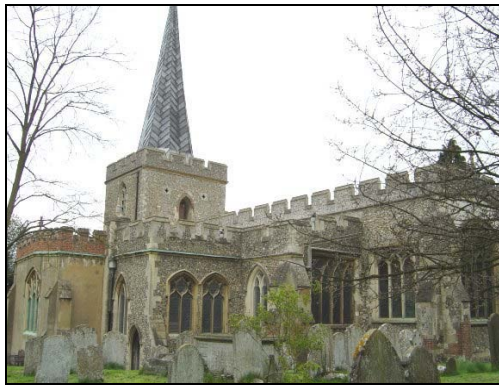


St. Nicholas / Rectory Lane Conservation Area Appraisal 2009



Beams
BUILT
ENVIRONMENT
ADVISORY AND
MANAGEMENT
SERVICE

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Front cover: Top left, St. Nicholas Church; Top right, open fields to the north
Bottom left, Church Corner; Bottom right, The Granby Public House

EXECUTIVE SUMMARY

This appraisal was conducted to define the special interest of the St Nicholas / Rectory Lane Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future.

The Conservation Area comprises two separate 'character zones'. Each zone has a different built character and age with the Rectory Lane area being primarily residential and the Weston Road area with the Church, Old Bury and open countryside to the north having a rural character. Overall St Nicholas / Rectory Lane Conservation Area is in a good to fair condition and has a large number of attributes / features which have a positive impact upon the character of area. These relate to its spatial layout, green and open spaces, its historic properties and landmark buildings. However there are some negative issues, in particular the loss of traditional architectural features and the impact of new development.

1.0 INTRODUCTION

Background

- 1.1 This appraisal of St Nicholas / Rectory Lane Conservation Area was conducted by BEAMS Ltd, the trading company of the Hertfordshire Building Preservation Trust between August 2008 and March 2009. The appraisal was commissioned by Stevenage Borough Council in August 2008.
- 1.2 St Nicholas / Rectory Lane Conservation Area was designated on July 7th 1982. The boundary was amended on 4th April 1984 to include land to the east of Weston Road (now the St Albans Drive area) and land to the north of Rectory Lane (now part of the Chancellors Road area); both of these areas had been allocated for residential development at the time of designation. The boundary was amended again on 19th December 2007, removing the St Albans Drive and Chancellor Road areas as these areas of residential development do not share the character or appearance of the rest of the conservation area; an area of open fields to the north of St Nicholas church and Bury was also included within the conservation area.
- 1.3 A previous study of the conservation area was conducted by BEAMS Ltd in November 2005 in the document 'A Review of Stevenage Conservation Areas'.

Objectives

- 1.4 The main objectives of this conservation area appraisal are:
- To define the special interest of St Nicholas / Rectory Lane Conservation Area by analysing its historical development, uses, landscape setting, views and spaces, and through assessment of the architectural and historic qualities of its buildings.
 - To identify neutral areas, negative features and spaces, and the problems, pressures and capacity for change.
 - To provide recommendations on how the conservation area may be enhanced.

Survey

- 1.5 A full photographic record of St Nicholas / Rectory Lane Conservation Area was made in line with recommendations by English Heritage (2006) to provide 'a baseline for measuring change and monitoring alterations / physical condition'. This will form part of the project archive for use / reference by Stevenage Borough Council. The omission in this report of any particular feature within the conservation area does not imply that it is of no significance or value.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 A Conservation Area is defined under Chapter 9 of the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Each local planning authority is responsible for the designation of such conservation areas under the Act. Section 71 of the same Act requires local planning authorities to ‘... formulate and publish proposals for the preservation and enhancement...’ of these conservation areas.
- 2.2 Section 4.3 of Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) recommends that local authorities should ‘...periodically review existing conservation areas and their boundaries...’ against established consistent local standards. Assessment of such conservation areas should then form the basis for local plan policies and development control decisions that aim to preserve or enhance the character or appearance of the area.
- 2.3 As a result of the Planning and Compulsory Purchase Act 2004, local plans will be replaced by Local Development Frameworks (LDFs). Unlike local plans, the new LDF will be a series of documents. In combination with the regional spatial strategy (RSS) for the East of England the LDF will set out the statutory development and planning framework for Stevenage.
- 2.4 Some policies contained within the Hertfordshire Structure Plan 1998 and the Stevenage District Plan (2004) will continue to exist and will have statutory force until new development plan policies are in place. For further information please refer to the Planning Policy section of the Stevenage Borough Council website.
- 2.5 This appraisal utilised the guidance set by English Heritage, Guidance on Conservation Area Appraisals, published in February 2006, which offers advice to those undertaking conservation area appraisals.

3.0 DEFINITION OF SPECIAL INTEREST

3.1 Every conservation area has a distinctive character which is derived from its topography, historic development, current uses and features such as streets, hedges, buildings, monuments and place-names.

3.2 St Nicholas / Rectory Lane Conservation Area has a part rural and part semi-rural character. Its core is centred round St Nicholas' Church where it forms a group with The Bury, The Old Bury, and the surrounding buildings. The roads that lead into this core are Rectory Lane (from the west) and Weston Road (from the north-east). Both form part of an historic road system that led east from the former Great North Road and continued northwards past Rooks Nest Farm to the village of Weston past Chesfield Park. The fields to the north of the Church / Bury and Rooks Nest are vital to the setting of the conservation area and form important views into and out of the conservation area.

3.3 The principal features of St Nicholas / Rectory Lane Conservation Area are:

- The core group of buildings including St Nicholas Church, The Old Bury, The Bury and Dominic and Moonhill cottages
- The green and hedged, tree-lined roads, Rectory Lane and Weston Road
- Views to and from the gently undulating fields forming the northern part of the conservation area
- Green spaces including the open countryside, playing field, water meadow and land associated with The Old Bury.
- Significant historic and landmark buildings; singular, in groups and on corner plots

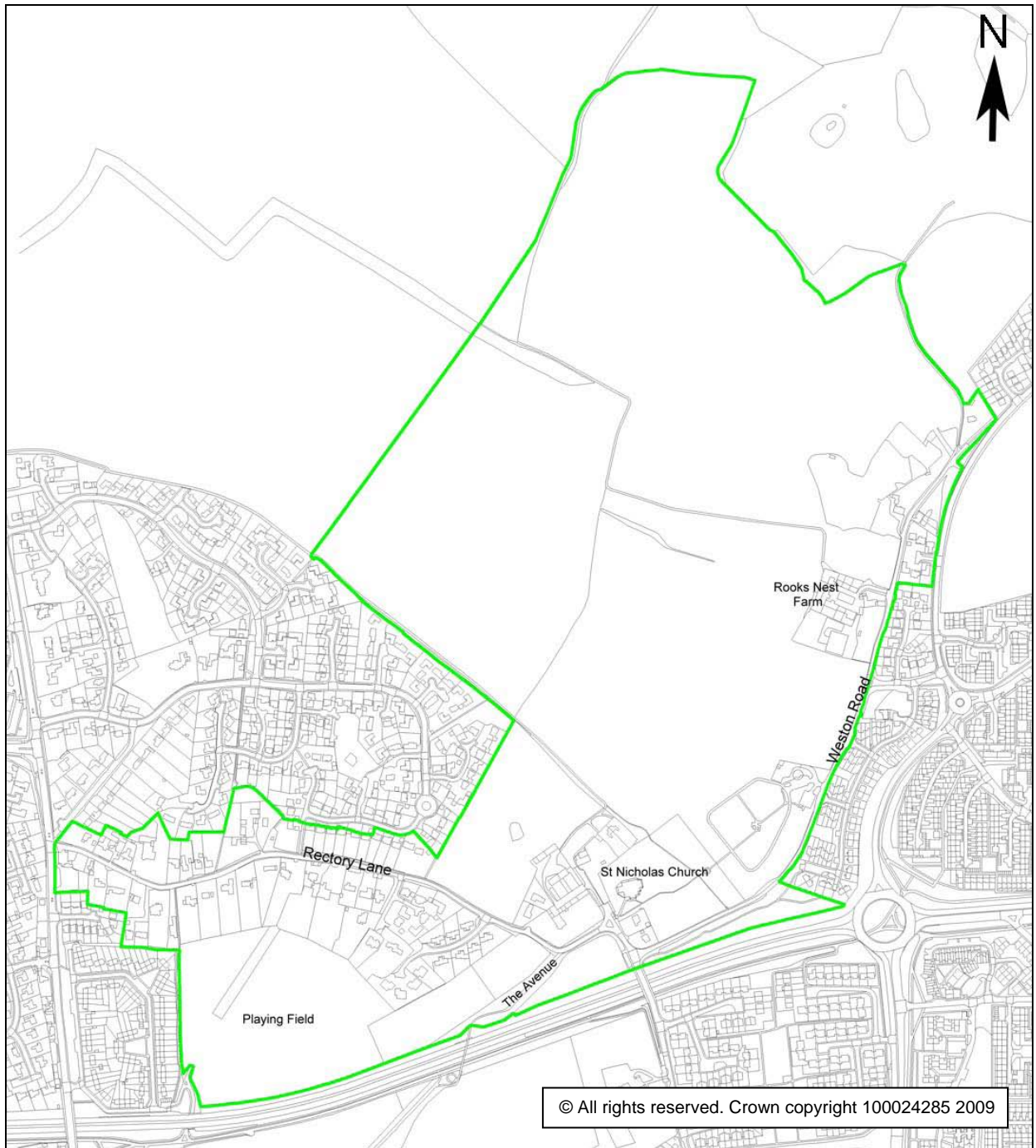


Figure 1. St Nicholas / Rectory Lane Conservation Area map
(Green line denotes Conservation Area boundary)

4.0 ASSESSMENT OF SPECIAL INTEREST

Location and setting

- 4.1 Stevenage is a large town and borough in the centre of Hertfordshire. It is located between Welwyn Garden City (to the south) and Letchworth (to the north) and lies just to the east of the A1(M). The total population of the borough is approximately 79,400 (website 1) with a large area of new town development to the south of Stevenage being the most densely populated. The Old Town High Street and the New Town shopping centre form the retail centres of Stevenage along with retail parks and local shopping centres.
- 4.2 The St Nicholas / Rectory Lane area is the oldest part of Stevenage and the location of the original village settlement. It lies to the north of Stevenage Old Town High Street and to the east of the Great North Road. The conservation area includes two roads, Rectory Lane and Weston Road and a variety of building types, a church, a cemetery, a public house and a number of private dwellings. In general the conservation area is in good condition with most buildings being utilised and in a good state of repair.

