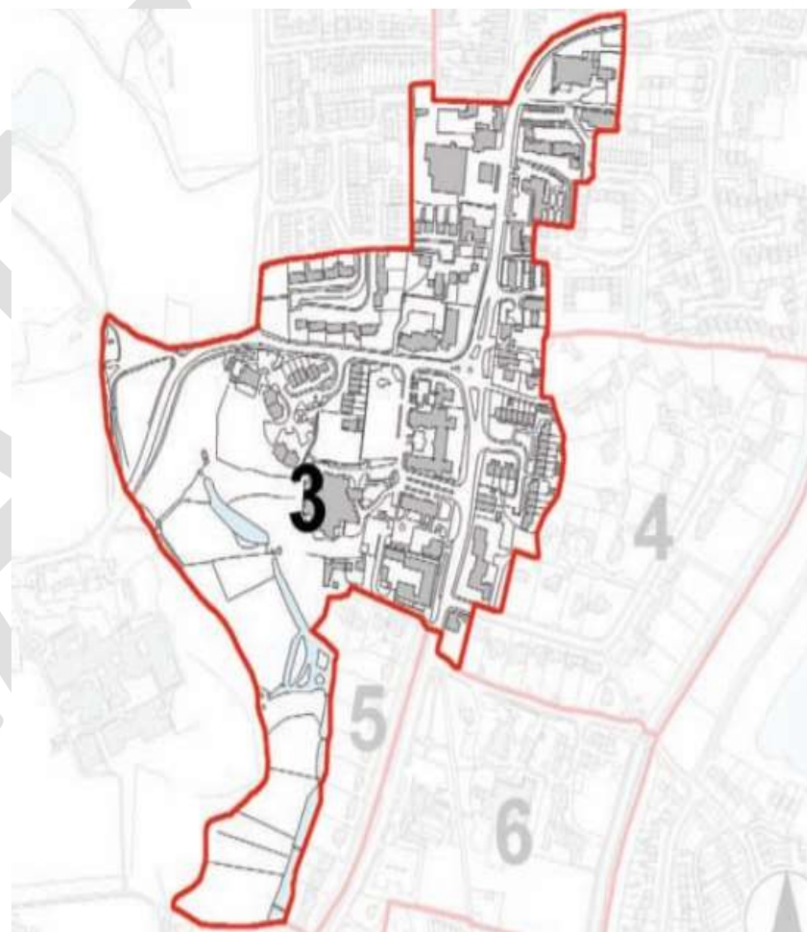


Figure 13: Sub-area 3 of the Hoddesdon Conservation Area

- 4.6 Due to the size and complexity of the conservation area, it has however been further sub-divided into six sub-character areas. The application site lies within *sub-area 3: The Knowle & Cock Lane Environs* (**Figure 13**).
- 4.7 Concerning the *character and appearance* of this sub-area, this is summarised by the appraisal as follows:

'The southern portion (Character Areas 4, 5 and 6) marks the predominantly residential area, dating from the 1880s-90s onwards, although there are a few buildings of earlier date. Some fine examples from the Domestic Revival period have influenced the mainly detached residential character of buildings set back in large plots and fine mature broadleaf and specimen trees.

This part of the conservation area has seen much change through the mid and late part of the 20th century. Historically, this area comprised a series of large detached houses (see OS map 1880 p 14); Esdale House (demolished), Rawdon House, The Grange, Yew House (demolished – remnant wall survives), The Knowle and Woodlands (demolished) dating mostly from the 17th and 18th centuries standing adjacent to High Street or Cock Lane with extensive, often walled gardens. These gardens have over (relatively recent) time been encroached upon with new development; flat blocks and groups of houses which have fundamentally changed the character of these spaces. Notwithstanding these changes, this part of the Hoddesdon Conservation Area retains some of the spatial quality of the former uses and many of the historic buildings, structures (such as boundary walls) and landscaping which make this area of special interest.

