

Appendix 1: Designated Heritage Assets in Berkhamsted

Listed Buildings in Area 1 – Castle Street, High Street *(all descriptions are given as per listing)*

1-4 Castle Street (east side). Grade II. C18, 2 houses and 2 shops. Re-fronted early to mid C19, stucco. Steeply pitched roof tiled in front, Welsh slates at back. No 4 has a back wing.

5-8 Castle Street (east side). Grade II. 4 Houses. Early to mid C19. Plum coloured brick, red brick dressings, Welsh slated roof. 5th floor Doric pilasters 9 sashes with glazing bars in reveals. Elliptically arched carriageway on right. Earlier C19 shop window on left.

9 Castle Street (east side). Grade II. Former shop, now house. Early to mid C19. Plum coloured brick, red brick dressings, Welsh slate roof. Small shop window with pilasters.

11 Castle Street (east side). Grade II. House. Early to mid C19. Plum coloured bricks with red brick dressings. Welsh slated roof with bracketed cornice. Central doorway.

12 & 12A Castle Street (east side). Grade II. 2 shops with house. Earlier C19. Brick with stucco dressings, quoins and channelled ground floor. Welsh slated roof with dentil cornice. 3 storeys. Ground floor continuous frieze and cornice over 2 shops with segmentally arched lights, slim pilasters, half glazed doors.

15 & 16 Castle Street (east side). Grade II. 2 houses. Early C19. Stucco, Welsh slated roof with 2 gables. 2 canopy doorhoods on wrought iron supports.

Berkhamsted School Old Building, Castle Street (west side). Grade I. Large 16C school building, formerly listed as The Grammar School. Founded by John Incent, circa 1523, Dean of Saint Paul's. Built 1544 of red brick stone dressed. Tiled roof. Stone mullioned windows, depressed pointed heads. Interior hall of 6 bays with tiebeam roof truss, King posts, restored carved corbels. Original chimney pieces in chamfered stone with 4 centred arches, restored 1841.

Berkhamsted School Chapel, Castle Street (west side). Grade II. Chapel. 1894-5 by Charles Henry Rew in Tudor style. Red brick exterior stone dressed. Steep interior flight of steps to sanctuary reputedly inspired by the plan of Santa Maria dei Miracoli at Venice. Vestry underneath sanctuary.

The Court House, Church Lane. Grade II. Court house. C16, much restored. C19 ground floor of red brickwork and knapped flints. 1st floor jettied timber frame. Old tiled roof. C19 casement windows. The Borough Court or Port Mote was held here. Subsequently used as a national school.

The Bull Public House, 10 High Street (north side). Grade II. C17. Plaster covered ground floor, pebble dash. 1st floor, hipped tiled roof. Bow window on left of ground floor; door with cornice hood. Timber framed back wing. Formerly jettied 1st floor.

The Black Horse Public House, 29 High Street (north side). Grade II. Former Public House, now restaurant. Early C19 stucco front with parapet in front of gabled tiled roof. 2 sashes with glazing bars. Ground floor: frieze, cornice; canted oriel bay on left.

51 & 53 High Street (south side). Grade II. Formerly Valhalla and The Queens Arms, now 2 houses. C17 or earlier. No 51: stuccoed with double gable symmetrical front; central C19 doorway flanked by 2 storey canted bays. No 53: recently restored; exposed timber frame to 1st floor with red brick nogging. Mix of casements and sashes (1 oriel canted bay window). Steeply pitched tiled roof with prominent chimney stack.

Berkhamsted Baptist Church, High Street (north side). Grade II. Non-Conformist Church and Sunday School. 1864 with minor C20 alterations. Yellow-grey stock brick with red brick banding; ashlar limestone dressings. Welsh slate roof with coped gables. Gothic Revival style. Asymmetrical 'T' plan. Tower with narrow octagonal spire in ashlar to south-west corner. Triple pointed arched

entry to south gable; a 5-light window with Flamboyant tracery above. Apsidal porch to south-east corner. Fully galleried interior. Contemporary furnishings and fittings.

76-78 High Street (north side). Grade II. Former dwelling, now 2 shops. Victorian gothic style. Shop front to ground floor with brackets to corners; modern glazing and 3 doorways; central panelled door to upper floors. C19 with late C19 and C20 alterations. Red brick with ashlar limestone dressings and blue brick diaper work. Coped gables, tall ridge chimney stacks with corbelled heads. Tiled roof. Diaper work decoration to main gable; 1863 and initials 'J.R.' at the apex. Gabled dormer to right side.

82-86 High Street (north side). Grade II. 2 shops. C17 or earlier. Altered. Whitewashed brick. Tiled roofs. Central carriageway. 2 C19 shop fronts projecting to left with central doorway; additional door to the left. Three 1st floor casements. Modern shop to right with projecting 1st floor above with 2 gables; large casement in each.

Church Of Saint Peter, High Street (north side). Grade II*. Latin cross plan, with tower at the crossing. Mainly C13 and C15. Restored in 1871. Nave, aisles, clerestorey, transepts, chancel, north and south chapels. 2 C14 alter tombs with alabaster effigies. Interior C17, C18 & C19 funerary monuments.

Smith Dorrien Monument, St. Peter's Churchyard, High Street (north side). Grade II. C20 stone memorial. 1909. Late Gothic style: tall cross on stepped base with elaborate carving above cross.

Rex Cinema, High Street (south side). Grade II. Cinema. 1938 by Architect David E Nye. Brick with faience and painted reconstructed stone to front facade. Bowed facade with 7-light window between vertical piers. Projecting canopy above entrance. Late C20 replacement doors. Cantilevered projection room to first floor on left side. Good surviving interiors.

103-109 High Street (south side). Grade II. 4 houses. Early C19 terrace of Georgian town houses. Yellow brick with wide eaves to hipped Welsh slated roof. 3 storeys. 8 sashes; long narrow 1st floor windows, each with cast iron anthemion design railings to balcony. Central arched passageway.

The Red House, 113 High Street (south side). Grade II. House. C18. Red brick with steeply pitched hipped roof and 4 casement dormers. Cornice. Central pedimented section breaks forward with a doorway; Roman Ionic porch with entablature, modillion cornice & pediment. Tripartite window above in arch headed recess. 10 sash windows.

108 High Street (north side). Grade II. House. Early C19. Stucco front. Slated roof with cornice, wide steep pediment with Diocletian window at apex. 3 1st floor windows. Modern ground floor segmental bow shop window on left with glazing bars.

117 High Street (south side). Grade II. House. Early C19 house. Yellow brick, Welsh slated roof with eaves cornice. 3 sashes. Greek-Ionic porch of 2 fluted columns, modillion cornice. Steps up to door and oblong fanlight.

119 High Street (south side). Grade II. House. Late C18 stucco fronted. Slate roof. 3 sashes. Steps with wrought iron railings up to doorway with Doric pilasters, entablature with triglyphs. Carriageway through to right side.

120 High Street (north side). Grade II. House. Late C18 or early C19. Roughcast, hipped Welsh slate roof. 4 sash windows. 6 fielded panel central door with fanlight; surround of Doric pilasters, entablature with reeded frieze with paterae and sheafs.

121 High Street (south side). Grade II. House. Late C18. Colour washed yellow brick. 3 sashes. Roof parapet. Tall doorway with fine fanlight with leaded oval motif. Stone steps up to 4 panel door.

125 High Street (south side). Grade II. Medieval open hall house, now partially commercial. C16. Re-faced in brick mid C19. Late C20 alterations. Timber frame behind painted brickwork. Brick chimneys and a Welsh slated roof. End bay to right with 2 storey canted bay, formerly an entry, now

with C20 doors. Centre bays occupied by C20 advanced double fronted shop window. Interior exposed timber frame. Rear range of 4 bays, re-modelled in C20, to west of yard accessed by wide arched opening to left of frontage range. Rear range has the remains of 2 trusses of an earlier, open hall structure, including substantial jowel posts, arch braced tie beam, and steeply-set principal rafters.