Topography

- 4.3 Rectory Lane runs in a west to east direction, it joins the Great North Road at its western end and the church and Bury are at its eastern end. Weston Road runs from Church Corner to the northeast past Rooks Nest Farm and Howards; it comes to a dead end and turns into a footpath near Keepers Cottage at the eastern end of the conservation area. To the south of Rectory Lane the land slopes gently downwards towards the Old Town High Street; to the north the open ground slopes gently down then up to a ridge which forms the north boundary of the conservation area.

Geology

- 4.4 The underlying geology of the area is chalk but this lies well beneath gravel and clay-with-flints and surface well-drained loamy soils.

Landscape setting

- 4.5 Despite being located at the northern edge of the vast 'New Town' of Stevenage, the St Nicholas / Rectory Lane area has managed to retain a sense of its earlier historic rural identity, views of the open fields to the north from vantage points such as St Nicholas Church help to reinforce this.
- 4.6 There are two main approaches into the conservation area, from the west end of Rectory Lane and from the east end of Rectory Lane over the Weston Road bridge which crosses Martins Way. The southern boundary of the conservation area consists of the Martins Way dual carriageway, The eastern boundary of the conservation area runs along the east side of Weston Road, at its northern end it includes a modern housing development accessed from Islington Way and Rooks Nest Cottages. Weston Road comes to a dead end and turns into a footpath for a short while before joining Islington Way. The northern boundary of the conservation area follows several field boundaries before returning to the south and running round the edge of the Chancellors Park estate. Along Rectory Lane the northern boundary includes houses dating from different periods set back from the road and some modern houses, part of the Chancellor Park estate, whose gardens back on to Rectory Lane.

5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The origins and development of the area

The St Nicholas and Rectory Lane Conservation Area has been occupied since the Saxon period and perhaps earlier, however it is not until the twentieth century that the area has undergone any significant development.

Early development

- 5.1 Stevenage and its surrounding landscape has been occupied since the prehistoric period (10,000BC – 100BC). Stone axes found buried in the Old Town, Fishers Green and Shephall suggest use of the open landscape by 'hunter gatherers' during the early period. However, the first signs of settlement date to the Bronze Age and Iron Age and have been identified from a number of pottery finds, burial sites and domestic pits. Occupation of the Borough increased into the Late Iron Age and Roman period (100BC to 450AD). Towards the end of the Roman period, the landscape probably comprised a series of small farmsteads with burial mounds and cemeteries. The most prominent monuments in Stevenage, Six Hills barrows, are thought to date to the Roman period and lie alongside London Road at the Six Hills Way roundabout. London Road linked the Hertfordshire Roman towns of Verulamium and Baldock, and later was used to form part of the medieval Great North Road between London and Edinburgh. The barrows are one of three scheduled monuments in the Borough (SM 27904; Fig. 2).

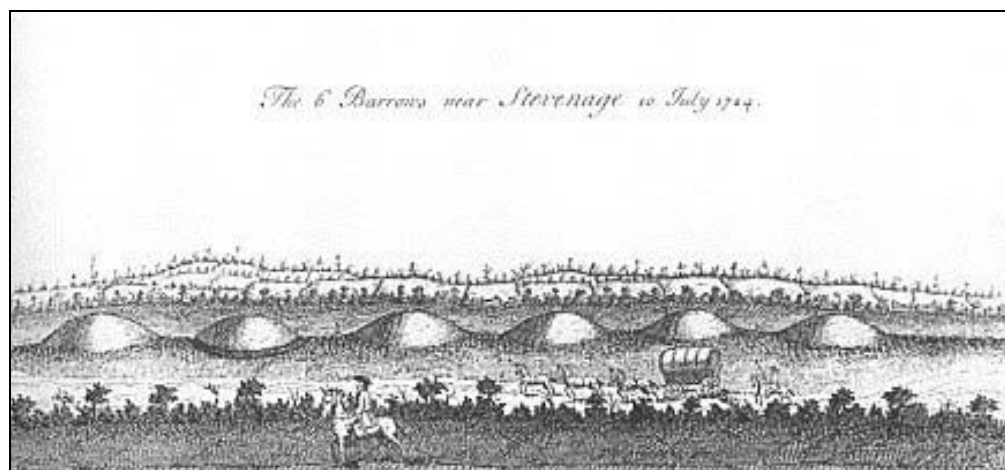


Figure 2. Engraving of the Six Hills in 1724 (Ashby 2002)

Part of the Saxon settlement of Stevenage is thought to have stood in the area around the parish church of St Nicholas on Rectory Lane. There might have been an early timber church sited on the higher ground where the existing church now sits with some form of settlement nearby.

1066 - 1500

- 5.2 The first historical record of the manor of Stevenage is found in the Domesday Book dating to 1086, it was then known as *Sticenaece* which means a place 'at the strong oak'. The estate had been given to the newly founded Abbey of Westminster by King Edward in 1062. During the medieval period the manor of Stevenage appeared to be very wealthy, especially in land. The Great North Road ran through the Borough, west of St Nicholas Church, bringing trade and economic prosperity to Stevenage. A new settlement grew up to the south of St Nicholas along both sides of the main road (now the Old Town High Street).

Stevenage was granted a market in 1281, burgage plots were laid, and shops and inns constructed.

- 5.3 In the twelfth century a flint and stone built church was constructed, the church tower is the earliest remaining part of the church and dates to c. 1125AD. At this time or soon after a manor house was built by the Lords of the Manor (Westminster Abbey) adjacent to the church, according to the abbey accounts this building was thatched in 1273 – 4. Settlement of the parish centred on The Old Bury and church, these buildings stood on high ground and were visible over much of the parish. The existing Old Bury was erected in the 15th century on the site of the earlier manor house as a timber framed open hall with a cross-wing, it has since been greatly altered. The appearance of The Old Bury at the start of the nineteenth century is shown in Figure 4. The rural setting and sparse number of buildings suggests a long history of agricultural subsistence which developed away from the growing town to the south along the High Street. The church was altered in the 13th century with the addition of a new nave and aisles.

1500 - 1900

- 5.4 Rooks Nest House, now known as Howards was built in the 16th or 17th century, it was fronted in red brick in the 18th century. The Howard family also built Rooks Nest Farm in the 17th and 18th century comprising several large barns and a farmhouse.



Figure 3. St Nicholas and Rectory Lane in the 18th century (Dury and Andrews, 1766)

- 5.5 The Granby Public House situated on the corner of Rectory Lane and North Road was constructed in the mid 18th century by the Stevenage and Biggleswade Turnpike Trust to collect tolls from travellers. To the south of The Granby and outside the conservation area boundary is a milestone. It dates to the late 18th or early 19th century, is made of stone and has '32 miles' from London carved into it. Settlement continued to grow along the Old Town High Street and it remained an important stop for the coaching trade to and from London which had increased during the 16th, 17th and 18th centuries. The main focus of settlement was no longer around St Nicholas Church and the Bury so the area retained its rural pattern.

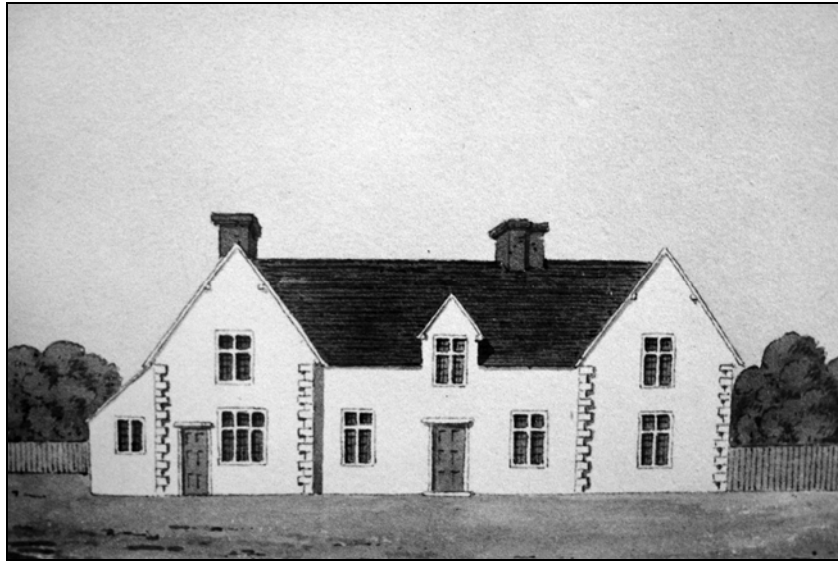


Figure 4. The Old Bury in c1800, sketched by Oldfield (HALS Photographic Archive)

- 5.6 By the late 18th century Dominic and Moonhill Cottages had been built along the road close to the church and The Old Bury (Fig. 5). Woodfield, located towards the west end of Rectory Lane, although much altered, probably dates to the late 17th/early 18th century and is likely to have been the original Rectory. A new Rectory was constructed in 1780 east of Woodfield and on the south side of Rectory Lane (Fig. 3). A barn (now part of the property known as Rivelin) was constructed in the 18th century and a stable block (now known as Priory Cottage) was constructed in the 18th / 19th century for The Rectory. A new Rectory was built in the 19th century to the east of the existing Rectory but this was subsequently demolished and the site redeveloped. As illustrated on the Bryant map of 1820 and the 1834 Tithe Map the three prominent properties on Rectory Lane were The Rectory, The Bury and Rooks Nest (Figs. 3 and 5).