Historic buildings within this character area are generally two and a half storey with the upper storeys in attics and lit by dormers. Rawdon House is three storey in sections and this scale has been reflected in the surrounding modern flat blocks also at three storey. Despite much modern infill and much of this at three storey, the quality of the larger surviving houses and their associated walls and other buildings (such as coach houses, stabling and an Orangery – for example those to Woodlands Close – (Fig.9) still provides this part of the conservation area with a strong sense of its past use patterns. Houses and modern flat blocks are generally set back from the roadside in gardens or communal areas although some older buildings remain to the back of pavement giving some variation to the street scene. The high brick boundary wall to The Grange strongly defines the north-west corner to Cock Lane and

High Street. In townscape terms enclosure is helped by the presence of mature trees to the roadside and two pairs of well-detailed late 19th century villas to the east side of the High Street opposite The Grange. Despite development often being set back from the roadside, trees and boundary walls help retain a sense of enclosure for much of the character area along with the occasional building set to roadside. This variation is a distinctive element of this part of the conservation area and distinguishes it from the far more strongly defined commercial sections of the High Street to the north.'

- 4.8 Whilst neither the application site and/nor the adjoining, presently vacant police station have been explicitly recognised as contributing towards the *character* and *appearance* of the conservation area, it is of relevance to note that they are not merely unoccupied at the present time, but exhibit an ongoing trend towards deterioration as a direct result of such vacancy. As such, it is found that the application site is amongst those '*negative aspects which have a detrimental effect on the character of the conservation area.*'
- 4.9 Furthermore - as acknowledged earlier in **Section 3.0** - the application site was formerly a part of the Woodlands, which is explicitly recognised by the *Conservation Area Appraisal* (2011) as being amongst those seventeenth and eighteenth century, large, detached houses that formerly lined the High Street, but that have now been removed. As noted, the Woodlands itself was removed and replaced by the now-former police station in 1967.
- 4.10 Within such a context, the *Conservation Area Appraisal* (2011) acknowledges that the historic narrative of the locale has '*... over (relatively recent) time been encroached upon with new development; flat blocks and groups of houses which have fundamentally changed the character of these spaces.*' This would obviously include the former police station and its adjoining car park, which are understood to be detracting elements in the streetscape that have fundamentally contributed toward the erosion and loss now exhibited by the *character* and *appearance* of the conservation area.

Former Police Station, High Street

- 4.11 Given the account set out above, the application site cannot be seen to maintain, nor contribute to those characteristics recognised as making a positive contribution towards the *character* and *appearance* of the conservation area, and is further understood to impede upon the *setting* of other relevant heritage assets. Furthermore, a map regression exercise demonstrates that the application site and its former nature have been unambiguously impacted upon by the later development of Hoddesdon in the twentieth century.



Figure 14: Extract OS Map 1880



Figure 15: Extract OS Map 1897-1899

- 4.12 As noted in **Section 3.0**, the most significant instance of change - with respect to the application site – was to occur in 1973, where the site was to not only experience redevelopment as a police station, but also witness considerable change in terms of built form a more general increase in the density of development throughout its immediate environs. In turn, this further

departed the application site from the identifiable *character* and *appearance* of the conservation area, which is explicitly recognised as '[...]a more open, green and residential character to the south.'



Figure 16: Extract OS Map 1920



Figure 17: Extract OS Map 1973

- 4.13 It is therefore clear that relevant heritage assets and/or their settings have been subject to impingement as a result of ongoing development that has in turn eroded the rural and/or fundamentally large, detached domestic character of the area more generally. In turn, such a scenario makes clear the wholly negative impact arising upon relevant heritage assets and/or their settings.
- 4.14 As such, the application site and environs is not without change that is understood to have departed this from the overarching *character, appearance* and more general heritage value of both the wider conservation area locale and *settings* of individual heritage assets of relevance. With respect to documentary evidence, such change can be seen to have eroded the earlier, predominantly rural and loosely grained residential character of the locale, which has in turn impinged upon both individual

heritage assets of relevance and the contribution these make toward the *character and appearance* of the overarching conservation area.

- 4.15 With respect to *paragraphs 131 & 200* of the *NPPF* (2019), there therefore exists the opportunity for the high quality development of the site to be not merely innovative, but prove appropriately assimilated into its surroundings; particularly where the further opportunity exists to *enhance* relevant heritage assets and/or their settings.