Dean Incent's House, 129 High Street (south side). Grade II*. House. C16. Timber frame with plaster infilling, old tiled roof. 1st floor jetty. 3 leaded casements flush set. John Incent, Dean of Saint Paul's, founded Berkhamsted Grammar School. Interior has original exposed timber framing and extensive remains of wall paintings.

K6 Telephone Kiosk Outside Number 129, High Street (south side). Grade II. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels. Margin-glazed windows & door.

130 & 132 High Street (north side). Grade II. 2 Shops. C18 front of plum coloured and red brick, old tiled roof. 2 gabled casement dormers. 3 1st floor sashes, central window 3 light. C19 shops: 4 canted bay windows under continuous hood.

137 High Street (south side). Grade II. House. Early C18. Stucco, old tiled roof. 2 storeys, 3 sashes in reveals to 1st floor, plain ground floor windows in original openings. Door on right has architrave surround, narrow frieze, cornice. Back wing of colour washed brick with 3 casements.

The Swan Public House, 139 High Street (south side). Grade II. Public House. C16. Ground floor front wall built out in C18. Old tiled roof with oversailing double gable. Doorcase with pilasters to left side flanked by 3 light sash windows. Carriageway to right side. 1st floor: 2 modern mullion and transom oriel windows.

141 & 143 High Street (south side). Grade II. Shop. Altered C18 front to early building. Stucco, old tiled roof. 3 sash windows. Modern shop windows with C19 fascia and cornice.

The Crown Public House, 145 High Street (south side). Grade II. Public House. Late C16. Stucco modern re-facing to front. Half hipped gable on left with exposed decorative timber frame. Welsh slated roof. 1st floor jetty. 5 sash windows. Canted sash bay window to the left and carriageway to the right.

The King's Arms Public House, 147 High Street (south side). Grade II. Public House. Late C17 or early C18. Altered. Chequered brickwork. Welsh slate roof with cornice. 3rd storey added: wooden cornice at former eaves level. 3 1st floor late C19 oriel bay windows. Carriageway through right side.

163 & 165 High Street (south side). Grade II. 2 shops. C17 or earlier. Altered. Taller building to the left, lower to right. Tiled roofs. Plastered 1st floor. Modern ground floor shop windows. 2 storeys on left with casements. 2 storeys and attic on right with Yorkshire casement, gabled Yorkshire casement dormer.

173 High Street (south side). Grade II*. Shop. Late C13, altered C17, re-fronted C19, and with further alterations. Timber framing on brick plinth, rendered to street frontage. Steeply pitched roof in Welsh slate now hipped to right-hand side but originally with gable-end to the street.

Barclays Bank Limited, 189 High Street (south side). Grade II. Formerly Sydney House, now a bank. Early C18. Red and blue grey chequered brickwork with red stretchers, blue grey headers. Tiled roof gabled at west end. 2 sash windows and central doorway with Doric pilasters, under entablatures and pediment. Modern imitation wing on right; 2 windows with similar doorway.

The Old Town Hall, 196 High Street (north side). Grade II. 1859. 2-storey building in Gothic style, with irregular fenestration. Brick with diamond patterns, stone dressings. Tiled roof. 2 gables facing street. Octagonal turret with spire to left, half projecting as a 1st floor oriel with a tall, square headed central light and 2 shorter ogee-headed side lights. 3 large ground floor, pointed arched, entrances, double chamfered with hoodmoulds; 1st and 3rd divided by round shafts with foliated caps. Middle

entrance holds large double doors. Smaller entrance to the right. Round clock on decorative iron bracket projects from central gable.

Lloyds Bank, 205 High Street (south side). Grade II. House, later a bank. Early to mid C19. Red brick, hipped Welsh slate roof, stucco ground floor. 2 storeys and attic. Casement box dormer. 2 ground floor 3-light sash windows and central doorway; Doric pilasters, entablature, central porch with Greek Ionic attached columns. 10 panel door and fanlight.

207-209 High Street (south side). Grade II. House, now 2 shops. Late C15 early C16. Floored mid to late C17. Altered in C19 and C20. Timber frame on brick and flint base, rendered. Slate roof to front. 3 bays have been widened to the rear with short wings. Passageway to left may indicate position of earlier screen passage. C19 and C20 shop fronts. 3 C19 centred and sash oriel windows to 1st floor. Interior exposed framing, jowled posts with mixture of curved and straight braces to cambered tie beams. Crown post roof.

Outbuilding Behind Number 214, High Street (north side). Grade II. Outbuilding. C17. Weatherboarding and red brick. Tiled roof. Single storey. Doorway to left with 6 fielded panelled door, surround of half colonnettes, carved consoles, hood with panelled soffit.

216 & 216A High Street (north side). Grade II. House, now shop. C18. Red brick building with modern shop front. 4 long sash windows to 1st floor. Hipped tiled roof behind parapet. Angle pilasters, floor band, cornice. Flat arches and keyblocks.

National Westminster Bank, 222 High Street (north side). Grade II. Formerly Nat West Bank, now Britannia. Mid C19. Red brick buildings in Jacobean style. Tiled roof with 5 gabled dormers and central Dutch gable. 4 lattice 3 light casements, central stone panel with shields over 4-centred arched doorway in stone. Square plan cupola to roof ridge.

235-241 High Street (south side). Grade II. 6 Almshouses. C17. Dated 1684, founded by John Sayer, chief cook to Charles II. Row of single storey almshouses in dark red and grey brick. Hipped tiled roof with arched tile tops to tall stacks. Segmental central pediment with cartouche above inscription "The Guift of John Sayer Esq 1684". 6 panelled doors with steps up to each, wrought iron railings. 6 lattice 2 light casements arranged in pairs flanking arched semicircular niches.

Boxwell House, 275 High Street (south side). Grade II. House. Late C17 or early C18. Symmetrical design with steep central pediment and quoins. Cement rendered brickwork. Welsh slated hipped roof. Central doorway with Roman Ionic attached columns; entablature with pulvinated frieze, modillioned pediment. Sash windows in architrave surrounds, bracketed sills.

The Lamb Public House, 277 High Street (south side). Grade II. Public House. C17, altered. Painted brick. Gabled tile roof. 6 casement 1st floor windows with gabled half dormer. Carriageway on left. Pair of doors to right under cut bracketed doorhood.

296 & 298 High Street (north side). Grade II. Restaurant. Early C18 incorporating C17 structure. Part gable, part hipped, tiled roof. 4 sash windows and 4 Yorkshire sashes (2 under segmental heads to right end). Formerly 2 properties; 2 doorways 1 plain, the other joined to window by frieze of former shop.

Quaker Meeting House, 289 High Street (south side). Grade II. Chapel. Inscription 'Erected 1818' on left of front wall. Yellow brick. Hipped Welsh slated roof. Single storey. 2 round arched sash windows in shallow arched panels. Brick cornice. Lower modern closed porch with hipped roof.

47 Highfield Road (east side). Grade II. House. Late C18 or early C19. Chequer plum and red brickwork. Welsh slated roof with eaves cornice. 2 1st floor Yorkshire sash windows. Ground floor segmental oriel bow window with slim pilasters. 4-panel door under slightly cambered arch. Similar arch to passage on right.

Listed Buildings in Area 2 – The Castle and the Grand Union Canal

The Boote, 37 Castle Street (east side). Grade II. Date 1605 on front. Stucco ground floor, timber frame and plaster 1st floor, Welsh slated roof. 4 ground floor canted bay windows under continuous frieze and cornice.