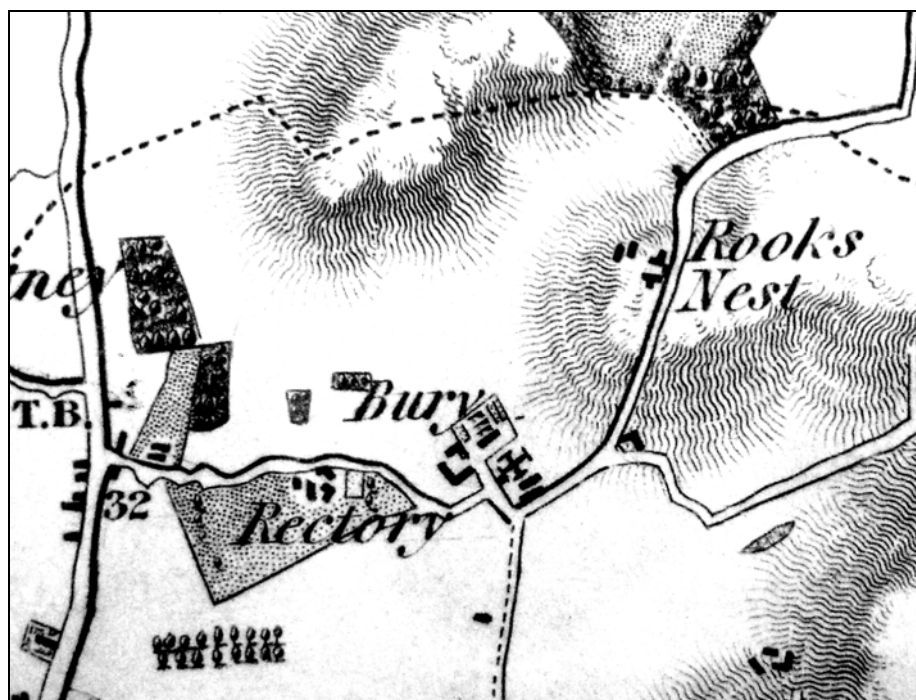


Figure 5. St Nicholas and Rectory Lane in the early 19th century (Bryant, 1820)

- 5.7 To the west of the Priory was a small lane that led down to a meadow with a stream running south west across it (Fig. 7). Either side of the stream stood a row of trees; beyond, to the south, a further row of trees ran east to west – possibly indicating an earlier boundary. To the south of this field is another old lane, The Avenue. It runs from St Nicholas Church down to the Old Town along the edge of Bury Mead and met with the toll gate of the Old North Road. For most of its length either side of the lane stood an avenue of horse chestnut trees which had been partly planted in 1756 with additional sections planted in 1857, 1887 and 1936. However The Avenue was almost completely re-planted in 1989 following the 1987 storms.

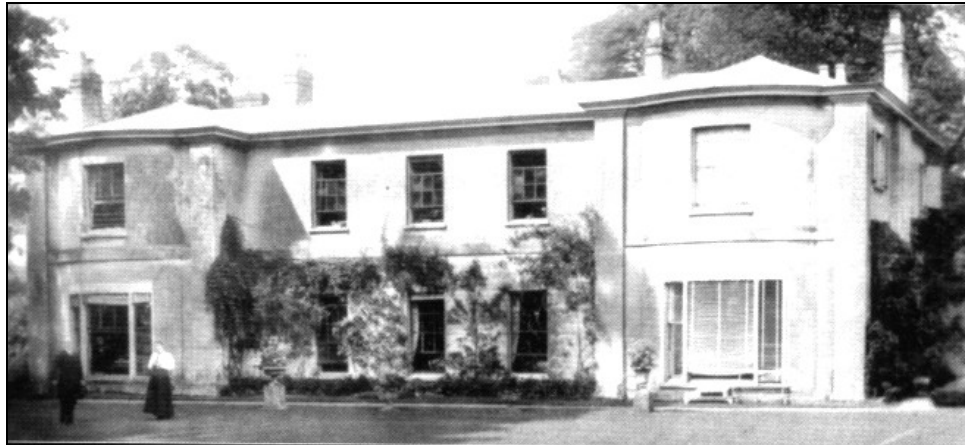


Figure 6.The Priory in 1899 (Magdin, 2001)

- 5.8 By the late 19th century little had changed along Rectory Lane except for the construction of The New Bury next to The Old Bury (Fig. 8). Despite the decline in the coaching trade Stevenage began to expand in the 19th and into the 20th centuries, new industry arrived in part due to the opening of the railways in 1850, chapels and churches, schools and other utilities were provided in the Old Town area.

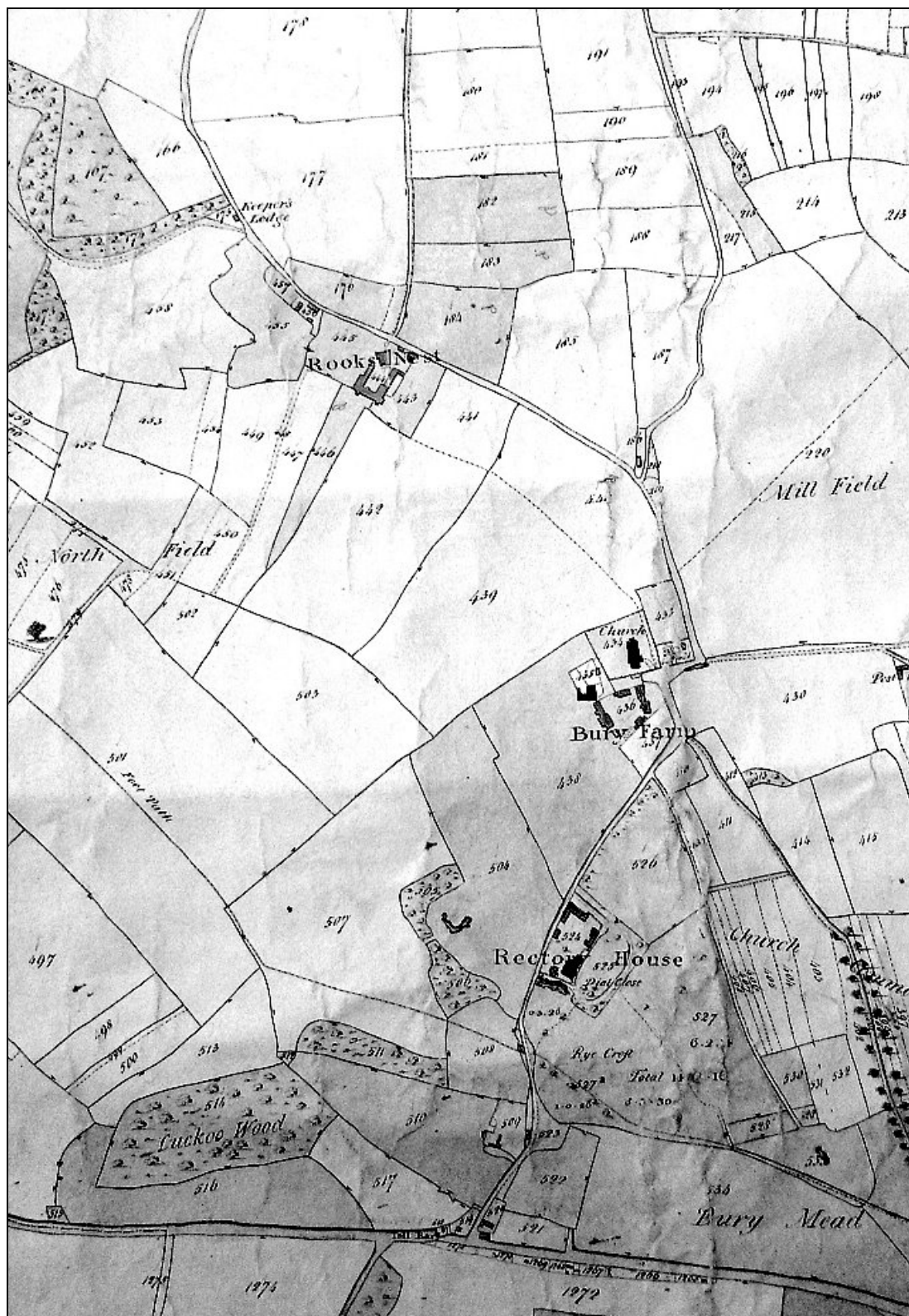


Figure 7. Extract from the Tithe Map of Stevenage, 1834 (HALS, DSA4/99/2)

