

## **(II) HEMEL HEMPSTEAD HIGH STREET CONSERVATION AREA CHARACTER APPRAISAL AND POLICY STATEMENT**

### **1. INTRODUCTION**

- 1.1 Hertfordshire Building Preservation Trust (HBPT) have been instructed by Dacorum Borough Council to undertake a character appraisal and townscape analysis of the defined study area. This report will therefore address the relevant background to the conservation area, advise on the character of the study area, provide a townscape analysis and conclude with recommendations for further consideration by the Council.
- 1.2 It is the duty of local authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance. The Act imposes a duty on the local authority to review from time to time the situation and decide whether any further parts should be designated or de-designated. There is also a duty to formulate and publish proposals for the preservation and enhancement of their conservation areas.

### **2. BACKGROUND**

#### **2.1 Conservation Area Designation**

- 2.1.1 The once busy High Street area has been taken over by events. The development of the New Town in 1947, resulted in the removal of main stream commercial activities to the new shopping centre. By 1964, it was realised that the High Street was beginning to lose its charm. Indicative of this concern was the formation of the High Street Association which concentrated on solutions to prevent the further decay of the Street.
- 2.1.2 Conservation areas were instigated by the Civic Amenities Act 1967, which is now included in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Hemel Hempstead Old Town Conservation Area was one of the first to be designated in the County, in August 1968. It is based on the High Street.
- 2.1.3 Sir Nikolaus Pevsner's description of the High Street helps to explain its charm:

*"The High Street is one of the most agreeable streets in Hertfordshire. It runs as a gentle curve, skirting the hillside, and opens about halfway to reveal the churchyard and church with its spire. It starts at the bottom of the hill with Lloyds Bank, a bold beginning but not typical of what is to come...Side alleys running up the hill to the east are characteristic of Hemel Hempstead High Street. To follow them means to realise how near the countryside still is to the town. But the most characteristic element of the street is the early 18th century house fronts with distinctive, steeply segment-headed windows...To the north the town comes to an abrupt end at the north end of the High Street with Gadebridge Park sheltering along the*

*valley on the west side and the new town neighbourhoods only just visible beyond.”(1)*

(1) *Sir N Pevsner - Buildings of England Series - Hertfordshire 1977*

## **2.2 Report of Louis de Soissons Partnership 1964**

2.2.1 Following the designation of the Hemel Hempstead New Town in 1947 studies were carried out in order to ensure that the High Street area would continue to play an important part in the life of Hemel Hempstead. By 1964 the High Street Association was formed. Shortly afterwards the Louis de Soisson’s partnership reported to the New Town Commission on the possible development of part of the High Street, on traffic and parking arrangements, and on the housing area east of the High Street.

## **2.3 Report of Nathaniel Lichfield 1965**

2.3.1 In 1965 Nathaniel Lichfield and Associates, planning consultants, on behalf of the Borough Council and the Commission carried out a comprehensive shopping study of the New Town with particular reference to the High Street and its future prospects.

2.3.2 The report and that mentioned in 2.2 assessed the present High Street and suggested target areas for any future policies.

## **2.4 Report of Peter Benton**

2.4.1 In addition to these, two further studies were carried out privately by Peter Benton proposing a High Town Housing Society to deal with the area east of the High Street.

## **2.5 Report of Derek Phillips and Michael Tollitt**

2.5.1 The other, a planning study made for the High Street Association by Derek Phillips and Michael Tollitt, contributed a sensitive visual appreciation of the Street and some further valuable ideas.

## **2.6 Civic Trust Report 1967**

2.6.1 These studies formed the background to a major study of the High Street by a consortium comprising the High Street Association, the Borough Council, the New Town Commission, the Civic Trust and Hertfordshire County Council. The study was co-ordinated by Ian Abbott, architect to the Civic Trust and submitted its findings in January 1967. (2)

(2) *Hemel Hempstead High Street - Its Past, Present and Future: Civic Trust 1968.*

## **2.7 Enhancement Scheme 1968**

- 2.7.1 The early designation of Hemel Hempstead as a conservation area illustrates the importance placed on the High Street as a historical townscape. The involvement of the Civic Trust early on ensured that a sensitive enhancement scheme was put into action in the late sixties.

All these studies point to the importance of the High Street and the efforts which have been made to ensure that its contribution to the overall well-being of the town is maintained.