5.0 Assessment of Proposals

- 5.1 Proposals for car parking space to the rear of the former police station seek to obtain planning permission for the development of four houses; each with associated amenity space and rear gardens. In light of these proposals, the history and/or architecture of the site and locale has been considered against the relevant regulatory framework in order to propose design solutions that seek the appropriate preservation and/or enhancement of all aforementioned heritage assets and their settings.
- 5.2 Current proposals would provide four new dwellings across the existing, unused car park; a currently vacant, inaccessible space given the further redundancy the host structure, a former Police station. As demonstrated in **Section 4.0**, said space makes a limited and/or negligible contribution towards the *setting* of relevant heritage assets and the *character* and *appearance* of the Conservation Area. As such, proposals capitalise upon the opportunity to be developed with a high-quality residential scheme that would *enhance* all relevant heritage assets and/or their *settings* by not merely making reference to the *character* and appearance of the locale, but by proving distinctively and authentically of its time.
- 5.3 In order to accommodate proposed development, the existing brick wall bounding the front of the carpark would be removed, however the brick wall separating the application site from the Grade II Orangery will be retained. Said design measures will create a more flexible, adaptable space suited to the needs of contemporary inhabitants whilst the retained wall will bound space in such a manner that accommodates and obscures refuse bins. This design measure will ensure that proposals are able to comfortably accommodate four dwellings, with each being allotted generous amenity space.
- 5.4 The built form of proposals seeks to accommodate a modest row of four houses (**Figure 18**). Surmounted by a series of pitched roofs, each unit is of a two-storey scale with dormer windows set into each roof. The scheme will not only ensure that proposals for the application site are sensitively assimilated into their environs but will further conform to the *character and appearance* of the conservation area as identified in **Section 4.0**. Importantly, this height will ensure that proposals remain a subservient feature within the setting(s) of all relevant listed buildings.



Figure 18: Proposed Front Elevation

- 5.5 With respect to materiality, the combination of both a historic palette and contemporary finishes is proposed to ensure that the scheme is not merely well-assimilated, but that an appropriate legibility of phasing is also readily identifiable, and that the proposal appears as a development that is definitively of its time. Therefore, an appropriate legibility of phasing will more than amply be achieved.
- 5.6 Internally, proposed spatial arrangements will ensure that each unit is equipped with a living/dining/kitchen area at ground floor with two bedrooms and associated *en-suites* and bathroom at first floor, and an additional third bedroom with *en-suite* and dressing area at loft floor (**Figures 19 & 20**). Accommodation therefore accords with *Policy HoD3* of the *Broxbourne Local Plan* (2020) which states that in relation to 'the former Hoddesdon Police Station site...Development proposals should conserve and enhance the Conservation Area and the setting of the nearby listed buildings, and make a positive contribution to the street

scene appropriate to this prominent site on the approach to Hoddesdon Town Centre. Proposals at hand clearly accord with this objective for the site and locale.