Former Castle Inn, Mill Street (west side). Grade II. Former Inn. c1840, with later C19 addition. Yellow stock brick in Flemish bond. Addition with rendered ground floor to side; the corner bay canted at front with balcony above. Welsh slate roofs, stacks removed. Main range: symmetrical elevation with central door, in stuccoed architrave with flanking sash windows. 1st floor: round-arched sign recess with keyed architrave flanked by long sash windows and balcony supported on iron columns. Rendered side addition: canted ground floor part 2 sash windows; the attached 2 storey end has 2 tripartite sash windows with doors opening onto the roof of the canted part.

Lock Keepers Cottage, Ravens Lane (north side) Grade II. Former canal lock keepers cottage, now private dwelling. Mid-C19 with minor late C20 alterations. Painted brick beneath a hipped roof with a plain tile covering. Linear plan with single aspect facing adjacent canal lock chamber to north-east. Symmetrical single storied 5 bay dwelling aligned north-west, south east and sited parallel to the canal lock with which it was associated.

Listed Buildings in Area 3 – Charles Street

Church of All Saints, Shrublands Road (south side). Grade II. Church. C20. 1906 by C H and N A Rew. Red brick. Early English style. Large tall nave; aisles, apsidal chancel.

Scheduled Monuments (Area 2 – The Castle and the Grand Union Canal)

Berkhamsted motte and bailey castle: no. 20626

The schedule description reads ‘...the castle is a well-documented example of a Norman castle with historical records dating from the 12th to the 15th century...The motte and bailey and its defences survive in extremely good condition and will retain considerable potential for the preservation of archaeological and environmental evidence ...’

Appendix 2: Un-designated Heritage Assets in Berkhamsted. Locally Listed (Proposed)

Area 1: High Street (East, Central, West and Collegiate)

BRIDGE STREET

1, 2, 3 & 4 Bridge Street
5, 6, 7 & 8 Bridge Street
9, 10, 11 & 12 Bridge Street
13, 14 & 15 Bridge Street
17, 18, 19 & 20 Bridge Street
21, 22 & 23 Bridge Street
24, 25, 26, 27 & 28 Bridge Street
29 & 30 Bridge Street
31 Bridge Street

CASTLE STREET

14 Castle Street
17 Castle Street
18, 19 & 20 Castle Street
21 & 22 Castle Street
23 & 24 Castle Street
25 & 26 Castle Street
27 & 28 Castle Street
29, 30 & 31 Castle Street
35 & 36 Castle Street
62 Castle Street (St. George's)
Berkhamsted School Deans Hall and the Deans Hall Foyer, Berkhamsted Collegiate School, Castle Street
Berkhamsted School Lychgate, Berkhamsted Collegiate School, Castle Street

CHAPEL STREET

1 & 2 Chapel Street
Malting on corner of Chapel Street and Bridge Street
1, 2, 3, 4 & 5 Mason's Yard, Chapel Street
4 Chapel Street (Bridge House)
9, 10, 11 & 12 Chapel Street
12A Chapel Street (former Victorian Infants School)
13 & 14 Chapel Street
15 & 16 Chapel Street
17 & 18 Chapel Street
20 Chapel Street
21 Chapel Street
22 & 23 Chapel Street
The Tomb of Thomas Read and family, former graveyard of the Congregational Church, Chapel Street.

CHESHAM ROAD

St. John's, Chesham Road
2 Chesham Road
3 & 4 Chesham Road
Incents, Chesham Road

CHURCH LANE

1 Church Lane (The Hair Secret)
Badger's Drift & Candlemaker's Cottage, Church Lane
6 Church Lane (Court House Cottage)
Building on Church Lane (Trilbys & Tiaras) at the rear of 124 High Street, included with entry for no. 124

CLARENDON ROAD

Former fire station behind the Civic Centre on the High Street, Clarendon Road

COWPER ROAD

Christian Science Society, Cowper Road (former Wesleyan Methodist Church)
The Chapel House, Cowper Road (former Sunday school)

ELM GROVE

Kings Road Garage, Elm Grove

HIGHFIELD ROAD

29 - 31 Highfield Road (Prospect Place Chapel)

33 & 35 Highfield Road

51 & 53 Highfield Road

58 Highfield Road (Chaffcutters)

HIGH STREET (south side)

9 High Street

11 High Street

13 High Street

15, 17 & 19 High Street

21 & 23 High Street

25 & 27 High Street

45, 47 & 49 High Street

55 & 57 High Street

59 High Street

61 & 63 High Street

65 & 67 High Street

69 High Street

71 High Street

73 & 75 High Street

81 High Street

83 High Street (The Goat PH)

85, 87, 89 High Street

111 High Street

115 High Street

123 High Street

127 High Street

131 & 133 High Street (Overton House inc rear building)

149 & 151 High Street

161 High Street (Civic Centre)

167 High Street

169 & 171 High Street

175 & 177 High Street

179 High Street

199 High Street (NatWest Bank)

247 & 249 High Street (Ask)

251, 253, 255, 257 & 259 High Street (Camilla Terrace)

261 High Street (The George PH)

271 & 273 High Street

291 & 293 High Street

295, 297 & 299 High Street

303 High Street

HIGH STREET (north side)

2, 4, 6 & 8 High Street

52 & 54 High Street

56 High Street

58 High Street

66, 68, 70, 72 & 74 High Street (Sibdon Place)
 88 High Street
 90 High Street (inc 90A & B)
 92 High Street
 96, 98, 100, 102 & 104 High Street
 War Memorial (by St. Peter's Church), High Street
 124 High Street (building at the rear on Church Lane also included in entry, now Trilbys & Tiaras)
 126 & 128 High Street
 134 High Street
 136 & 138 High Street
 140 & 142 High Street
 146 High Street
 148 & 150 High Street
 152 High Street
 154 & 156 High Street
 204 High Street (with 1 Lower Kings Road at the rear of 202 High Street)
 206 High Street
 Park View Cottage, High Street (behind 214 High Street)
 212 & 214 High Street
 218 & 220 High Street
 224 High Street
 226 & 228 High Street
 230 High Street
 232 High Street
 234 High Street
 236 High Street
 236A & 238 High Street
 240 High Street
 242, 244 & 246 High Street
 248 High Street
 258 & 260 High Street
 262 High Street
 264, 266 & 268 High Street
 270 & 272 High Street
 274 High Street
 278, 278A & 280 High Street
 284 High Street
 320 & 322 High Street
 324 & 326 High Street
 328 & 330 High Street
 332 & 334 High Street
 336 & 338 High Street

HOLLIDAY STREET

7 & 8 Holliday Street
 9 & 10 Holliday Street

LONDRINA TERRACE

1, 2, 3, 4, 5 & 6 Londrina Terrace
 Footbridge over the canal to Little Bridge Road, Londrina Terrace

LOWER KINGS ROAD

1 Lower Kings Road (Haydens Cook & Dineware with 204 High Street at the rear of 202 High Street)
 13 & 15 Lower Kings Road
 21, 23, 25 & 27 Lower Kings Road
 35, 37 & 39 Lower Kings Road
 41 & 43 Lower Kings Road
 Tower House, Lower Kings Road (behind 222 High Street)

MANOR STREET

1, 2, 3, 4, 5 & 6 Manor Street
10 & 11 Manor Street
12 & 13 Manor Street
14 Manor Street (Belgrave House)
15 Manor Street
16 Manor Street
17 Manor Street

MILL STREET

Adelbert House, Mill Street
Gym Building, Berkhamsted Collegiate School, Mill Street
Music School, Berkhamsted Collegiate School, Mill Street
Staff Cottages, Berkhamsted Collegiate School, 2 Mill Street