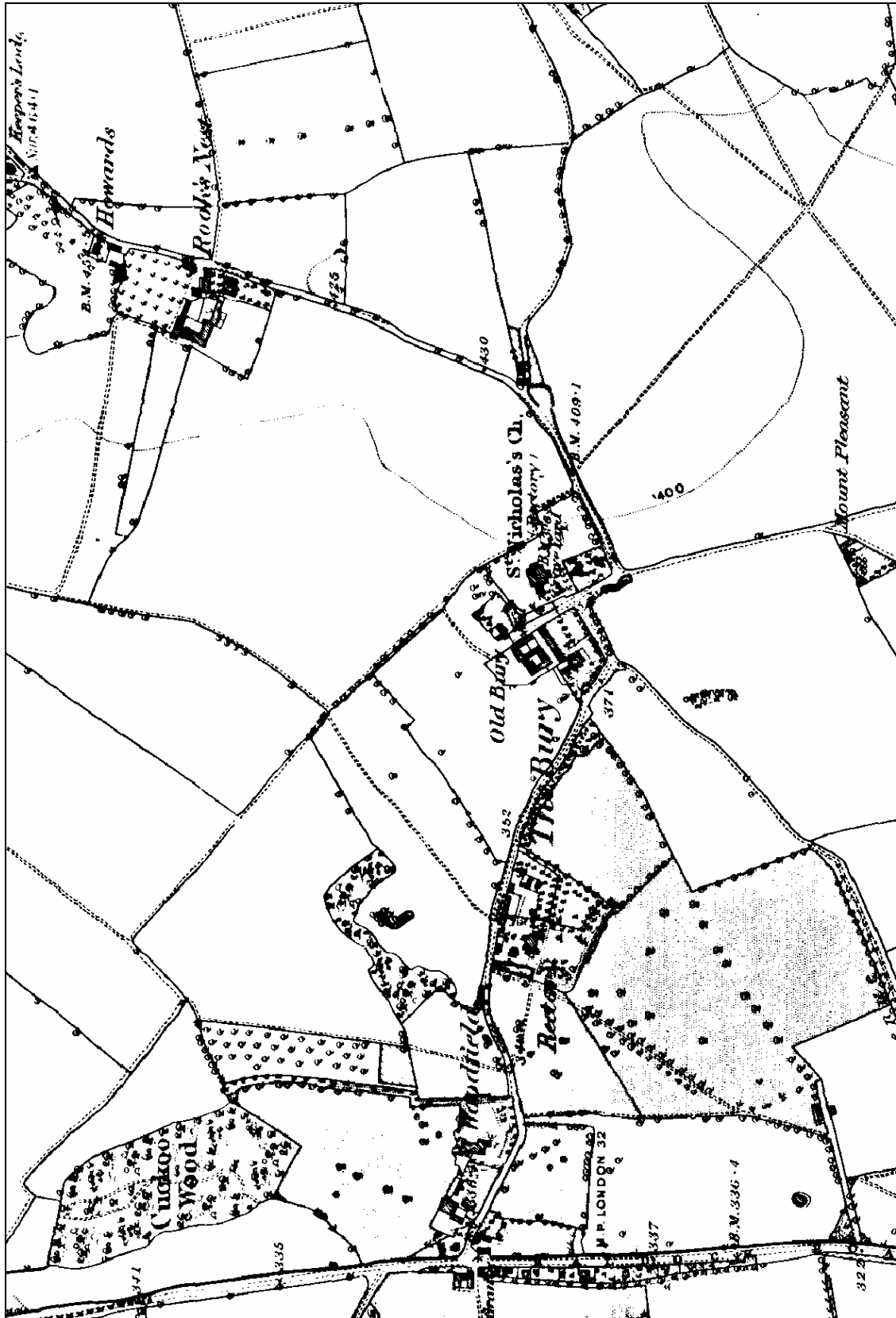


Figure 8. Extract from the Ordnance Survey Map for Stevenage, 1884

- 5.9 The conservation area has a historical link with E.M. Forster, author of 'Howard's End'. He spent some of his childhood between 1883 and 1893 living at Rooks Nest, now known as Howards, which is located towards the northern end of Weston Road (Fig. 9).



Figure 9. Howards, the former home of EM Forster (Ashby 2002)

Twentieth century

- 5.10 Howards (Rooks Nest House) on Weston Road was inhabited by the composer Elizabeth Poston between 1913 and 1987 (Fig. 9). The area, coined as 'Forster Country', after the author E. M. Forster, lies within and also to the north and northwest of the Conservation Area boundary. There is a monument within the Churchyard and an information sign dedicated to Forster to the west of The Old Bury that overlooks fields northwards to Rooks Nest Farm (Figs. 10 & 11).

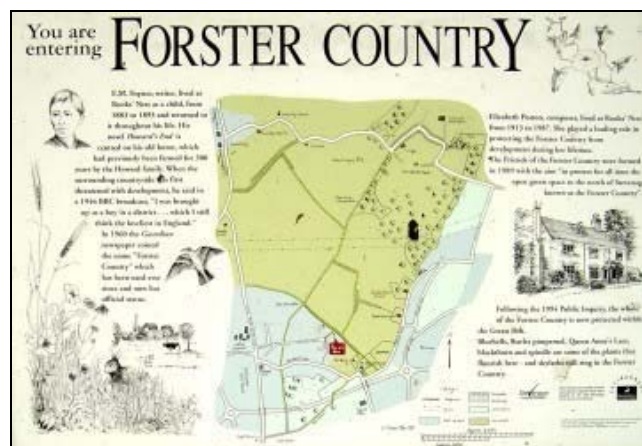


Figure 10. Forster Country information sign



Figure 11. Monument raised by the Friends of Forster Country in 1994

Rectory Lane retained its rural character into the early part of the twentieth century as illustrated in figure 12.



Figure 12. Rectory Lane in c. 1910 (Ashby, 2004)



Figure 13. Rectory Lane today



Figure 14. Church Corner c. 1910 (Ashby, 2004)

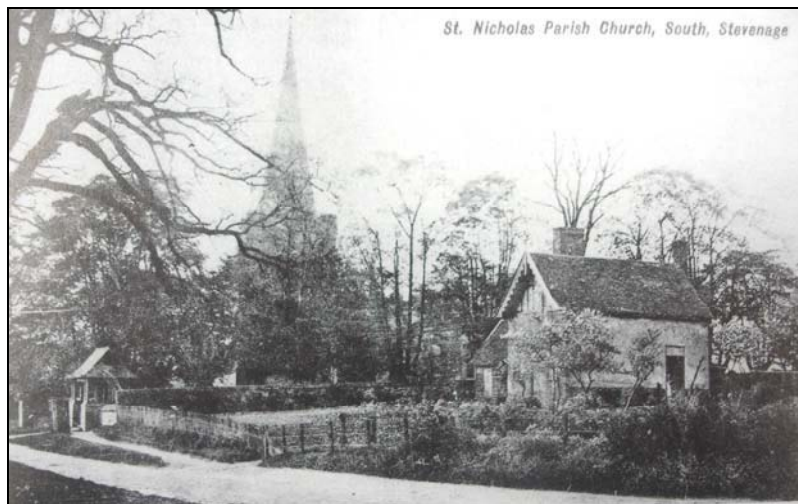


Figure 15. Church Corner in the early 20th (HALS)



Figure 16. Church Corner, seen from a similar position, 2008



(a)



(b)

Figure 17. The lych gate to St Nicholas Church in 1965 (a), 2008 (b)

- 5.11 In 1919 The Priory was sold by William Allen Jowitt, he became Lord Chancellor in 1945 and later Earl Jowitt and Viscount Stevenage. He also assisted in drafting the 1946 New Towns Act. In 1946 the Priory was purchased by the Stevenage Development Corporation who housed senior staff there.
- 5.12 Few houses were constructed along Rectory Lane until the mid to late twentieth century when the new town development of Stevenage commenced. A number of the houses built along Rectory Lane in the 1960's were architect designed dwellings, often single storey bungalows and of an unusual layout. Of particular note is Medbury, which was designed in 1968 by Leonard Vincent for himself (Chief Architect to the Stevenage Development Corporation during the early phases of the New Town).
- 5.13 Weston Road cemetery was constructed in the mid 1980's. The Bury has been converted into apartments and two new dwellings, The Firs and The Oaks built within its grounds. Further estate development has occurred on land adjoining Rectory Lane / Weston Road in the mid to late twentieth century including Chancellors Park, Chestnut Walk and Nicholas Place / Clements Place (Rectory Lane). St Albans Drive was built to the east of Weston Road; it now lies outside the conservation area.
- The archaeological significance and potential of the area**
- 5.14 Human activity has been recorded in and around Stevenage since prehistory. Of the 200 entries that currently appear on the Historic Environment Record for Stevenage, ten are sited within the St Nicholas / Rectory Lane Conservation Area dating from the 10th to 19th centuries and include listed buildings and buildings of local interest.
- 5.15 There are no scheduled monuments within the St Nicholas / Rectory Lane Conservation Area. There is an area of medieval ridge and furrow and a remnant of a hedgerow on the original line of the Avenue, south of the footbridge, in the playing field. The site of the manorial windmill (HER 10559) is known from documentary records, it stood on Church Field to the south of Martins Way and just to the east of Weston Road (outside the Conservation Area boundary). The land surrounding St Nicholas church and The Old Bury is designated as an 'Area of Archaeological Significance' (Stevenage District Plan, 2004).

6.0 SPATIAL ANALYSIS

The character and interrelationship of spaces within the area

- 6.1 The St Nicholas / Rectory Lane Conservation Area has retained a strong rural character. The core is around St Nicholas Church where the church forms a group with The Bury, the 15th century Old Bury (with associated farm buildings and pair of cottages to the east), and the 18th century Moonhill and Dominic Cottages. The original road pattern has been retained along with the public footpaths leading to the old town and to the north across the open countryside.
- 6.2 Rectory Lane has a more residential character, at the west end there are a number of twentieth century (and older) houses set back from the road which lie on large well established plots. At the east end are more recent 'cul de sac' developments for example Chestnut Walk, and Clements Place, these do not fit so well with the rural character of the conservation area.
- 6.3 Weston Road also retains its rural feel and views of the open countryside to the north are gained from various vantage points, in particular from the north side of the churchyard and from Rooks Nest Farm. The modern St Albans Drive housing development to the east is noticeable on occasion however it is separated from Weston Road by hedges and trees.

Open spaces

- 6.4 There are a number of important open spaces within St Nicholas / Rectory Lane conservation area that form part of its character. These are:
- the fields to the north of the Church and Bury and west of Rooks Nest Farm.
 - The meadow west of the Old Bury.
 - the long field leading to the meadows that is cut by the main road (Weston Road bridge).
 - the playing fields and water meadow to the south western corner of the conservation area.