### **3. CHARACTER APPRAISAL**

#### **3.1 The Historical Landscape and Townscape**

- 3.1.1 Hemel Hempstead was a Domesday Manor, which was held by Ashridge College from 1285. The survival of many burgage plots suggests that the urban origins of the town probably date from the medieval period, possibly as early as 12th to 13th centuries, especially as The Church of St Mary dates back to the 12th century.
- 3.1.2 The location of the High Street on the Hemel Hempstead to Leighton Buzzard Road attracted trade. Hemel Hempstead received its Borough Charter in 1539, which amongst many allowances, granted a weekly market to the town on a Thursday. Inns and hostels proliferated to provide refreshment and overnight accommodation for travellers and traders alike.
- 3.1.3 Hemel Hempstead is a typical, small proto-urban Hertfordshire medieval town/early post medieval settlement situated along a main road to London. It is similar in form to Watford, Stevenage and Buntingford. As the prosperity of the town grew it expanded eastwards.

#### **3.2 Important Characteristic and Architectural Elements of the Area**

- 3.2.1 A mixture of features make up the area and therefore its character. These are all worthy of preservation and enhancement.
- (i) Harmonious co-existence of rural and urban features. The urban High Street ends abruptly with a clearly defined edge between town and country. This historical feature has been maintained by the existence of Gadebridge Park.
- (ii) Mixture of building styles and dates and materials typical of a busy High Street, requiring different servicing as it developed:
- early timber framed buildings many hidden behind later brick frontages.
  - 18th century brick town houses.
  - Victorian civic design which influences 19th century town houses.
  - a rich diversity of materials - red, purple and brown bricks, timber, render and stucco, flint and terracotta.

- (iii) Presence of many fine brick or brick and flint walls which add to the enclosure of the busy High Street and its environs.
- (iv) The numerous Inns had access to the rear for stabling and courtyards via covered cart entrances or through alleyways. These remain and are an important feature of the historic fabric of the High Street, as well as providing a link between the High Street and its backlands. As such the rear elevations of many buildings are also important.
- (v) Colour - painted and stuccoed buildings in various pastel colours are an important part of the character of the High Street. The previous enhancement scheme provided a range of colours which would be appropriate to the conservation area. This should be used as a basis to ensure that such bright colours as at No.53 are avoided.
- (vi) The retention of blue street signs is another important characteristic which should be maintained.

### **3.3 Conservation Area Boundary**

3.3.1 The present boundary designated in 1968 is tightly drawn around the historic core of the Old Town. It encompasses the character and special value of the Old High Street and its surroundings. Modern development to the east has provided a man-made boundary to the expansion of the conservation area whilst Gadebridge Park provides a natural boundary to the west. The inclusion of Queensway provides a gateway to the High Street from the south, whilst the northern end runs out into countryside.

## **4. TOWNSCAPE ANALYSIS**

4.1 The townscape value of the study area is dealt with in sections which outline the various important elements that contribute to the overall character and the special nature of the area. These need to be drawn together to gain a full view of the study area. The final sections of this analysis, highlight issues which need to be addressed to maintain the special nature of this area.

### **4.2 Important Streets and Spaces**

#### **High Street**

4.2.1 The main arterial route of the study area is the Old High Street with its mixed building styles and uses. The scale of the High Street is attractive. It ascends from south to north in a gentle curve, the associated stepping in height of the roofs adds to its character. Small-scale 17th century or earlier timber framed buildings, some with brick skins, nestle comfortably beside 18th century brick town houses and Victorian commercial, public and residential buildings. At the crest of the hill sit the most dominant buildings, the Town Hall and Nos.48 to 52, in Neo-Jacobean style of red brick and terracotta by Low.

4.2.2 The scale of the High Street at this point dissipates, into less grand properties which are of group value to the High Street. To the west a range of listed buildings date from the late 15th century through to the 19th century and have a wealth of diverse ornamentation from vermiculated pilasters to decorated bracketed panelled eaves. To the east is a continuation of 18th and 19th century brick town houses. The character of the High Street has been well maintained with the retention of details such as original windows, ornamentation and chimneys.

### **Market Place**

4.2.3 The Market Place marks the fulcrum of the High Street, with its dramatic opening up of the High Street to provide views to the Church. It helps fuse the urban setting into its apparent rural context. The site has always housed an open market.