PARK VIEW ROAD

1 Park View Road (The Chapel)

PRINCE EDWARD STREET

Victoria Church of England School & Nursery, Prince Edward Street

RAVENS LANE

1, 2, 3 & 4 Ravens Lane
Brownlow House, Ravens Lane
Cooper House, Ravens Lane
5, 6, 7, 8, 9 & 10 Ravens Lane

RECTORY LANE

The Old Rectory, Rectory Lane
Former coach house to The Old Rectory, Rectory Lane
Cemetery piers and gates (northwest), Cemetery, Rectory Lane
Brick decorative arch, Cemetery, Rectory Lane

THREE CLOSE LANE

Cemetery piers, gates and building (east), Cemetery, Three Close Lane

VICTORIA ROAD

1 Victoria Road

Area 2: Grand Union Canal (Castle / Railway, The Canal and George Street Housing District)**BROWNLOW ROAD**

The Brownlow Rooms, Station Approach, Brownlow Road
The Lodge, Berkhamsted Castle, Brownlow Road

CAMBRIDGE TERRACE

1 Cambridge Terrace
2, 3 & 4 Cambridge Terrace

CASTLE STREET

Road bridge over the Grand Union Canal, Castle Street

GEORGE STREET

The Rising Sun PH, George Street
1, 3, 5, 7, 9 & 11 George Street

13 & 15 George Street
12, 14, 16, 18 & 20 George Street

GRAND UNION CANAL

Broadwater Lock (no. 53) on the Grand Union Canal by the road bridge on Lower Kings Road
Gas Lock (no.2) on the Grand Union Canal (including tramline), opposite the Sacred Heart Church
and close to Park Street footbridge
Rising Sun Lock (no. 55) on the Grand Union Canal by the Rising Sun PH, off George Street

GRAVEL PATH

The Boat PH, Gravel Path
12 Gravel Path (on corner with Ellesmere Road)

LOWER KINGS ROAD

Castle Mill, Lower Kings Road
56 Lower Kings Road (Station House)
Berkhamsted Station and adjoining arcaded wall of raised track, Lower Kings Road
Railway Bridge near Berkhamsted Station (skewed over) Brownlow Road and wall of raised track
east to Castle Street, Lower Kings Road
Road bridge over Grand Union Canal, Lower Kings Road

RAVENS LANE

Road bridge over Grand Union Canal by The Boat PH and Lock by Lock Keepers Cottage, Ravens
Lane
The Warehouse, Castle Wharf, Ravens Lane

STATION ROAD

Railway bridge on Station Road leading through to Whitehill / New Road
The Crystal Palace PH, Station Road
The Coach House, Station Road
4 Station Road
26 & 27 Station Road

WILLIAM STREET

3 & 4 William Street

Area 3: Charles Street (Charles Street and Doctor's Commons Road)

BOXWELL ROAD

1 Boxwell Road

CHARLES STREET

3 & 5 Charles Street (Egerton House)
4 Charles Street
19 Charles Street
24 Charles Street (Marlborough House)
39 Charles Street
41 Charles Street
43 Charles Street
45 Charles Street
Building to the rear of 50 / 52 Charles Street

CROSS OAK ROAD

86 Cross Oak Road (High Rising. Adjoins 2 Greenway)
88 Cross Oak Road (Greenway. Adjoins 1 Greenway)
21, 23, 25, 27 & 29 Cross Oak Road
43, 45, 47 & 49 Cross Oak Road

COWPER ROAD

5 & 6 Cowper Road
7 Cowper Road

DOCTOR'S COMMONS ROAD

Angleside House, Doctor's Commons Road

GREENWAY

1 Green Way (adjoins 88 Cross Oak Road)
2 Greenway (adjoins 86 Cross Oak Road)

KINGS ROAD

5 & 7 Kings Road
Berkhamsted Preparatory School (Kings Road frontage), Kings Road (south side)
15 Kings Road, Berkhamsted Preparatory School (north side)
19 Kings Road, Berkhamsted Preparatory School (north side)

KITSBURY ROAD

36 Kitsbury Road
The Grey House, Kitsbury Road

MIDDLE ROAD

1, 2, 3, 4, 5, 6 & 7 Middle Road
8, 9, 10 & 11 Middle Road
The Smoke House, Middle Road

MONTAGUE ROAD

1 Montague Road

NORTH ROAD

1 North Road
25 North Road
37 North Road

SHRUBLANDS ROAD

5 & 7 Shrublands Road (Dunslan House & Mullions)
9 Shrublands Road (Stoneycroft)
11 Shrublands Road (Rowans)

Appendix 3: Proposed Criteria for Local Listing

Berkhamsted: the conservation area appraisal, local listing and buildings that make a positive contribution to the conservation area.

Conservation areas comprise a mixture of **heritage assets** (buildings, monuments, sites, places or landscapes) of differing age, materials and use, which have a physical (intrinsic importance) or intangible (associations / former uses) significance that can make a contribution to the character and appearance of the local built environment.

PPS5 (Planning Policy Statement 5: Planning for the Historic Environment, 2010) states that

‘Heritage assets are the valued components of the historic environment. They include designated heritage assets [*a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area*] and [undesigned] **assets identified by the local planning authority** during the process of decision-making or through the plan-making process (*including local listing*)’.

Policy HE2.1 in PPS5 supports the use of an evidence base for use in plan-making; *the local authority should ensure that they have proportionate and sufficient evidence about the historic environment and heritage asset....and that it is properly and publicly documented.*

Conservation area appraisals and management plans ‘may provide a useful starting point for the preparation of a local list’ (English Heritage’s ‘Good Practice Guide for Local Listing’, Draft Feb 2011). The formation of such a ‘local list’ is one way a local authority can identify significant, undesignated, heritage assets in their borough / district. It is also ‘a means for a local community and a local authority to jointly decide what it is in their area that they would like recognised as a ‘*local heritage asset*’ and therefore worthy of some degree of protection in the planning system’ (English Heritage’s ‘Good Practice Guide for Local Listing’, Draft Feb 2011).

English Heritage has drafted a national selection criteria for local listing that could be adapted for local use. Criterion include: age, rarity, aesthetic value, group value, evidential value, historic association, archaeological interest, designed landscape, landmark status, and social and communal value (English Heritage’s ‘Good Practice Guide for Local Listing’, Draft Feb 2011).

This Conservation Character Appraisal uses these criteria for the compilation of a proposed Local List for Berkhamsted Conservation Area.

Local List Selection Criteria ('Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets', English Heritage, Draft Feb 2011)

Criterion	Description
<i>Age</i>	The age of the asset may be an important criterion and can be adjusted to take into account distinctive local characteristics
<i>Rarity</i>	Appropriate for all assets, as judged against local characteristics
<i>Aesthetic value</i>	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
<i>Group value</i>	Groupings of assets with a clear visual design or historic relationship
<i>Evidential value</i>	The significance of a local historic asset of any kind may be enhanced by a significant contemporary or historic written record
<i>Historic association</i>	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important figures
<i>Archaeological interest</i>	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified
<i>Designed landscape</i>	Relating to the interest attached to locally important designed landscapes, parks and gardens
<i>Landmark status</i>	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
<i>Social and communal value</i>	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place

Buildings that make a positive contribution to the conservation area

English Heritage also states that 'the absence of any particular heritage asset on the local list should not be taken to imply that it has no heritage value, simply that it does not currently meet the criteria for local listing set by the community' (English Heritage's 'Good Practice Guide for Local Listing', Draft Feb 2011). Nor does it mean that unlisted buildings cannot make a *positive contribution* to the 'special architectural or historic interest of a conservation area', provided they meet the list of questions as set in Guidance on Conservation Area Appraisals (English Heritage 2006; appendix 2). Equally, just because a building makes a positive contribution to a conservation area does not mean that it would automatically meet the set criteria for local listing (English Heritage's 'Good Practice Guide for Local Listing', Draft Feb 2011).