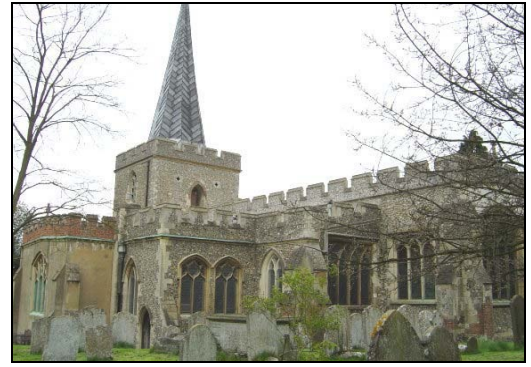
All these areas will be discussed in greater detail in section 7, character analysis.

Landmark Buildings

- 6.5 Within the conservation area are a small number of landmark buildings dating to different periods (Fig. 18). These are visually important structures that make a statement, form a full stop at the beginning or end of a view, hold an important corner position, can be seen at a distance or stand above the general roofline of the surrounding buildings. These landmark buildings are:
- The church of St Nicholas
 - Dominic Cottage
 - Moonhill Cottage
 - The Granby Public House
 - Rivelin
 - Weston Road cemetery building



(a)



(b)



(c)



(d)



(e)

Figure 18. Landmark buildings in St Nicholas / Rectory Lane Conservation Area.
The Granby Public House (a), St Nicholas Church (b), Dominic Cottage (c),
Rivelin (d), Weston Road cemetery building (e)

Focal point

6.6

The main focal point of the conservation area is centred on the church of St Nicholas in its elevated position, the Old Bury with associated farm buildings to the rear of the church and Dominic and Moonhill cottages (Fig. 19). Rectory Lane is lined with trees and hedges along both sides but along the approach to 'Church Corner' the road opens up with a field to the south and views of the cottages, church and lych gate directly in front. The approach from the south, over the Weston Road bridge provides good views of the church and cottages.



Figure 19. Church Corner, focal point of the St Nicholas / Rectory Lane Conservation Area

Key views and vistas

6.7 Within St Nicholas / Rectory Lane Conservation Area are several important views or vistas which relate to its historic development, rural landscape and the surrounding topography (Fig. 20).

- The view along Rectory Lane, particularly when it opens up at its eastern end and views of the church and Dominic and Moonhill Cottages are obtained
- Views over open countryside to the north; part of which is included within the conservation area
- Views along Weston Road with glimpses of the gently rolling fields to the north
- View down The Avenue



(a)



(b)

Figure 20. Key views and vistas; view along Rectory Lane to Church Corner (a), view from the north side of the churchyard out over the open countryside (b)

7.0 CHARACTER ANALYSIS

Character zones

- 7.1 There are two distinct character zones within St Nicholas / Rectory Lane Conservation Area. Each zone has a different character which relates to its past and present use and layout, these are:

Character zone 1: Rectory Lane

Character zone 2: The Bury / St Nicholas Church with Weston Road and the open fields to the north

- 7.2 Each character zone has been analysed separately and has its own detailed conservation area assessment map. Figure 21 shows the two separate character zones. Observations of the plan form, uses, style, materials, and the quality and contribution of the buildings are described for each Character Zone along with green spaces, trees and hedgerows that together form the character of each zone. Negative factors such as damage, intrusion, gap sites and neutral areas are also identified for each. Within each character zone some buildings are listed / described as a group, rather than individually. Where buildings are included within a joint listing / description they are indicated separately on the relevant character analysis map (Figs. 23 & 31).

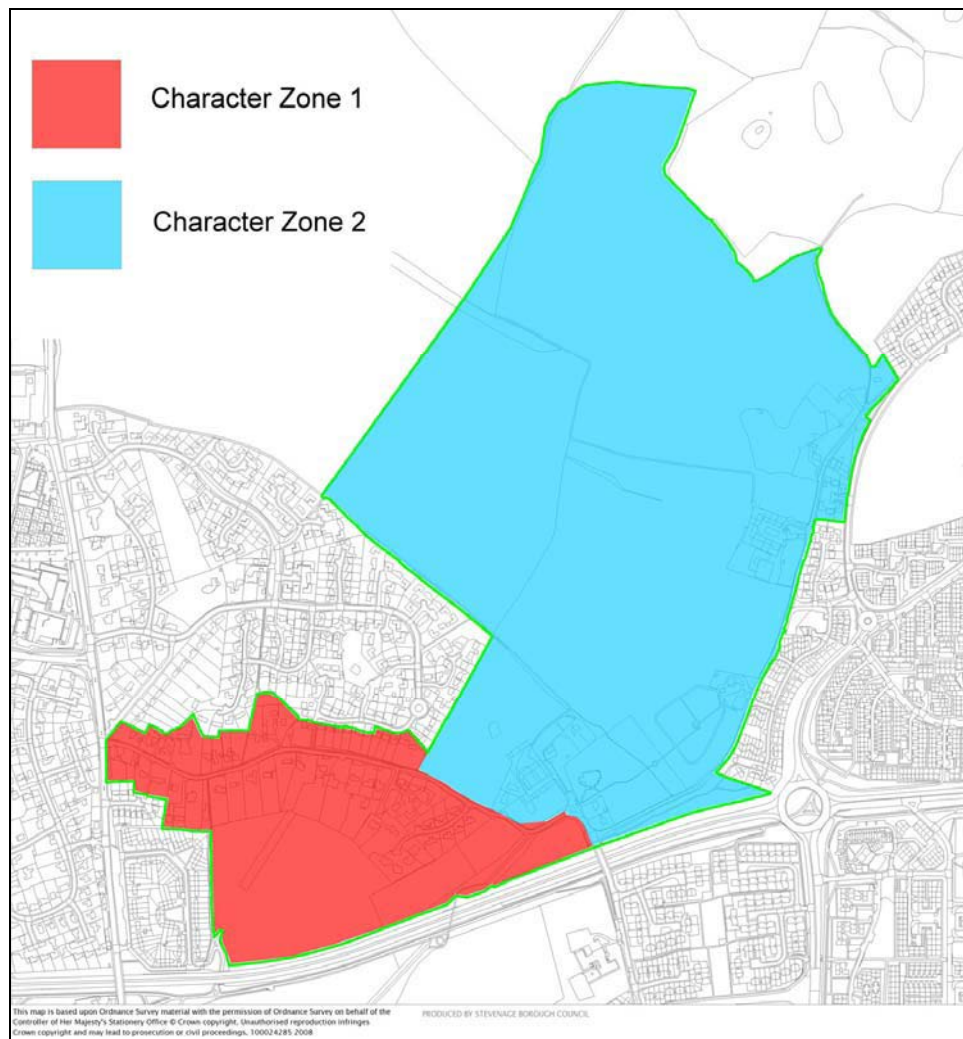


Figure 21. Character Zones in St Nicholas / Rectory Lane Conservation Area

CHARACTER ZONE 1: Rectory Lane

- 7.3 Character Zone 1 comprises Rectory Lane and the houses along it, also the area of playing fields to the south. From The Granby Public House Rectory Lane carries round to church corner and the focal point of St. Nicholas Church and Dominic Cottage / Moonhill. Rectory Lane is partly residential in character and is narrow, with a narrow pavement along one side of the road; hedges and trees dominate its appearance. Street lamp columns are small and low.
- 7.4 Housing along Rectory Lane is mostly set back from the road; there is a thorough mix of age and appearance of buildings but the common theme is of detached single or two-storey properties occupying substantial plots. They are individual, not simply in the sense of being 'detached' buildings but also in their appearance or design. The Priory (the former Rectory), Priory Cottage, Rivelin and Medbury are notable buildings. Some modern housing development is located towards the eastern end of Rectory Lane in the form of Chestnut Walk, Nicholas Place and Clements Place. These new developments do not reflect the traditional pattern of building along Rectory Lane.



(a)



(b)



(c)



(d)

Figure 22. Views within Character Zone 1; view across the playing fields (a), view along Rectory Lane (b), view along Rectory Lane towards Rivelin (c), view along footpath from Rectory Lane to the playing fields (d)