### **Alleyways**

4.2.4 The High Street is linked to its back lots by covered cart entrances and alleyways. Many are associated with the numerous Inns which once ran the length of the Street. Most prevalent on the eastern side, they break up the street scene, providing views out of the High Street. Cherry Bounce, Chapel Street and George Street are linked into the main street by these alleyways. Others lead to private housing schemes such as at Sun Square.

### **Gadebridge Park**

4.2.5 The park is very pleasant and a colourful backdrop to the High Street. It provides a quiet corner for contemplation. It is well maintained. The remains of the Charter House, its walls and entrance tower have become incorporated into the Park.

### **Queensway**

4.2.6 The tree lined avenue along Queensway by The Bury is again attractive and helps to conceal the traffic, especially in the summer. Queensway in its own right has important building lines.

## **4.3 Characteristic Features of Building Design and Dominant Styles**

4.3.1 As with any historic High Street, Hemel Hempstead has continually developed as demand dictated, although the Victorian era has left the strongest imprint. A mixture of building designs and styles therefore co-exist. These include:

- Timber framed domestic dwellings, from the late 15th century to the early 18th century. Exposed studwork is rare, many are weatherboarded. The majority have been extended or “modernised” with the addition of 18th or 19th century brick skins.

- The 18th century saw the emergence of fine brick town houses of two or three storeys with elegant sash windows, details to the brickwork and fine rainwater goods.
- The Victorian period introduced grand public and commercial buildings indicating the importance of the town. The Old Town Hall built in the mid to late 19th century is typical of the grand pretensions of the time, as is the former Lloyd's Bank (No. 7 High Street) with its treatment of terracotta and red brick. This influenced town houses which have many fine details to the brickwork and windows. The prosperity of the Victorian era can be seen in Victorian shopfronts being added to earlier buildings.
- The 20th century produced art nouveau buildings amongst others. The late 20th century provided strong buildings such as the fire station and a plethora of flats some of a satisfactory design others which are less successful.

#### **4.4 Influential Periods of Development**

4.4.1 As discussed in 4.3, the Old Town evolved over time, however certain periods can be identified. The 16th and 17th centuries were preoccupied with timber framed buildings, the majority of which were Inns to provide accommodation and refreshment for travellers and market traders.

4.4.2 The early 18th century sees a predominance of brick town houses with distinctive segmented sash windows.

4.4.3 The 19th century is however dominant with fine commercial and public buildings such as the Town Hall. This influence spread into the design of town houses and shopfronts. Expansion eastwards began with the typical Victorian sprawl developing behind the High Street.

#### **4.5 Scale and Massing of Development**

##### **High Street**

4.5.1 The massing of the High Street is very dense. The eastern section undulates up the hill from south to north. Two storey timber framed buildings sit next to three storey Georgian and Victorian town houses. The burgage plots are still evident which illustrate the long tall thin development of the High Street.

4.5.2 The western side is more broken up with gaps between buildings. The Market Place breaks up the overpowering Victorian public buildings by Low. The information office tacked onto the end with terracotta detailing is pleasant and adds a human scale to the Market Place.

- 4.5.3 The drop in floor level and buildings on a more domestic scale provides a link between the Victorian grandness of the High Street and the rural setting around it.

#### **Queensway**

- 4.5.4 The grand massing of the Georgian 18th and 19th century houses provides a grand entry to the conservation area. Opposite sit 16th and 17th century buildings next to late 19th century/early 20th century building.
- 4.5.5 Modern development to the eastern section of the street, is very awesome. Little or no attention to soft landscaping results in a harsh mass of seventies flats.

#### **St Mary's Court**

- 4.5.6 More attention to massing has ensured that this housing development is not as overbearing as other designs.

### **4.6 Relationship Between Existing Structures and Open Spaces**

#### **Gadebridge Park**

- 4.6.1 A busy urban centre, Hemel Hempstead is unusual in that the relationship between urban and rural settings has been retained. As the town grew, the majority of development was to the east, leaving an expanse of countryside to the west which became Gadebridge Park. The Bury, the Charter Tower and the Church are therefore still located in an appropriate rural setting.

#### **Market Place**

- 4.6.2 Market Place is a dramatic opening up of the densely built up High Street. The information bureau adds a human scale to the Market Square, which is framed by Low's Victorian civic architecture. With the churchyard beyond and a drop in ground level the space works.