English Heritage issued the following statement with regard to buildings in a conservation area that make a contribution to the area's significance

(www.english-heritage.org.uk/publications/pps-practice-guide/)

"Historic Environment Planning Practice Guide - a practical guide to implementing PPS5
IMPORTANT NOTE - 11TH JULY 2010

Some queries have arisen on the interpretation of policy HE9.5 in PPS5. Following discussion with the Department for Communities it is English Heritage's understanding that in applying policies in HE9.1 to HE9.4 and HE10 to buildings in a conservation area that make a contribution to the area's significance, it is appropriate to apply those policies to the impact of the proposals on the individual building. Substantial harm to or total loss of significance of such a building would therefore be considered against the policy tests in HE9.2, taking into account the relative significance of the building affected and its contribution to the area as a whole when giving the harm or loss appropriate weight. The same approach applies to buildings that make a contribution to the significance of a World Heritage Site.

The Practice Guide will be subject to review in due course and this point will be addressed in any revision.”

This Conservation Area Appraisal does not attempt to identify all buildings that make a positive contribution to the conservation area as there are too many, however, it proposes that the following criteria are appropriate to use when the contribution of any particular building needs to be assessed.

The contribution made by unlisted buildings to the special architectural or historic interest of a conservation area (Guidance on Conservation Area Appraisals, English Heritage, 2006: Appendix 2)

1. Is the building the work of a particular **architect** of regional or local note?
2. Has it qualities **of age, style, materials** or any other **characteristics** which reflect those of at least a substantial number of buildings in the conservation area?
3. Does it relate by age, materials or in any other historically significant way to **adjacent listed buildings**, and contribute positively to their setting?
4. Does it individually, or as part of a **group**, serve as a reminder of the gradual **development of the settlement** in which it stands, or of an earlier phase of growth?
5. Does it have **significant historic association with established features** such as the road layout, burgage plots, a town park, or a landscape feature?
6. Does the building have **landmark quality**, or **contribute to the quality of recognisable spaces**, including exteriors or open spaces with a complex of public buildings?
7. Does it reflect the **traditional functional character** of, or **former uses** within, the area?
8. Has it **significant historic associations** with local people or past events?
9. Does its use **contribute to the character or appearance** of the conservation area?
10. If a structure is associated with a designed landscape within a conservation area, such as a significant wall, terracing or a minor garden building, is it of **identifiable importance to the historic design**?

Appendix 4: Historic Environment Record (Hertfordshire County Council)

All 127 HER records relating to Berkhamsted Conservation Area as provided by the Historic Environment Unit, Hertfordshire County Council (15.02.2011 & 28.07.2011).

ID	Name
10	Berkhamsted Medieval Borough
39	Berkhamsted Motte and Bailey Castle
1336	Roman Coins, Berkhamsted Castle
4142	Site of St. John The Baptist Leper Hospital
4143	Site of St. John's Well
4251	Bronze Age Brooch and Silver Pin, Berkhamsted Castle
4900	Medieval Burials, Priory Gardens, Chesham Road
5210	Turnpike Post, High Street, Berkhamsted
5232	Bridge over Grand Union Canal, Lower Kings Road
5233	Road Bridge over Grand Union Canal, Castle Street
5234	Road Bridge over Grand Union Canal, Raven Lane
5346	Malting at Chapel And Bridge Streets
5460	Berkhamsted Station
5570	Railway Bridge, New Road
5650	Waterworks, High Street
5773	Castle Mill, Lower Kings Road
5887	Site of Cooper's Sheep Dip Works, Manor Street
6075	Late Iron Age Coin, Lower Kings Road
6378	Post-Medieval Pond, Berkhamsted School, Mill Street
6419	Medieval occupation behind 320-338 High Street
7087	Site of Upper Mill, Mill Street
7089	Site of Brewery, Castle Street
7090	Site of Brewery and Malting, Water Lane
7091	Gas Works, Mill Street
7092	Site Of Malting, 163 High Street
7093	19 th Century Butchers' Outbuildings, Church Lane
7094	Site of The Swan Brewery, High Street
7095	Site of Steam Mill, High Street
7153	Railway Bridge, Berkhamsted Station
7196	Gas Lock No.2, Grand Union Canal
7197	Broadwater or Station Lock, Grand Union Canal
7198	Ravens Lane Lock, Grand Union Canal
7199	Rising Sun Lock, Grand Union Canal
7366	Medieval occupation, Kingsgate
7369	Medieval occupation, 320a High Street
9092	St. Peter's Church
9181	Supposed site of the Parish Church of St. James
9183	The Court House
9184	Site of Market House
9185	Approximate location of Medieval Hospital of St. John the Evangelist
9187	Site of Stocks, Pillory and Whipping Post
9188	Site of Borough Market
9189	Old School Building, Berkhamsted Collegiate School, Castle Street
9193	14 th Century Hall, 125 High Street
9281	Friends' Meeting House, High Street

9282	Baptist Church, High Street
9283	Dean Incent's House, 129-31 High Street
9284	The Swan, 139 High Street
9285	The Crown Public House, 145 High Street
9286	The King's Arms, 147 High Street
9287	Late Medieval building, 207-9 High Street
9288	The Lamb Inn, 277 High Street
9290	The Bull Public House, 10 High Street
9291	The Old Town Hall
9292	Sayers Almshouses, 235-41 High Street
9293	Site of 19 th Century Congregational Churches
9294	Site of Church Cottage, St Peter's Church
9295	Site of Baptist Meeting House, Water Lane
9296	Site of Royal Oak Public House, High Street
9297	Site of Pilkingtons, High Street
9298	Site of Parish Workhouse and British School, Park View Road
9299	Site of Town Jail and Police Station, High Street/Kings Road
9300	The Bell Public House, Market Place, 158 High Street
9302	Site of Old Rectory, Rectory Lane
9315	Site of the Berkhamsted Union Workhouse, High Street
9436	Post-Medieval occupation, Cowper Road
9883	Site of Kitsbury or Kitsendbury Farmhouse
9957	Medieval and later waterlogged deposit, 256 High Street
9961	Medieval occupation behind 125 High Street
10725	Saxon and Medieval occupation, Incents Lawn, Chesham Road
10944	Medieval occupation, Agrevo Site, High Street
11439	Medieval pottery, 286-290 High Street
11466	Rex Cinema, High Street
11517	Medieval Herts Greyware Jar, Berkhamsted Castle
11610	Medieval building, 173 High Street
11823	Medieval pit or soakaway, 97-101 High Street
11966	Post-Medieval occupation, 31-33 High Street
12041	Site of Castle Wharf
12042	Bourne School, 222 High Street
12054	Site of 'The Water House', River Bulbourne
12055	Site of wharf, Lower Kings Road
12056	Site of original railway station
12122	The Red House, 113 High Street
12198	Human remains, St. Peter's Churchyard
12242	Linear Earthwork, Castle Hill, NW of Berkhamsted Castle
12319	Medieval occupation, 112-18 High Street
12320	Post-Medieval occupation, 112-18 High Street
12694	Medieval & Post-Medieval occupation, 71-77 High Street
12695	19 th Century industrial building, 77 High Street
12726	River Bulbourne palaeo-channel, Castle Wharf
12730	Late Saxon peat deposit, Castle Mill
12835	Wesleyan Methodist Church, Cowper Road
13125	Medieval domestic activity, Mill Street/Castle Street
13126	Post-Medieval hide and horn working evidence, Castle Street
13127	Site of Post-Medieval (and Earlier) Buildings, Castle Street