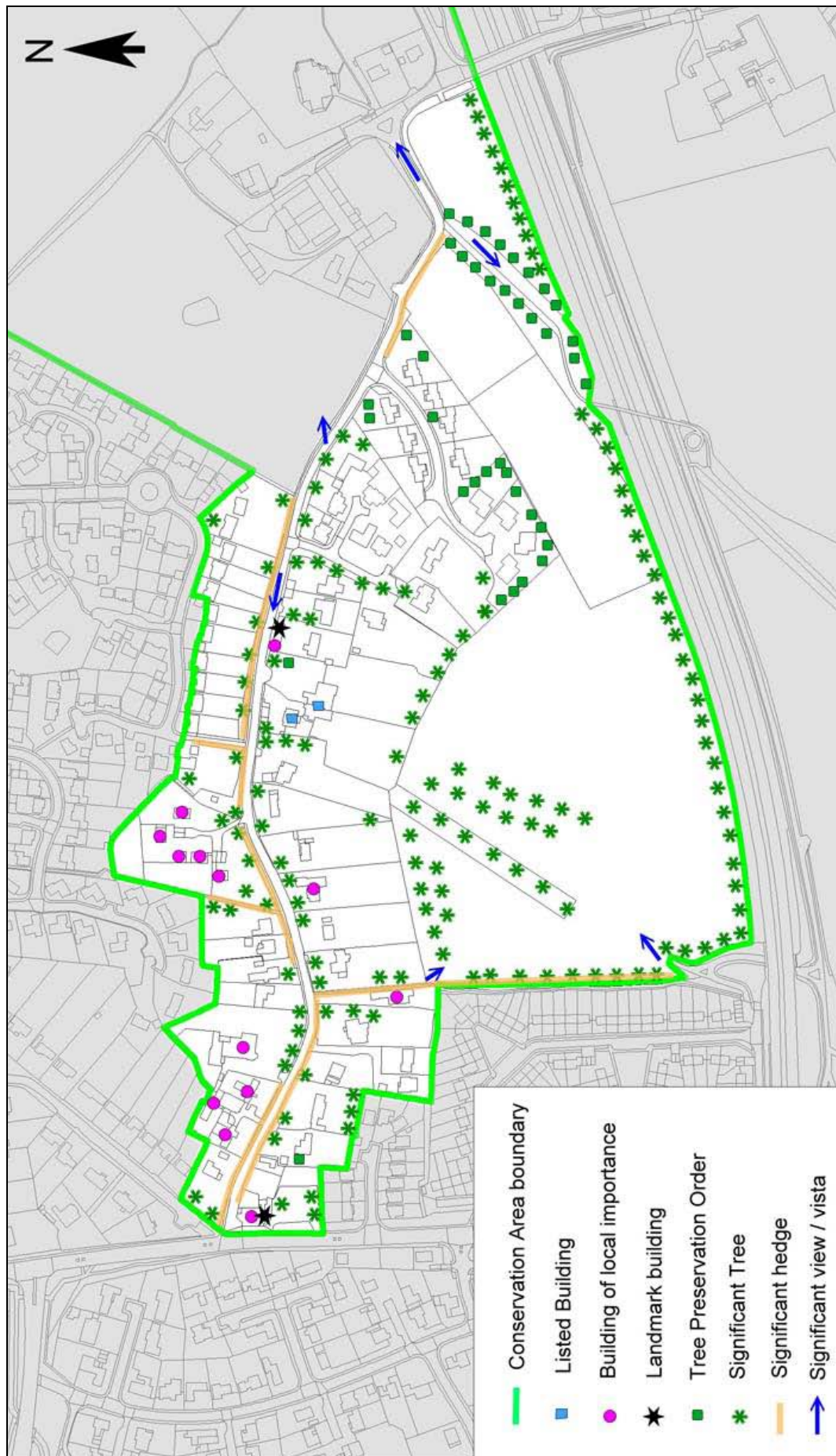


Figure 23. Character zone 1; character analysis map

Architectural and historic qualities of the buildings and their contribution to the area

7.5 The appearance of the buildings in Character Zone 1 is mixed and relates to the period of construction, however most buildings are large single or two storey dwellings and constructed in brick. Listed buildings within Character zone 1 include:

- The Priory, 1 and 2 Rectory Lane. Grade II. 4/1. Listed 1976
- Priory Cottage. Grade II. 4/142. Listed 1976



(a)



(b)

Figure 24. Listed buildings within character zone 1; The Priory (a), Priory Cottage (b)

7.6 Buildings of importance to the conservation area are indicated on the conservation area map forming part of this report. Unlisted buildings of particular importance to the St Nicholas / Rectory Lane conservation area are:

- The Granby Public House, North Road.
Two storey red brick building. Pebbledash rendered front, open porch with ridge tiles. Flemish bond with blue headers to side elevation. Tiled gabled roof to main, single storey extension with hipped tiled roof to north side. Timber lattice windows to front. Mid 18th century with later additions.
- 'Rivelin', Rectory Lane.
Single storey cartshed. Red brick with small buttresses to exterior wall. Weather-boarded end. Tiled gabled roof. Probably late 17th/early 18th century.
- 'Woodfield', 4 Rectory Lane.
Two storey brick house, cream painted. Slate roof to front. Tiled roof to rear gables. Single storey bays with crenellations to south elevation. Some timber, some UPVC windows. Former rectory, probably 17th century with a 19th century front range added. Attached cottage to rear.
- 'Priory Meadow', Rectory Lane.
Single storey yellow brick property with flat roof. Located close to the road, it has an attached garage located near to the front door with few windows. Designed by Vernon Z Newcombe for himself, 1959.
- 'The Driftway', Rectory Lane.
Single storey yellow brick property with a concrete flat roof. A long narrow bungalow, it is located back from the road next to the path onto the water

meadow. Some timber, some metal windows. Its garage is attached and stands at the front of the entry. 1960s architect designed.

- 'Medbury', Rectory Lane.
Two storey yellow brick house with canopies and round tower, possibly housing interior staircase. Part flat roof, part half-gabled. Hung slate detail. Designed by Leonard Vincent for himself (Chief Architect to the Stevenage Development Corporation during the early phases of the New Town).
- The Rectory Croft, Rectory Lane.
A small group of two storey yellow brick houses with gabled slate roofs. Large glass windows. Attached garages. End chimney stacks to gables of No.4. Designed by S Craig, 1957.
- Houses at The Close, Rectory Lane.
A small group of single and two storey yellow brick houses with tiled roofs, some hipped, some gabled. Large glass windows. Garages attached or inbuilt to the design. An unusual development designed by S & M Craig, 1959.

Some of the buildings referred to above have appeared in the Urban Characterisation Study and in the Stevenage Extensive Urban Survey Report (Thompson 2002). Other buildings have been added during this review. This list is not intended to be an exhaustive record of buildings located in the conservation area.

Prevalent and traditional building materials

7.7 Most of the houses in character zone 1 are of single or two storeys with either hipped or gabled roofs. The most common building materials are:

Walls: Brick, used both for the construction of older and more recent properties, red, grey and yellow brick, occasionally rendered.

Roofs: Red clay tile or slate, some monopitch and flat roofs on the 1960's dwellings.

Windows: timber (both sashes and casements), metal casements / metal framed windows, uPVC.

Doors: timber / uPVC.

Chimney stacks: brick, to match the brick colour of the property.

Paving: most of the paving covers public areas and is tarmac with granite kerb stones. Driveways are commonly gravel, some are paved.



(a)



(b)



(c)



(d)



(e)



(f)



(g)

Figure 25. Character Zone 1, key unlisted buildings; The Granby Public House (a), Rivelin (b), Woodfield (c), Priory Meadow (d), The Driftway (e), Medbury (f), Rectory Croft (g)



(a)



(b)

Figure 26. Character zone 1, retention of traditional features - metal / timber windows on mid 20th century properties

Contribution made to the character of the area by green spaces

- 7.8 Important green spaces help to create the character and appearance of St Nicholas / Rectory Lane conservation area and form a combination of types, public and private.

The playing fields to the south of Rectory Lane

- 7.9 The southern boundary of the conservation area runs alongside the dual carriageway, Martin's Way. The area of playing fields / water meadow between Martins Way and the rear of the gardens along the south side of Rectory Lane is a significant open space which is enjoyed by local residents. It has many large trees and is also an area that floods due to its natural spring and small low ditch. It also has a physical and historic relationship to The Priory (formerly the Old Rectory) as it formed part of the land associated with this listed building. From the footpath on the west side of The Priory led a double row of planted trees evident on historic maps. The water meadow also formed part of the landscape between The Old Bury, at the core of the conservation area, and the Old Town to the south. An old footpath leading from the parish church down to the Old Town led through 'The Avenue', from this footpath the water meadow and its many trees would have been seen, these trees are now afforded additional protection under a Tree Preservation Order.

Area of meadow / grazing land on the corner of Rectory Lane and Weston Road

- 7.10 This field is a continuation of the fields along the southern boundary of the conservation area; it occupies a prominent corner position on the corner of Rectory Lane and Weston Road.

Private front and rear gardens

- 7.11 Many of the properties along Rectory Lane have substantial private gardens

- 7.12 There are 5 Tree Preservation Orders (TPO) within character zone 1 where particular trees are protected in addition to the protection afforded by the conservation area:

- TPO40 Rectory Lane (the Old Barn)
- TPO65 Theydon, Rectory Lane
- TPO85 Chestnut Walk and Rectory Lane
- TPO87 No 1 The Priory, Rectory Lane
- TPO11 The Avenue

- 7.13 In addition there are also a large number of smaller trees and hedges along both sides of Rectory Lane and within character zone 1 which help enhance its rural character.

Negative factors

- 7.14 Close boarded fence (above concrete panelling) has been used along Rectory Lane by the access road to Nicholas Place; hedge reinforcement would have been more appropriate (Fig. 27a).
- 7.15 Intrusive triple garage on corner of Rectory Lane with Chestnut Walk (Fig. 27b).



(a)



(b)

Figure 27. Character zone 1, negative factors; close boarded fencing at Nicholas Place / Clements Place / Rectory Lane (a); intrusive triple garage at Chestnut Walk (b)

- 7.16 The Chestnut Walk development on Rectory Lane is a standard 'cul-de-sac' layout; it does not represent the typical built character of the conservation area. The development required a minor road off Rectory Lane, this insensitive junction punched through the lane's frontage with regulation visibility splays, kerbing and substantial loss of hedgerow.
- 7.17 The Clements Place development is a cul-de-sac of larger two / three-storey red brick houses / flats. Although of a nice design they are closely spaced without front gardens / trees to soften their appearance (Fig. 28).



Figure 28. Character zone 1, recent housing development at Clements Place

7.18 *Loss of traditional architectural features*

Many of the properties along Rectory Lane were constructed in the latter half of the twentieth century so were built with metal framed or uPVC windows however some of the older properties have replaced their timber windows with uPVC alternatives (Fig. 29).