#### **Austin's Place**

- 4.6.3 The development around Austin's Place has left a small pedestrian area which links the surrounding housing developments.

### **4.7 Form and Structure of Town Plan**

- 4.7.1 A typical linear development to the town has the commercial heartland running from north to south running along the gradient of the hill. The alleyways provide access to courtyards behind and link the High Street with the development behind, which expanded in the Victorian era and has since been replaced with pockets of late 20th century housing.

### **4.8 Trees of Strategic and Local Importance**

4.8.1 Not surprisingly there are many important trees within the study area, the majority of which are located in the Park or surrounding the Church. These accentuate the rural feel to this part of the conservation area.

4.8.2 The tree lined avenue along the western end of Queensway is also important, helping to mask the traffic. Alexander House has been well landscaped to reduce its impact at the tail end of the High Street.

#### 4.9 Listed Buildings

4.9.1 Buildings of special architectural or historic interest.

<b>Grade I or A</b>	Church of St Mary
<b>Grade II*</b>	
High Street	No.41 The King's Arms Public House No.51 The Old Bell Public House No.109 No.80
Queensway	The Bury, Charter Tower, Nos.6 and 8 wrought iron front railings GV
<b>Grade II</b>	
High Street	Nos.17 and 19 (Rose and Crown Public House) GV No.25 GV No.27 GV No.29 GV Nos.33 to 39 (odd) No.43 GV No.57 GV No.59 GV No.61 GV No.63 GV No.63A GV Nos.65 to 69 (odd) GV No.71 GV No.73 GV Nos.75 and 77, Nos.79 and 79A GV No.81 and No.83 GV No.87 GV No.89 GV Nos.91 to 95 (odd) GV No.97 GV No.99 GV No.103 GV Nos.105 and 107 GV No.107A GV No.111 GV  Nos.16 and 18 GV Nos.30 to 34 (even) (The White Hart Public House) GV No.36 GV No.38 GV No.40 GV Nos.44 and 44A GV Town Hall GV Nos.48 and 52 GV Nos.54 to 58 (even) GV No.60 GV Nos.62 and 64 GV Barn in garden of Nos.62 and 64 GV No.66 GV No.68 GV Nos.70 and 72 GV No.74 GV Nos.76 and 78 GV Nos.82 to 88 (even) GV Nos.94 and 96 GV Nos.98 and 100 GV Pump and Lamp Post Numbered 5036
Queensway	Garden Walls of Manor House GV Nos.23 and 25 GV Nos.27 and 29 GV No.4 GV Nos.10, 12 and 14 GV ( <b>Note:</b> GV = Group Value)

#### 4.10 Buildings of Local Interest

4.10.1 The majority of buildings in the High Street are protected by listed building legislation. However, there are other buildings which although not worthy



of listing, still make an important contribution to the street scene and as such should be retained. Some may even be worthy of listing in the fullness of time. These include:

Queensway	Bury Lodge, Nos.5-7, Nos.9-21
High Street	No.20, No.28, No.9, No.11, No.21 and 21A, No.23, No.31, No.49 and Nos.53-55

No.13 should also be noted for the art deco shopfront and No.24-26 for the late 19th century shopfront.

#### **4.11 Shopfronts**

4.11.1 The shopfronts are an important characteristic of the High Street as well as being very pleasing to the eye such as at No.21, No.23 where an original Home and Colonial sign has been uncovered and at No.25. No.13 High Street the model car shop has a fine art deco shopfront.

4.11.2 There are many very attractive shopfronts and many original ones in varying degrees of condition. Those in a very poor condition are in need of urgent attention. Oversized and illuminated signs destroy the harmony of the street scene. A plethora of plastic canopies interrupt the frontages and detract from the overall character.

4.11.3 The entrance to the High Street along the western side is at first disappointing. Nos.16 and 18 are a Grade II, 16th to 17th century timber framed building with an 18th century brick skin divided into two shops which has been harmed by poor modern details. No.16 retains its 19th century shopfront but an inappropriate fascia board destroys the balance. The Newsagents signage is excessive, opposite No. 7 High Street. The combination destroys what could ostensibly be an attractive building.