13356	Medieval & later occupation, 3-4 Church Gates, Church Lane
13373	New Lodge, Bank Mill Lane
13568	Castle Hill Farm, Castle Hill
13618	35-39 Highfield Road
13619	Prospect Place Chapel, 29-31 Highfield Road
13620	Site of Highfield House, Victoria Road
13621	47 Highfield Road
13695	Medieval or later pit, 12 Torrington Road
13738	Medieval pits, 2 Chesham Road
15294	Medieval occupation, Victoria School, Prince Edward Street
15299	Post-Medieval reclamation, St John's Well Lane
15316	Environmental evidence from peat deposit, St John's Well Lane
15511	Site of Egerton House, 97-101 High Street
15578	Medieval Pits, New Lodge, Bank Mill Lane
15579	Possible Roman Ditch, New Lodge, Bank Mill Lane
15716	Post-Medieval features behind 25 High Street
15768	Post-Medieval house, 119 High Street
15769	Post-Medieval house, 121 High Street
15771	18 th Century house, 214-216 High Street
15796	52-54 High Street
15834	Possible Medieval buried land surface, High Street/Castle Street
15844	103-109 High Street
16203	Medieval industrial features, Manor Street
16238	Medieval pottery, Berkhamsted Collegiate School
16249	Possible Medieval occupation, Park Street
16253	Medieval occupation, 110 High Street
16261	1-4 Castle Street
16262	Site of Manor Croft, Manor Street
16966	195 High Street
16967	Hope Hall, Kings Road
16968	Baptist Chapel, 30 Kings Road
17168	Medieval Pit, 147 High Street

Appendix 5: Existing Article 4 (2) Directions. Restricted permitted development

This affects the following changes / alterations to buildings within Berkhamsted Conservation Area.

- Enlargement / improvement or alteration
- Alteration to roof front
- Erection of a front porch
- Hard surfacing within curtilage
- Erection / construction / maintenance, improvement or alteration of gate, fence, wall
- Demolition of gate, fence wall
- Exterior painting

AREA 1: High Street, Chapel Street, Cowper Road

High Street

Camilla Terrace: 251, 253, 255, 257 & 259 (odd)

Sibdon Place: 66, 68, 70, 72 & 74 (even)

320 & 322, 324 & 326, 328 & 330, 332 & 334 and 336 & 338 (even)

Chapel Street

1 & 2; 5 – 18 (all); 22 & 23

Cowper Road

1 – 6 (all); 7; 9 – 16 (all); 17 – 25 (all); 26

AREA 2: The Castle and the Grand Union Canal: Ravens Lane, Station Road

Ravens Lane

Lock Cottage

Station Road

3 & 3a; The Coach House; 4; 4a, 5 & 6; 7 – 24 (all)

AREA 3: Boxwell Road, Shrublands Avenue

Boxwell Road

1 – 9 (all); 10 – 28 (all)

Charles Street

34, 36 & 36a

39 – 77; 79 – 99 (odd)

44 – 56; 58 – 68 (even)

Hamilton Road

1, 2, 3 & 4

Kitsbury Road

7 – 15 (all); 15a; 16 – 23 (all); 24 – 35 (all); 38, 39 & 39a; 40 – 44 (all); 46 – 54 (all); 55 – 67 (all)

Kitsbury Terrace

1, 2, 3, 4 & 5

Shrublands Avenue

2 – 8 (all); 10 – 91 (all); 92

Shrublands Road

5 – 15 (odd)

Appendix 6: Design Guidance

General Introduction

Among the opportunities presented by this Appraisal of Berkhamsted Conservation Area is the chance to learn from existing developments (whether deemed “positive” or “negative”) and to suggest guidelines that might ensure improvements to the character and appearance of the conservation area in future. The guidelines below are derived from observation of the characteristics of the conservation area and from assessment of later infill or redevelopment. In effect, they cross reference with other sections of the Conservation Area Appraisal. They are intended as a brief guide for any further development or improvement schemes.

In accordance with current national planning legislation and local policy, all future development in the conservation area boundary should result in buildings or extensions that preserve or enhance the character or appearance of the conservation area.

The acceptability of proposals should be determined by the quality of their overall design and the thoroughness with which the design concept is translated into the individual features of the proposed buildings. Poor quality buildings from the past should never be regarded as providing a justification for new projects lacking the necessary quality. No presumption should be made against contemporary design but its merits will always be considered in the light of the need to avoid incongruity and to achieve the improvement of visual character in the conservation area. Proposals that reference the style of the buildings of the past may be acceptable but should have local relevance. They should also be faithful and accurate in architectural detail.

As set out in the Town Centre Strategy for Berkhamsted, the Council’s aim is *to conserve and enhance the town centre environment with particular reference to retention of its appearance, character and atmosphere as a small county town centre...* (Berkhamsted Town Centre Strategy; spatial planning. Dacorum Borough Local Plan 1991 - 2011). Amongst Berkhamsted’s assets that most residents want to see conserved and visitors recognise as desirable are:

- *a relatively prosperous economic base of shops and service uses;*
- *a good district / local centre level / range of shopping and service facilities;*
- *a high quality urban built environment in terms of historic, architectural and natural environment factors and the general state of environmental maintenance;*
- *a high quality urban-built environment in terms of visual appearance/variety and character*

(Berkhamsted Town Centre Strategy; spatial planning. Dacorum Borough Local Plan 1991 - 2011).

The development of any proposals should address opportunities presented by buildings that are considered “negative” or “neutral” as set out on this Appraisal.

New Development within Residential Streets

Introduction

The guidelines below are derived from the characteristics of the Charles Street / Kings Road character area (Area 3), and those parts of the central area (Area 1) and the canal / river / railway (Area 2) that include primarily residential streets. They are intended to guide any further development within the residential streets of these various character areas.

Scale, Form and Massing

The predominant scale of is two storeys. Two storeys with an attic is not the same as three storeys. A smaller number of buildings are of three storeys. Scale and flank depth should be guided by the immediate street context. Buildings that are over-dominant towards their neighbours in scale or massing will not be acceptable.

Building frontage

Frontage width should be consistent with that characteristic of the street or length of street in question.

Street pattern

This is an important component of the topography and history of the town and should not be disrupted. Development should also consider any impact on local streetscape and avoid its disruption by for instance, wide splays for new access roads.

Building line

Maintain the predominant distance from back of pavement to front wall of building.

Ridge line

Maintain the terrace ridge line – stepping down/up hills where applicable and match the adjoining roof slope angle.

Front boundary treatment

Include wall or fence (as applicable) of height and materials to match those of the street or relevant section of the street.

Front garden / border

The depth of front garden varies through the area from none to large. Include what is characteristic of the particular street, or section of street.

Orientation

Main entrance and principal elevations should be towards the street.

Openness

The loss of trees and green-space, whether public or private, or filling of characteristic gaps between buildings should be avoided.

Levels/steps to front door

In some streets there are several steps up. This varies and new development should maintain the arrangement characteristic of the particular street or section of the street.

Materials and decoration

Use materials (e.g. type / colour of brick) appropriate to the particular street. The level of elaboration/decoration should reflect that of existing buildings on the particular street / location. Features such as doors and windows, cills, lintels, drip stones, rainwater goods and roofing materials should be in traditional materials of high quality.

Fenestration

Windows should generally be of traditional (generally, vertical hung sash windows set in a reveal) proportions so that they do not appear too small (or large) in an elevation. Attention will be paid to the design and materials used in windows and doors and there should be strong preference for traditional patterns and materials.

Street frontage

Gaps in the street frontage such as for car park entrances should be avoided as these are disruptive of continuous frontages.