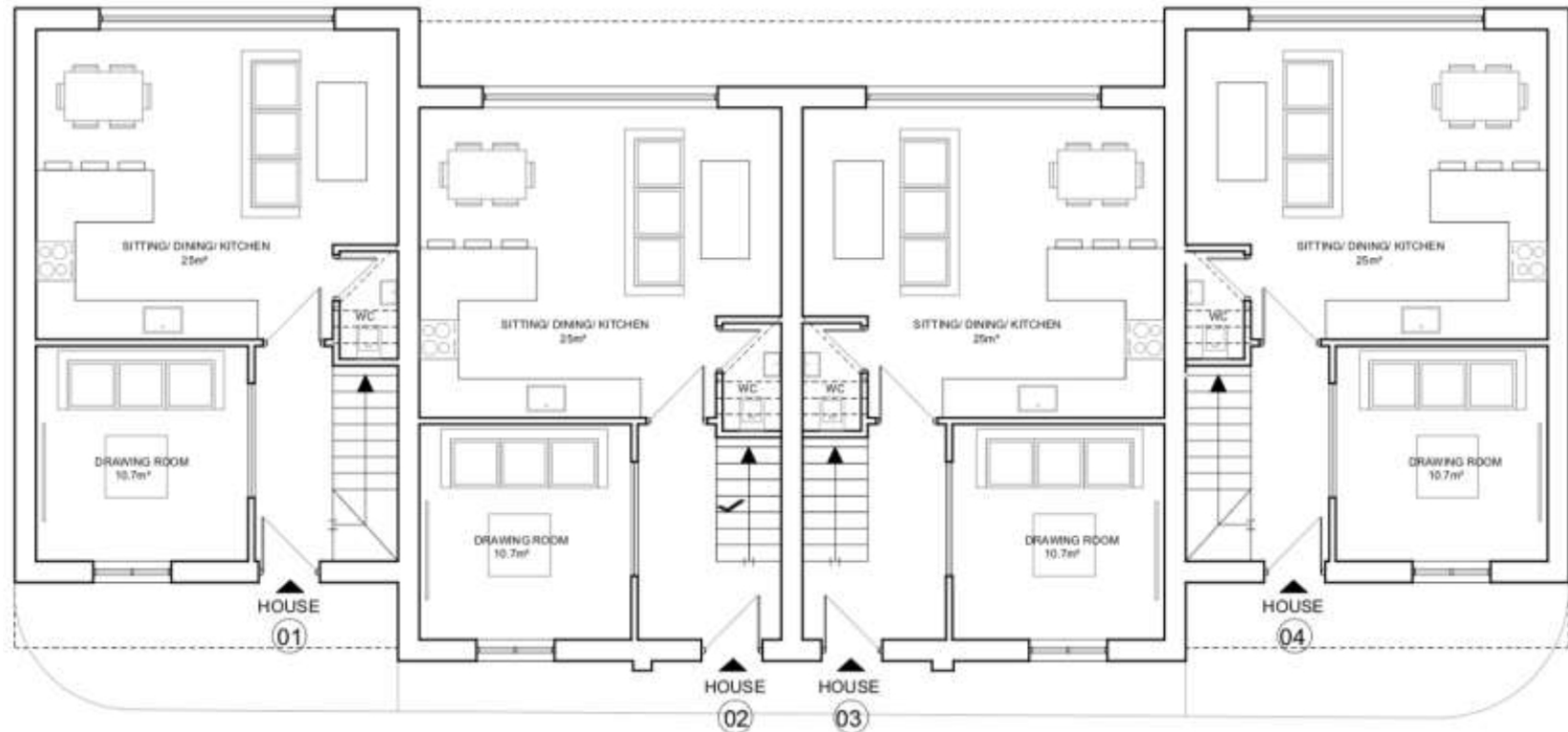


Figure 19: Proposed Ground Floor

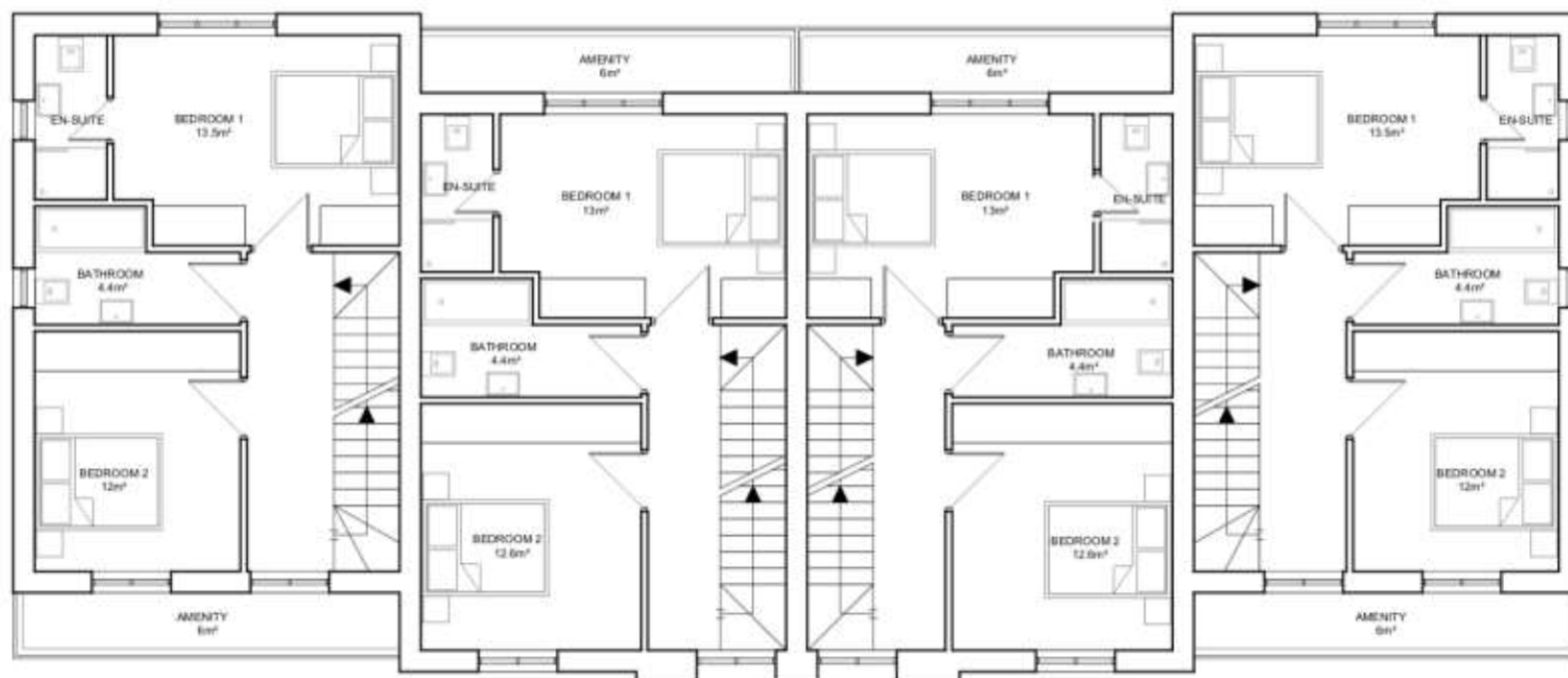


Figure 20: Proposed First Floor Plan

- 5.7 Given the account set out above, proposals can be seen to utilise high-quality design measures drawing upon principles of sustainability and as such, that accord with best conservation practice where this seeks both the long-term *preservation* and *enhancement* of all relevant heritage assets. No degree of harm is therefore considered to result to any Grade II heritage assets located throughout the near setting of the application site, or the wider, overarching conservation area. As a result, the

proposed residential scheme is considered wholly beneficial and one that will demonstrably *enhance* the *character and appearance* of both relevant heritage assets, and the wider historic environment more generally.

- 5.8 With respect to relevant guidance contained within the *NPPF* (re: *paragraph 185*), the '*desirability of sustaining and enhancing the significance of the heritage asset*' has therefore been taken into full account, as has the '*desirability for new development to make a positive contribution toward local character and distinctiveness*.' It is further considered that the full opportunity has also been taken to '*make a positive contribution to enhance and better reveal the significance of the asset*' (*NPPF*, *paragraph 200*).
- 5.9 It is therefore considered that design measures have succeeded in meeting these aims, and, as a matter of principle, that the scheme would not only improve the site and the contribution this makes to its immediate context, but also reinforce national and local government requirements to *preserve and enhance* relevant heritage assets and their *settings*.

6.0 Summary

- 6.1 The application site encompasses a car parking area to the rear of the redundant, now vacant, former police station. Hoddesdon, which was historically located in the Parish of Broxbourne and Great Amwell has been settled since the prehistoric period. Later, the area was to undergo significant development over both the nineteenth and twentieth centuries; principally as a result of the growth of London to the south. As such, the locale's intrinsic value and further contribution towards the wider historic environment is recognised and acknowledged via its protection as a conservation area containing a high number of listed buildings, under the *Planning (Listed Building & Conservation Areas) Act 1990*.