(a)



(b)

Figure 29. Character Zone 1, loss of traditional architectural features; replaced windows at Woodfield and Brixham

CHARACTER ZONE 2; Weston Road, Church, Bury and fields to the north

- 7.19 Character Zone 2 incorporates the core of the conservation area which includes the church of St Nicholas, the Old Bury, the Bury with its surrounding buildings, Dominic Cottage and Moonhill. It also includes the entire length of Weston Road and the area of open fields to the north once associated with the Bury and Rooks Nest Farm. The whole area around the front of the entrance to the churchyard, Church Corner, forms the primary focal point of the conservation area.
- 7.20 Weston Road from St Nicholas Church to Rooks Nest and Keeper's Cottage beyond retains a rural character with trees and hedges lining both sides of the road which is narrow and has no pavement. The recent St Albans Drive housing development is partly hidden by the hedges and trees along the east side of Weston Road. Rooks Nest Cottages is a mid twentieth century terrace of three houses, they are set back from the road and their simple design does not detract from the character of the area.
- 7.21 Weston Road cemetery is an extension of the parish churchyard at the core of the conservation area and is a semi-open space bounded in part by hedges or a low brick wall. The site includes some tree planting and is located between the church of St Nicholas and Rooks Nest Farm. Views from within the cemetery out towards Weston Road, north towards Rooks Nest Farm and south towards the church retain the sites link to its earlier rural character. There are also good views to the west over surviving open farm land. The cemetery building is of interesting architectural design and is set back from the roadside; as such it does not intrude upon the character and appearance of the conservation area.



Figure 30. Views within Character Zone 2

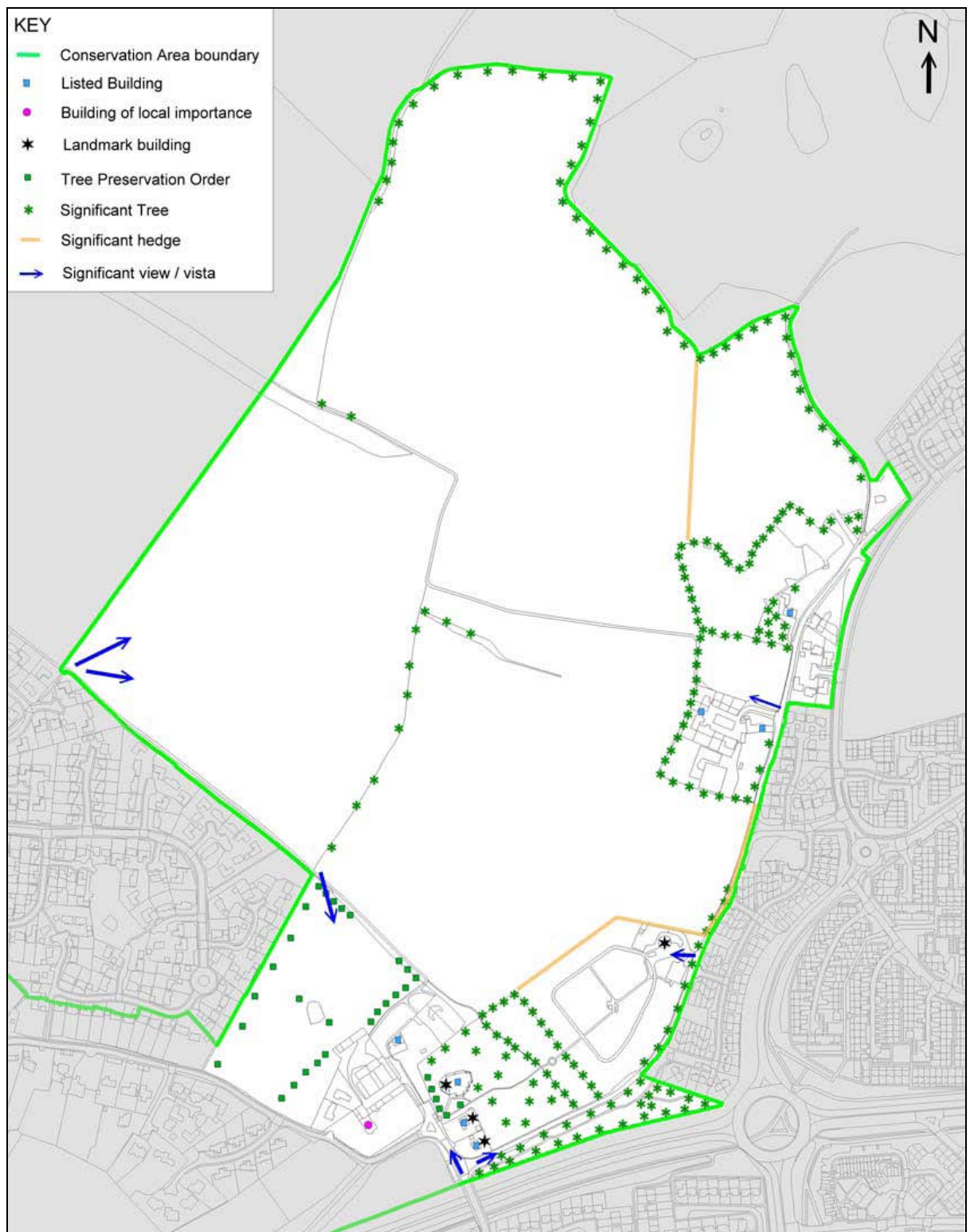


Figure 31. Character zone 2; character analysis map

Architectural and historic qualities of the buildings and their contribution to the area

7.22 The appearance of the buildings in Character Zone 2 is mixed and relates to their period of construction, however most buildings are two storey dwellings and constructed in brick. Most of the properties are set within large plots or are well screened from the road by trees. This zone does contain some single storey historic farm buildings at Rooks Nest Farm and a timber weather-boarded barn associated with The Bury. At the north end of Weston Road are a terrace of mid 20th century cottages (Rooks Nest Cottages), these are very plain in style and as such do not detract from the predominantly rural nature of this part of Weston Road.

7.23 There are seven listed buildings within Character Zone 2:

- The Old Bury. Grade II*. 4/2. Listed 1948
- Church of St Nicholas. Grade I. 4/3. Listed 1948
- Moonhill. Grade II. 4/144. Listed 1976
- Dominic Cottage. Grade II. 4/157. Listed 1976
- Rooks Nest Farm. Grade II. 4/155. Listed 1976
- L-shaped outbuilding west of Rooks Nest Farmhouse. Grade II. Listed 1997
- Howards End. Grade I. 4/156. Listed 1976

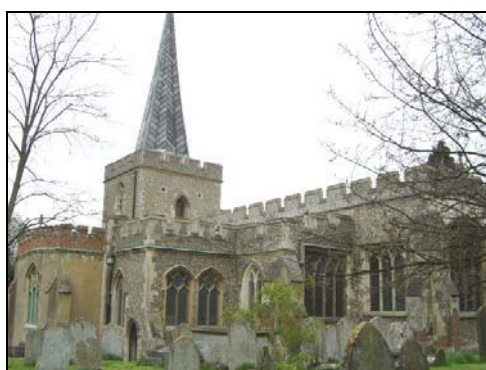
It is notable that the two Grade I listed buildings (buildings of exceptional interest) within the Borough of Stevenage are contained within this part of the St. Nicholas / Rectory Lane Conservation Area.

7.24 Character zone 2 contains one building of local importance:

- The Bury, Church Corner, Rectory Lane.
Two storey red brick Victorian house with a bay. Gabled slate roof, large red brick chimney stack. Dates to the mid 19th century.



Figure 32. The Bury, a building of local importance



(a)



(b)



(c)



(d)



(e)



(f)

Figure 33. Listed buildings within Character Zone 2; St Nicholas church (a), The Old Bury (b), Moonhill Cottage (c), Dominic Cottage (d), Rooks Nest Farm (e), Rooks Nest farm barns (f)

Prevalent and traditional building materials

7.25 Most of the houses in character zone 2 are of two storey with gabled or hipped roofs. The common building materials are:

Walls: Brick - both the older and more recent properties, red brick, occasionally rendered. Many of the older listed properties contain timber frame elements although most have now been faced in red brick.

Roofs: Red clay tile and slate are both used as a roofing material.

Windows: timber sashes and casements, uPVC. The decorative casement windows on Dominic and Moonhill Cottages are notable.

Doors: timber, uPVC.

Chimney stacks: brick, to match the brick colour of the property

Contribution made to the character of the area by green spaces

- 7.26 Important green spaces help to create the character and appearance of St Nicholas / Rectory Lane conservation area and form a combination of types, public and private.

Open fields forming the northern part of the conservation area

- 7.27 The area of open fields forming the northern part of the conservation area contains several footpaths leading north, south, east and west. The fields have an important visual relationship to the conservation area affording views from Weston Road, Rectory Lane, from within Rooks Nest Farm, from the rear of St Nicholas Church and from Weston Road cemetery. The boundary is delineated by an old field boundary and woodland to the north and a public footpath to the west. The footpath is identified on the 1834 Tithe Map, it led from the fields on higher ground to the north down to Cuckoo Wood to the southwest and then continued south towards Rectory Lane and over to the footpath by The Priory (The Old Rectory) into the water meadow and on to the Old Town. Rooks Nest Farm once farmed much of the land now included within the conservation area, the land was partly owned by The Old Bury and partly by the Manor of Chesfield to the north near Graveley. This land frames long distance views from the northern boundary of the conservation area towards key buildings or building groups such as the Church and The Old Bury and Rooks Nest Farm. These views are important from both inside and outside of the conservation area (Fig. 34).



Figure 34. Views of the fields to the north of the Bury and Rooks Nest Farm

Land to the north and west of the Old Bury

- 7.28 The meadow to the west of the Old Bury next to the parish church has a particularly close relationship to both of these listed buildings; it can be clearly seen from Rectory Lane where it is raised up above the level of the road and from the footpath behind the church. The area around the church is thought to form the earliest settlement within the parish and pre-dates the settlement of the Old Town. The fields in this area are thought to contain evidence for a Deserted Medieval Village as part of this early settlement and there are earthwork features within the meadow next to the Old Bury which may have archaeological potential, the area is designated as an area of archaeological significance (Fig. 35). It is also an

important open space which helps to enhance the setting of the nearby listed buildings. Many of the trees within the meadow are protected by a Tree Preservation Order (TPO 85).