Rear / side yard extensions

Due to the topography of the area and views onto the backs of some streets, the form, materials and detailing of such extensions impact on the conservation area as well as the appearance of the individual house, pair of houses or terrace. Several successful recent examples using a contemporary glazed approach have occurred at Shrublands Avenue and one at Boxwell Road.

Dormers

Street facing dormers of maybe acceptable if already a feature of the terrace / section of street and provided the scale, form and materials are characteristic. Due to the topography of the area and roofscape views the size, form and materials of rear dormers can be sensitive. There are some reasonable examples at Cross Oak Road (east side adjacent to Kewa Court).

Parking

Off-street parking is not characteristic of many of the nineteenth century residential streets. Any such provision should not be at the cost of harm to the street pattern, streetscape or to garden space.

New development within the Urban Town Centre

Introduction

The plan of Berkhamsted's town centre is typical of a medieval market settlement; the linear High Street forms the spine of the town from which extend medieval burgage plots. At the centre stands the Parish Church of St. Peter along with the triangular market-place extending westwards from the west door of the church. The majority of High Street buildings date to between the sixteenth and nineteenth centuries and are mostly commercial premises (such as shops, restaurants, banks, offices, public houses), places of worship and public buildings with a smaller number of residential properties. Most historic properties in the High Street are of national importance (statutory listed buildings).

Proposals should address sites identified as "negative" or "neutral" within this character zone. The Appraisal has also identified issues concerning commercial High Street properties such as shopfronts and parking issues.

Urban Plan Form

This Appraisal has already outlined the layout of the building plots (urban plan form) within the commercial town centre (Area 1) including the position / orientation of High Street buildings within their plots, the interface between buildings and public spaces, the general visual pattern of the street scene and surviving narrow pedestrian alleyways between buildings to rear plots. Recent developments on the rear plots of High Street properties located within the urban centre comprise new commercial buildings (such as office blocks) or the creation of private, hard standing, car parking areas.

Plot layout / building line / orientation

The plot layouts / building line / orientation is specific to the commercial centre of Berkhamsted. This is due to the medieval town plan (burgage plots) and the diversity of building types that stand along the High Street (shops, inns, civic, educational, religious and residential). Over time some buildings have undergone a change of use from their original function to new commercial uses; houses or coaching inns becoming shops or restaurants.

High Street buildings predominantly stand upon or close to the street frontage with enclosed rear spaces. They are orientated to face the street front occupying the full width of the plot with direct access from / onto the pavement. Any new development should therefore respect the surrounding plan form (a mostly continuous street frontage comprising surviving burgage plots). Where this has been eroded the historic urban plan form could be re-introduced.

Bridging over surviving pedestrian alleyways between High Street buildings should be resisted. Pedestrian permeability should be retained through the town centre; the insertion of large new developments extending across earlier plot boundaries or which are inward looking or are 'gated' developments threaten these routes.

Due to the complexity of the character and appearance of the linear High Street, new architecture should be 'site specific' and complement the predominant traditional urban character of the neighbouring properties.

Scale / massing / form

High Street buildings range between two and three storeys, extending back two or three rooms deep, with additional subservient rear wings that do not project above the front roofline. There is an occasional four-storey building dotted along the commercial centre, but this is not the predominant scale. The ridge line of High Street buildings predominantly runs east-west along with the linear street plan and should be maintained.

Buildings should not exceed the predominant scale or volume of their surroundings (three storeys) and the building frontage width or depth should not exceed that which is characteristic of the context. Neither should new development necessarily exceed what is being replaced. The outlying topography should also act as an additional restriction in building height.

New large-scale en-bloc commercial buildings or complexes should be avoided within the town centre as this would only repeat some of the recent out of character, massing and design problems that already exist. The retail character of the town is that of small-scale adjoining buildings standing along the roadside and this should be maintained.

Overly modern 'town centre re-development' designs should also be avoided; new architecture should be site specific to complement the predominant traditional urban character of Berkhamsted High Street, in particular those buildings lying to the east towards St. Peter's Church.

Views across the valley from Areas 2 and 3 are as important as those along the High Street and the Grand Union Canal. Large-scale developments, extensions, or over development of rear plots could potentially harm these views and the character of the conservation area.

Street pattern

The linear High Street is an important component of the history and topography of the urban town centre and should not be disrupted. Smaller historic roads leading away from the centre are also important historic routes and should be retained. Loss or alteration should be resisted, especially in respect to smaller streets such as Water Lane, The Wilderness and Church Lane that may be put under pressure to be altered.

Some historic street patterns and plot layouts within the urban centre have been altered recently by new large residential developments (flats and houses); non-linear roads and the amalgamation of plot widths have been used. This should be avoided in the future as it does not respect the majority of the town centre layout (densely terraced and sub-urban houses).

Front boundary treatment

Where buildings on the High Street have low boundary walls and railings (some with small planted front gardens), these should be retained to maintain the relationship between public and private space in the urban setting. Loss of these features is detrimental to both the street scene and the conservation area as a whole; where they have been lost (such as to hard standing parking or outdoor seating areas) they could be re-instated.

Thought should be given to the differentiation of enclosed forecourts within the town centre. This should include what type of appropriate materials can be used and whether its enclosure with railings may be appropriate.

Floorscape / hard landscaping

While the introduction of hard standing car parking to High Street rear plots is recognised as being necessary for the functioning of the commercial centre, loss / piecemeal erosion of boundary walls is detrimental to the historic character of the plot. Such use of rear plots should respect the surviving boundary walls and the carriageways through the front elevation. Boundary walls should be retained / repaired.

Shopfronts

Most shopfronts centred around the historic core of the town by the church and the old market place belong to older properties that are statutory listed buildings. As such, their shopfronts have afforded some protection. However, away from the historic core at the east and west ends of the High Street a number of shopfronts on older un-listed properties have been adapted or altered with new glazing / doors (often in aluminium). The use of inappropriate shopfronts can detract from the character of an urban conservation area; where traditional style shopfronts survive along the High Street and Lower Kings Road they should be retained. In other cases, shopfronts extend over more than one property breaking the building line. This significantly alters the vertical rhythm of the street scene should be avoided, and if possible reversed.

The style / size / material of traditional shop fascias is important to the design as are any projecting advertisements or hanging signs. Bold lettering across the fascia is not acceptable and illumination of fascias should be low-key. The use of bright colours to shopfronts along with large bright internal advertising or external flags should be avoided. Retractable awnings may be used but must be of an appropriate material and design (box-lot awnings with timber and metal fixings and a flat fabric sunblind). The use of inappropriate shutters and external security bars should be avoided.

Pavements

At the centre of the town the High Street pavement has undergone a previous enhancement scheme. However, over time additional materials have been used, especially at boundaries to new developments leading to an unattractive mis-match of styles. The enhancement scheme does not extend to the full length of the High Street leading to unattractive and at times poor nature of remaining pavements.

Parking

Public car parks on Water Lane, Lower Kings Road (Waitrose supermarket) and St. John's Well Lane are vital amenities to the sustained economy of the High Street. In addition there are some short stay on-street parking bays along the High Street for visitors.

While the public car parks are hidden from the view, they are not particularly attractive being large-scale areas of hard standing (some minimal planting). Enhancement schemes could include better design of these areas and pay particular attention to their entrances; the wide entrance into the car park on Lower Kings Road has an impact on the street scene especially from the northern approach.

Public consultation is being conducted by the Town Council for residential and shared use parking along the streets away from the High Street, but any controls should consider a means of reducing the visual impact such as keeping signage to a minimum, avoiding the erection of large numbers of signposts and using minimum width of road markings (as is provided for in conservation areas).