- 6.2 The account given above has established the nature and/or extent of change that has occurred to the locale and relevant heritage assets, with particular respect to the growth and/or evolution of the application site and its near environs. Whilst the Woodlands was demolished and replaced with the current police station - and the adjoining application site - in 1967, this has resulted in fundamental changes to the setting of relevant Grade II listed buildings and the conservation area. Furthermore, as a result of intensifying development throughout the area more generally, the application site may therefore be seen to deviate from the fundamental *character and appearance* of the conservation area as this has evolved historically.
- 6.3 As a result, the considered, appropriately contextual and reflective - yet authentically contemporary - scheme here being proposed, development of the car park is considered wholly beneficial, where its implementation will definitively *preserve* and *enhance* the relevant designation and their settings, whilst not directly affecting any *special interest* or significance inherent to these. Via high-quality design measures, the scale, massing, form, features, detailing and use of proposals will ensure clear assimilation of the scheme into its environs, with no inappropriate impacts occurring to either the settings of relevant heritage asset or the overriding conservation area.
- 6.4 Proposals can be therefore seen to respond to both the *Act* and wider, relevant regulatory context – both national and local - by both *preserving and enhancing* the conservation area and listed building designations and their settings, by means of

enabling continued use of the building, and effecting both visual and physical improvements to the structure. Proposals therefore accord with *Paragraph 131* of the *NPPF* which sets out that the local authority should take account of '*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*'.