4.11.4 At the lower end of the High Street are a couple of very good shopfronts. "Image Furnishings" retains its cast iron and timber signs with Welwyn Garden City and Hertford written on them. This is in need of attention to ensure its retention as an important detail. The first storey of the building with plastic windows and an oversized fascia board, over the original fascia board does nothing to justify its presence in a conservation area.

#### **4.12 Roofscape**

4.12.1 The skyline is an important element of the character. The roof line retains its importance with old tile sitting next to Welsh slate in harmony. The mixture of hipped roofs, gabled ends and parapets is complemented by the retention of chimneys, which are mainly now redundant but complete the roofscape. A proliferation of television aerials and satellite dishes spoils the effect.

#### **4.13 Best Practice Examples and Important Original Elements**

4.13.1 Throughout 4.2 to 4.12 are examples of the character of the study area. Original details where they exist should influence improvements and should be retained.

4.13.2 The core of the study area is undoubtedly the conservation area which takes its lead from the wealth of quality architecture.

#### **4.14 Street Furniture, Signage and Lighting**

4.14.1 The High Street and surrounding area have been well maintained but it is time to review the early enhancement scheme to ensure that the special nature of the area is retained

##### **Street Furniture**

4.14.2 The original enhancement scheme was effective but is now very dated. Concrete planters and lighting columns are no longer attractive. Additional litter bins in red metal are inappropriate. A co-ordinated scheme is required.

##### **Signage**

4.14.3 The proliferation of “For Sale” and “To Let” signs, symptomatic of the economic recession, again detract. Hopefully the situation will improve as there is little that can be done to deal with this problem.

##### **Street Lighting**

4.14.4 Street lighting was fixed to the buildings to remove street clutter but these are now outdated and in need of replacement. Older street lighting to the Church has been adjusted to fit new lights which are very unsympathetic. Towards the north western side, original lighting still exists and this should be retained.

#### **4.15 Floorscape**

4.15.1 At present there is a plethora of floorscape styles. Some are acceptable, others very poor. The mixture does nothing to enhance the area. For example, the High Street has two different paving surfaces, larger paving slabs being used from the south of the Street up to the White Hart on the west and to No.21 The Model Shop Too on the east. Simple continuity would be a great improvement.

4.15.2 Old surfaces have been broken up and left or replaced with tarmac which is not conducive to the eye. An attempt has been made to make the floor treatment of the alleyways attractive but broken surfaces and tarmac at the High Street entrances detracts from this attempt. Uneven and broken surfaces make it difficult for elderly and disabled persons.

4.15.3 Although tarmac is used in George Street it is a simple material which suits the seventies flat development. Austin's Place has a neater finish which attempts to brighten up the area.

#### **4.16 Traffic Management**

4.16.1 The demands of modern life will influence changes in conservation areas. The car is increasingly becoming a menace. However, traffic access helps to retain the vibrancy of the Old Town, but with it come problems.

##### **Double Yellow Lines**

4.16.2 These detract from the conservation area but are required to prevent over car parking. Double yellow lines run the breadth of the High Street and even into the alleyways. These disrupt the street scene. Relaxations can be applied to conservation areas with smaller lines and a more subtle colour.

##### **Traffic Signage and Lines**

4.16.3 Traffic signs have to be a part of any modern town or historic town but the treatment of some could be improved. On the whole, street signs are already at a minimum and positioned on buildings to reduce their impact to the street scene.

##### **Car Parking**

4.16.4 Cars still park along the High Street and this is unacceptable. The backlands suffer very badly from too much parking.

#### **4.17 Areas in Need of Attention**

##### **Market Place**

4.17.1 An earlier enhancement scheme was introduced to provide parking, to prevent on street parking along the High Street. A small space to the south of the car park was allocated as space for the pedestrian. Although an interesting concept it has not worked as well as it could have done. The need for short stay car parking is acceptable and the pedestrian space a good idea in theory but the area is 'dead' and parked cars are a visual intrusion and as such there is little to attract the visitor. The pedestrian area has an acceptable floorscape but the four concrete planters used to define the space and the concrete mini light columns are very outdated.

4.17.2 The Old Town Hall has been successfully reused as an arts centre, however the splendid work achieved has been somewhat ruined by the inappropriate location of the toilets. This area could be used for retailing. If a more suitable location cannot be found at least some attempt to tidy up the facade would help. A modern telephone kiosk in the centre of an important conservation area does little to help as does the red metal bin

outside the disabled toilets. More could and should be made of this space, at present it is a pedestrian area without any seats.