Street Furniture

Town centre enhancements schemes might include attention to street furniture, such as lamp posts, refuse bins, railings, bollards, benches, plants / trees, bus stops, pedestrian crossings, traffic lights, road name and directive signage, phone boxes and post boxes. These are important components to the character and appearance of a conservation area, and over proliferation can reduce the overall quality of the area.

On the wider pavements of the High Street bistro seating has begun to appear with fabric barriers and umbrellas that carry bold signs or adverts. While these are regarded as being temporary structures that can be removed, attention should be given to the amount / extent it intrudes onto the pavement, and the designs used as they can be overly intrusive and detrimental to the historic character of the street scene.

New Development along the River and Canal

Introduction

The setting of the Grand Union Canal within the Berkhamsted Conservation Area is greatly influenced by numerous alterations to buildings or new developments that have taken place along its banks during the past several decades. Canal-side buildings still continue to be constructed or proposed. In character these can be on the sites of former industrial buildings remodelled as housing or otherwise replaced by more modern residential buildings. There are also some entirely new residential buildings that have been permitted on in-fill and greenfield sites. Small extensions to buildings have been permitted elsewhere in a few further cases. Upstream from the station area to the west there has been virtually no fresh development and no future construction seems likely within the current conservation area boundary since the canal flows here through broad meadows given over to amenity leisure use. The section from

the station downstream and to the east has, however, seen a considerable amount of recent development and the remarks that follow about the future shape of this part of the conservation area are concerned with these downstream areas on or close to the sides of the canal.

Location

Where the tow path or the banks of the canal are nearby, the buildings should not impinge directly on them or cause the open setting of the canal to be put at risk. The main aspect of buildings should remain towards the canal and rear blank walls should not overlook the canal. Ground floor windows and doors should not give directly on to areas used by the public and screening or the raising or setting back of these lower floors to prevent this is preferred. Any below-ground basement should not be evident externally in terms of stairs / access or fenestration that results in a building of uncharacteristic appearance or street front basement vehicular access. Deep plots that stretch back a great distance from the canal are not permissible and the existing and traditional layout of building plots in Area 2 of the conservation area will remain the norm. There is a presumption against placing of blocks of new development across existing views from external points towards the canal.

Scale

Buildings will not exceed three storeys in height. Buildings of one or two storeys may be acceptable according to the setting and two storeys with an attic with appropriate scale dormers according to the context. In general, buildings will be limited to a maximum of five bays in width. Long stretches of blank walling are to be avoided in any of the elevations. Flat roofs are to be avoided and pitched roofs should not rise so steeply so as to add excessively to the overall mass.

Massing

In their mass and overall proportions all extensions and new buildings should produce a harmonious integration with other buildings that stand nearby and should not produce an effect of incongruity. Buildings that are over-dominant towards their neighbours in scale will not be acceptable. The cumulative effect of multiple developments in any single stretch of the canal should also be considered in determining the acceptability of development proposals.

Attention to detail

The acceptability of projects will be determined by the quality of their overall design and the thoroughness with which the design concept is translated into the individual features of the proposed fabric. Poor quality buildings from the past should never be regarded as providing a justification for new projects lacking the desired quality. No presumption is made against Modernist designs but their merits will always be considered in the light of the need to avoid incongruity and to achieve the improvement of visual character in the conservation area. New fabric that imitates the style of the buildings of the past is acceptable but it should have local relevance. It should also be faithful and accurate in all architectural details.

Materials

The predominant local building material is brick and the cladding of new fabric would usually replicate this in all respects. Other materials are acceptable, when required, to achieve decorative variety and a precedent for this may be found in such examples as the Railway Station buildings of 1875. Timber claddings and the use of timber or iron for the construction of balconies or other individual features may be considered especially to add to the variety and interest that is lacking in some in-fill developments from the post-war period. Roofing materials will be in slate or tile according to the building's overall shape. A palette of varied colours may be allowed within reason but garish or unusual colour schemes are not acceptable.

Finish

Improvements to the overall quality of buildings that contribute in turn to the visual appeal of the conservation area depend on the finish given to such features as doors and windows and their reveals within masonry walls, to cills, lintels, drip stones etc. and to eaves, rainwater goods and roofing finish. There will be a preference for the use of traditional materials of high quality and the visual clutter created by satellite dishes, burglar alarms, vent pipes and roof-lights should not be permitted. Double glazing may be allowed but not on listed buildings. Attention will be

paid to the design and materials used in windows and doors and there would be strong preference for traditional patterns and materials.

Openness

Future development should include the requirement to prevent the loss of trees and green-space, whether public or private. The filling of gaps between buildings in any way likely to reduce the open character of the canal banks to their detriment should not be permitted.

Landscaping

Acceptable landscaping schemes reflecting the best existing qualities of green and spacious areas within the conservation area will be expected in providing a setting for new development in the conservation area.

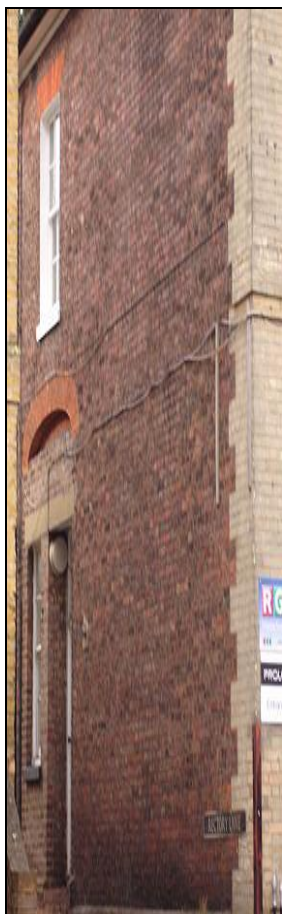
Parking

The majority of Area 2 residential districts lack adequate off-street parking. Where space can be found to provide this in connection with developments it should become part of the design and should meet the required norms of visual quality. Rows of flat roofed garages as typically found in earlier schemes should be avoided and bleak, open car parks should no longer be acceptable. In general, car parking and garages should meet the same standards as those of the main buildings they serve and of the surrounding landscaping of these buildings.

Conclusion

The canal within Area 2 of the conservation area provides an attractive feature that has already given rise to a good deal of development here in the course of recent decades. When the canal was first constructed in the years about 1800 it ran through an unpopulated, rural area with only lock keepers cottages near the water. This same area has now grown in George Street and elsewhere to become one of Berkhamsted's inner suburbs containing a sizeable population. After the canal switched from industry to leisure uses in the 1950s and 1960s the water's edge itself became a focus for new housing. The continuance of such development either next to the water or close to it cannot be ruled out. The guidance provided above is aimed at maintaining the distinctive character of Area 2 including its many and varied open spaces and its predominantly green setting. Future development should not upset the existing balance to its detriment and all new construction should follow the guidance with the aim of maintaining and enhancing visual quality and character.

Appendix 7: Examples of Building Materials



Top left: Yellow stock brick facade

Top right: Finely pointed gault brickwork

Left: Flank wall in Luton Greys with soft red brick arches

Right: Red brick with coloured and tuck pointing



Unusual brick and flint work in a timber framed building



Stone window frames and dressings with burnt header, diaper pattern brickwork



Classical façade with brick band and cornice and pilasters



Ancient brick gable wall and massive chimney base



Elaborate & brick patterns within mock framing



Splayed window arches in yellow stock façade



Highly decorative stone and brick work



Creative use of brick and tile



Combination of elements in highly detailed facade



Parapet topped wall and contrasting "pilasters"



Burnt headers featuring strongly in red brick



Use of polychrome brickwork and decorative moulded brick



Columnated classical doorways on the High Street



Pilastered doorcases and a timber framed open porch



Examples of ornate iron work on boundary walls



Candy twist lamp posts and lantern



Robust ironwork and brickwork in the canal side setting