- 6.5 In sum, proposals have therefore responded positively to the site, its locale and historic context, by seeking to preserve and enhance the listed property and the contribution this makes toward the wider conservation area designation. For this reason, the principle of works is not considered to be at odds with the significance inherent there.

7.0 Sources

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Planning (Listed Buildings and Conservation Areas) Act 1990

8.0 Appendix 1. List Description Summary

THE ORANGERY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1348406

Date First Listed: 07-Sep-1970

Date of most recent amendment: 08-Nov-1983

Statutory Address: THE ORANGERY, WOODLANDS CLOSE

Map

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Location

Statutory Address: THE ORANGERY, WOODLANDS CLOSE

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: Broxbourne (District Authority)

National Grid Reference: TL 37130 08130

Details

1. 5251 HODDESDON WOODLANDS CLOSE (north side) Hoddesdon The Orangery TL 3708 SW 6c/51 7.9.70 (Formerly listed as Garden House to "Woodlands" under High Street) II GV

2. Early C19 former orangery to The Woodlands, now cottage. Yellow stock brick, machine tile roof. Stuccoed E elevation has $\frac{3}{4}$ composite columns with palmete capitals, entablature with wreath motif, and raised central attic with paired Corinthian pilasters and arched centre. Corner acroteria. Relieving arches between columns, door on S approached by curved steps with wrought iron railings. S elevation has modern casements and hipped roof dormers. 2, stuccoed square piers with octagonal moulded bases and capitals to front patio.

Listing NGR: TL3713008130

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 157510

Legacy System: LBS



Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

9.0 Appendix 2. Other List Description Summaries

1. **Little Woodlands** – Grade II

List Entry No: 1295933

Date First Listed: 23 November 1972

Date of Most Recent Amendment: 08 November 1983

Description: *1833. Former stables to Woodlands. White brick, stucco cornice, pediment with clock in wreath, floor band and dressings. Slate roof. 1:2:1 windows, modern casements, raised panels below each one. Slightly projecting centre. Square central bell turret with Tuscan pilasters and entablature. Weatherboarded extension on N with pigeon loft over double doors. Formerly part of estate belonging to John Warner, a Quaker. (Pevsner 1977)*

2. **Outbuilding at Front of Little Woodlands** – Grade II

List Entry No: 1100508

Date First Listed: 08 November 1983

Description: *Early-mid C19 granary in front garden of Little Woodlands. Stuccoed. Old tile, pyramid roof with ball finial. Square plan, single storey, raised in modern, saddleback stone piers. Rusticated quoin blocks, coved eaves, door on N. Included for group value.*

3. **Lowewood** – Grade II

List Entry No: 1100530

Date First Listed: 13 April 1961

Date of Most Recent Amendment: 08 November 1983

Description: *Circa 1760. Red brick, rubbed brick lintels, stucco dressings. Machine-tile, mansard roof. 2 storeys over cellar. 3, modillioned, pedimented, attic dormers. Wooden Ionic doorcase with 3/4 columns, canted volutes and modillioned pediment. 6-panel door with rococo fanlight in round-headed, fielded-panel reveal. 5 windows, modern flush sashes. Floor band and moulded cornice below parapet. Rear extension on S.*

4. Yewlands including Front Garden Wall – Grade II

List Entry No: 1295935

Date First Listed: 08 November 1983

Description: *1909 by Geoffrey Lucas. Large house in vernacular revival. Red brick, half-timbering, plaster, machine tile roof. 2 storeys and attic. Large projecting gabled centre with canted bay window and over-sailing gable external stack on its N side. 2 gabled porch bay on S: half-timbering, brick nogging, moulded bargeboards and door surround. Leaded casements, those of porch with lozenge patterning at top. Incised patterns to plaster. Interior has oak panelling and turned-baluster staircase. Decorated plasterwork of mid-C17 inspiration. Front garden wall with pyramid-topped end piers and turned-baluster gate. (Country Life, 19.8.1911)*

5. Mandeville – Grade II

List Entry No: 1348407

Date First Listed: 08 November 1983

Description: *1908. Good example of Edwardian vernacular revival. Attributed to M H Baillie Scott. Red brick, machine tile roof. 2 storeys and attics. 5-gabled W front with 2 projecting gable ends. Roughly symmetrical. 3 1st floor segmental-headed, 3-light, leaded casements with tile-creasing hoods. Similar ground floor casements each side of segmental-headed door recess. Brickwork courses curved over segmental heads to imitate old walling. Lozenge leaded date plaque over door. Long rainwater heads over 1st floor with Latin inscriptions. Interior with large, Jacobean-style, oak newel staircase on S.*