### **Entrance to Gadebridge Park from Queensway**

4.17.3 The park entrance suffers from poor street furniture, concrete planters should be improved.

### **No.45 to 47A High Street**

4.17.4 The unity of the street scene is unfortunately blemished by the new development at 45 to 47A, which is situated between two important Grade II\* timber framed Inns, The King's Arms and The Old Bell. The red brick modern monolith does nothing to enhance the conservation area. Designed as a video shop it is presently empty and has had brick columns put in to prevent ram raiders. This is an obvious site for improvement.

### **Queensway**

4.17.5 Soft landscaping could improve the view of the seventies flats, the elevation at the moment is very harsh.

### **High Street**

4.17.6 A small sitting pedestrian area at the end is far more effective than the market place but needs to be tidied up.

## **4.18 Building at Risk**

4.18.1 No.36 is an attractive mid 19th century building of yellow brick with a hipped slate roof which is currently boarded up and as such the building is "at risk". Listed Grade II, a new use needs to be found before it decays even further. A couple of buildings can be described as "at risk" and others have empty first and second floors. New uses need to be found to retain the vibrancy of the Old Town.

## **4.19 Attention to Details**

4.19.1 Small scale details need to be dealt with to ensure that the quality of the area is retained. Plastic windows to No.80 High Street a Grade II\* Listed Building need to be removed. The former Knit Knacks, on High Street has a side elevation with inappropriate plastic windows which is disappointing, especially as other such details as corner urns to the parapet contribute to the silhouette of the Street.

4.19.2 Colour is an important characteristic of the High Street and as such a code of practice was established in 1968. Some buildings have unfortunately moved away from the original brief as at No.53 and 55, where bright orange paint has been used.

4.19.3 The majority of the buildings along the High Street are listed, yet there are broken windows, rotting frames and filled up guttering. Pigeons appear to be causing problems throughout the area. All these small localised problems need to be attended to, to ensure longevity of the buildings. Grant aid should provide an incentive for repairs.

## 5. CONCLUSIONS

- 5.1 Hemel Hempstead Old Town has generally retained its attractive and special character. It is, however, now in need of attention to details to ensure the retention of its character. It is an important example of where an old town centre successfully co-exists with a new town, such as at Stevenage.
- 5.2 The earlier enhancement scheme was pioneering. Now more solutions are available which could ensure further enhancement of the area. A very simple enhancement scheme would help to bring the vibrancy back into the High Street.
- 5.3 Obvious contentious issues were dealt with on the initial enhancement scheme and great effort was made to reduce the impact of signage and lighting. However, the initial fervour has gone and in places these problems are creeping back. The issue of double yellow lines and floorspace needs to be dealt with.
- 5.4 The buildings are on the whole well maintained but small scale repairs are required. Some are not listed yet their essential details add to the special nature of the area and as such a grant scheme would help. Original shopfronts and colour coding contribute to the conservation area but are now in need of attention.
- 5.5 The development to the backlands of the High Street have helped to keep the area alive. Continuity between the old and the new needs to be retained with some hint of the old in the treatment of the new.

## 6. HEMEL HEMPSTEAD CONSERVATION AREA DRAFT ENHANCEMENT SCHEME

- 6.1 Renew paving and street surfaces where these are unsatisfactory. Investigate the use of alternatives to double yellow lines.
- 6.2 Initiate a Conservation Area Partnership (CAP) scheme (with Hertfordshire County Council, Dacorum Borough Council and English Heritage) to secure the preservation of important buildings and spaces.  
**(Note:** CAP Scheme commenced in April 1995 and continued until the end of March 1999)
- 6.3 Investigate the use of upper floors, particularly for residential or office use.

- 6.4 Prepare a scheme for the refurbishment of Market Square and other areas in need of attention.
- 6.5 Prepare a painting scheme to co-ordinate the buildings.
- 6.6 Prepare guidance on shopfronts.

**Key Source Document**

“High Street Hemel Hempstead Conservation Area - Conservation Area Appraisal and Townscape Assessment November 1993”. Independent report of the Hertfordshire Building Preservation Trust commissioned by Dacorum Borough Council.