6. North House and South House – Grade II

List Entry No: 1296099

Date First Listed: 08 November 1983

Description: *Early C19 former stable block. Red brick, old tile hipped roof, cemented N and S ground floors. 2 storeys. Brick dentil cornice. N elevation 2:1:2 windows with slightly projecting pedimented centre and rubbed brick relieving arches to ends and centre. 2-light 1st Floor casements and central leaded light with vertical mullions. 2-window road elevation has broad wooden architrave surrounds with triglyph consoles and 8/8-pane ground floor sashes.*

7. Conduit Head Statue Behind District Council Offices – Grade II

List Entry No: 1348378

Date First Listed: 12 April 1961

Date of Most Recent Amendment: 08 November 1983

Description: *5251 HODDESDON HIGH STREET (west side) Hoddesdon Conduit head Statue behind District Council offices TL 6C/50 13.4.61 (Formerly listed as Conduit-head statue (behind Urban District II Offices) under Hoddersdon) Early-mid C17, restored. Commissioned by Sir Marmaduke Rawdon. Three-quarter length stone figure of woman holding pitcher, from which poured town's first public water supply. Mounted on concrete pedestal. RCHM.*

8. 38 High Street – Grade II

List Entry No: 1348412

Date First Listed: 08 November 1983

Description: *Circa 1830, 2 storey, symmetrical house set back from road. Yellow stock brick, hipped slate roof. 3-window elevation. Square, cemented porch with cornice. 6/6-pane recessed sash windows.*

9. The Grange – Grade II

List Entry No: 1296015

Date First Listed: 13 April 1961

Description: 1657. Built for Sir Marmaduke Rawdon. Altered early C18, c. 1820 and late C19. Timber frame core, red brick with rubbed brick and plaster decorations, slate hipped roof (machine tile on rear). 2 storeys and attics. 7-window, symmetrical elevation. Pedimented centre, deep bracketed eaves. Central, semi-circular porch and balcony, mostly modern restoration with ground floor fluted Doric columns, mutated cornice, and c1820 2-fold door and surround with reeding, paterae and long consoles. Late C19 sash windows, cut brick surrounds and moulded floor band; modern box dormers. N elevation with c1700 acanthus brackets to modern door hood. W elevation with similar brackets to door S of centre. 2 round-headed stair windows. Centre door with early-mid C18 Corinthian pilaster surround and moulded cornice. Stuccoed floor band. Interior has much early-mid C18 oak fielded panelling. Entrance hall and groin-vaulted cross passage have Greek-key patterned architraves and soffits. Early-mid C18 staircase on N with fluted Corinthian pilasters to side rails and Corinthian newel posts. Mid C17 oak panelling in SE Ground Floor room. C17 and C19 two-block extension on S side, stucco band carried across on W side. (Pevsner (1977), RCHM Typescript).

10. Wall on South Side of Number 17 – Grade II

List Entry No: 1100492

Date First Listed: 08 November 1983

Description: Portion of C17 red brick wall, formerly a boundary to The Grange. Approximately 3 metres high and 25 metres long running E - W at right angles to road. Sloped brick coping.

11. Wall on North Side of Number 14 Taylors Avenue and on North Side of Number 1 Oxden Drive – Grade II

List Entry No: 1100506

Date First Listed: 08 November 1983

Description: C17 and C18 former boundary wall to The Grange. Red brick. Approximately 40 metres long, 3 metres high. Sloped brick coping. E half (No 14 Taylors Avenue) is C17, W half (1 Oxendon Drive) is C18, probably c. 1730. This has flat buttresses joined to plain plinth. Arch-headed entrance towards E with key block and C18 wrought iron gate.

12. Former Gates, Gateposts and Boundary Walls to the Grange – Grade II

List Entry No: 1348403

Date First Listed: 08 November 1983

Description: *Circa 1730 rubbed brick gateposts, stone dressings; wrought iron double gates; C17/18 red brick wall to N and S. Gateposts are square plan with moulded plinth, coved cornice and ball tops. 2 fielded panels on each face. Gates with scrolled panels and cresting and central 'AO' insignia. Wall on S in L-plan, following N side of Cock Lane for about 80 metres, has regularly spaced flat buttresses, sloped brick coping and is restored on E.*

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