Figure 35. View of the field to the north of the Bury and Church

- 7.29 *The strip of land dividing Martins Way dual carriageway from Weston Road*
This green strip of land contains a footpath and a number of trees; it forms an important division between Weston Road and the dual carriageway (Fig. 36).



Figure 36. The strip of green space dividing Weston Road from Martins Way

- 7.30 There are two sites with a Tree Preservation Order (TPO) within Character Zone 2; these areas are marked on the character analysis map (Fig. 31).
- TPO73 St Nicholas Church Rectory Lane
 - TPO85 The Old Bury
- 7.31 An 'Avenue of Remembrance' of Red Oak trees was planted along the path from St Nicholas Church to the new cemetery in 1988 in memory of servicemen. These were replaced by Whitebeams in 1995.

- 7.32 In addition there are also a large number of smaller trees and hedges along both sides of Weston Road and forming field boundaries which help enhance its rural character.

Negative factors

Loss of traditional architectural features

- 7.33 Inappropriate uPVC windows on Moonhill Cottage.

Buildings that make a negative impact

- 7.34 The large modern agricultural building directly to the south of Rooks Nest Farm with its wide entrance and concrete apron disrupts the hedge line.
- 7.35 Although an attractive farm building (and presumably curtilage listed), the poor condition of the weather-boarded barn with a slate roof to the east of The Old Bury does not enhance this group of historic buildings (Fig. 37). Steps need to be taken to repair it.



Figure 37. Weather-boarded barn to east of the Old Bury in poor condition

8.0 COMMUNITY INVOLVEMENT

- 8.1 As part of the 'Review of Stevenage Conservation Areas' (BEAMS Ltd, 2005) public consultation was conducted through press releases, access to the Council's website and targeted invitation to local interest groups.
- 8.2 Conservation area consultation was undertaken by Stevenage Borough Council between 9th July and 17th August 2007 regarding the alteration to the conservation area boundary as proposed in the Review of Stevenage Conservation Areas (BEAMS Ltd, 2005).
- 8.3 Consultation in this instance was undertaken in accordance with the council's adopted Statement of Community Involvement and comprised:
- Letter and A4 booklets sent to each household (approx. 1,100) within existing or proposed conservation areas
 - Letters and A4 booklets sent to neighbouring councils, regional and national agencies and other key stakeholders
 - An advert in the Comet newspaper for the start of the consultation period
 - A similar advert in the Comet towards the end of the consultation period
 - Posters in the reception area at Daneshill House
 - Publicity on the council's website with the ability to view proposals and provide feedback.
- 8.4 63% of respondents agreed with the proposed alterations to the conservation area boundary, although 26% of the positive comments related to the fact that respondents did not feel the boundary has been extended far enough north westwards (several suggested North Road as the appropriate boundary). Generally, most respondents believe that the proposal to extend the conservation area is a step in the right direction.

9.0 MANAGEMENT PROPOSALS

Unlisted buildings / buildings of local importance:

- 9.1 The appraisal has noted that the architectural integrity of some unlisted properties within the conservation area has already been compromised by the use of modern materials such as uPVC windows. The Council may wish to consider the introduction of Article 4(2) Directions to restrict permitted development. Article 4(2) Directions would be a useful tool in strengthening controls over the unsympathetic alteration of unlisted buildings which cumulatively have an adverse affect on the character of the conservation area. This could be developed further in a future detailed Management Plan.
- 9.2 The appraisal has identified a number of unlisted 'buildings of local importance' to the conservation area. They are of historic / architectural interest and enhance the character and appearance of the conservation area. As such they should be retained and the impact of any alterations or change of use considered in relation to their existing character.

New development:

- 9.3 'Cul-de-sac' or 'close' developments within the conservation area should be discouraged. The open fields to the north have been included within the conservation area as they are important to its setting; housing development within this area should be strongly discouraged.
- 9.4 Any proposed new development should be carefully considered and the setting of the listed buildings, areas of archaeological potential, significant ancient footpaths and field boundaries must all be considered. Distant views of the settlement provide a context and are just as important as insular views from within the conservation area. No new development should be permitted to disrupt the visual or spatial relationship between the group of buildings which make up the historically important core of the conservation area at the church and The Old Bury. This should also preclude building on the meadows between this group and Chancellors Road, nor opposite Dominic Cottage between Rectory Lane and Martins Way. Long distance views towards this group should be taken into account. Redevelopment of existing sites should apply the following principles:
- Proposals to develop / redevelop sites or convert buildings to new uses will be required to preserve and enhance the character of the conservation area.
 - The design, position, scale, massing and materials of new development will be expected to respect the existing character of the conservation area.

Public realm:

- 9.5 With regard to any street management schemes affecting the character and appearance of the conservation area; the Council should consult a conservation specialist and liaise with relevant departments ie Highways Authority. A set of guidelines should be developed with the Highways Authority for the treatment of Rectory Lane including markings, signage, lighting and access / sight lines.
- 9.6 Hedge boundaries should be retained and fencing / railings as a boundary treatment avoided.
- 9.7 The owners of the barn to the east of the Old Bury should be encouraged to carry out repairs to it.

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Acknowledgements

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This report was written by Helen Cal-Fernandez and Christian Brady. The project was managed by Christian Brady, and additional assistance was provided by Anna Borovikov and Anne Haworth.

APPENDIX 1. Extracts from 'The London Gazette' regarding St. Nicholas / Rectory Lane Conservation Area designation / boundary alteration

THE LONDON GAZETTE, 29TH JULY 1982

9941

LEWISHAM LONDON BOROUGH COUNCIL

NOTICE OF PROPOSAL TO MODIFY LOCAL PLAN TOWN AND COUNTRY PLANNING ACT 1971

The Lewisham London Borough Council Catford Local (District and Action Area) Plans

Notice is hereby given that the London Borough of Lewisham proposes to modify the above-named local plans.

Certified copies of the plans, of the report of the inquiry into objections, of the Council's statement prepared following the consideration of the report and of the list of proposed modifications have been deposited at the Planning Department Enquiry Office on the Ground Floor of the Town Hall Chambers, Rushey Green, Catford, London S.E.6, before 10th September 1982.

The deposited documents are available for inspection free of charge. Objections to the proposed modifications should be sent in writing to T. N. Rushbrook, Programme Officer, Lewisham Town Hall, Catford, London S.E.6.

Objections should state the matters to which they relate and the grounds on which they are made* and may include a request (stating the address to which notice is to be sent) to be notified of the decision on the plans.

T. N. Rushbrook, Programme Officer.

*Forms for making objections are available at the place where the documents have been deposited.

29th July 1982.

(489)

PEAK PARK JOINT PLANNING BOARD

NOTICE OF CONFIRMATION OF PUBLIC PATH ORDER

TOWN AND COUNTRY PLANNING ACT, 1971, SECTION 210

MINERAL WORKINGS ACT, 1951, SECTION 32

Parish of Youlgreave (Footpath No. 9) Public Path Diversion Order 1982

Notice is hereby given that on 20th July 1982 the Peak Park Joint Planning Board confirmed the above-named Order.

The effect of the Order, as confirmed, is to divert temporarily for one year part of the public path for a distance of 305 metres to the west of the existing mineral workings.

A copy of the confirmed Order and the map contained in it has been deposited at and may be inspected free of charge at the National Park Office, Baslow Road, Bake-well, between 9 a.m. and 4.45 p.m. Mondays to Fridays.

This Order becomes operative as from 20th July 1982 but if any person aggrieved by the Order desires to question the validity thereof or of any provision contained therein on the grounds that it is not within the powers of the Town and Country Planning Act 1971 or on the ground that any requirement of that Act or any regulation made thereunder has not been complied with in relation to the confirmation of the Order he may under section 244 of the Town and Country Planning Act 1971 within 6 weeks from 30th July 1982 make application for the purpose to the High Court.

C. J. Harrison, Solicitor

22nd July 1982.

(776)

STEVENAGE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977

St. Nicholas Conservation Area

Notice is hereby given that the Stevenage Borough Council acting under section 277 of the Town and Country Planning Act 1977 has determined that the area described in the Schedule hereto is an area of special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance and has designated it as a Conservation Area for that purpose.

The effect of the designation is that:

- (a) all planning applications for development that would affect the character of the area must be advertised and site notices posted so that the maximum opportunity

for comment is given to the public before any decision is reached;

- (b) the prior approval of the Borough Council may be required for the demolition of buildings within the Conservation Area;

- (c) before certain trees within the Conservation Area may be felled, topped, lopped or uprooted it is necessary to give 6 weeks' notice to the Borough Council (if trees are subject to wilful damage or destruction an offence may be committed).

A plan showing the exact boundaries of the area concerned is available for inspection during normal office hours at the Planning Section, Department of Technical Services, 4th Floor, Manulife House, St. George's Way, Stevenage.

SCHEDULE

St. Nicholas Conservation Area includes all the land north of Martins Way between the eastern boundary of the Burymead housing estate and the junction of Martins Way with Canterbury Way extending northwards to:

- (a) West of Weston Road to an average depth of 450 feet as far as "The Lodge", and east of Weston Road to include Rooks Nest Cottages and a small adjoining field to the south.

- (b) St. Nicholas Church, The Old Bury, its farmstead and home paddock and all the land and residential properties on either side of Rectory Lane, including the undeveloped part of its northern frontage for a depth of 100 feet, and including, also, the Marquis of Granby public house fronting onto North Road.

M. L. Banks, Chief Executive

Daneshill House, Danestrete,
Stevenage, Herts.

29th July 1982.

(772)

VALE ROYAL DISTRICT COUNCIL

NOTICE OF PUBLIC PATH ORDER

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 210

Vale Royal District Council (Un-numbered Footpath Meadow Grove Leftwich Northwich) Public Path Diversion Order 1982.

Notice is hereby given that the above-named Order, made on 27th July 1982 is about to be submitted to the Secretary of State for the Environment or to be confirmed, as an unopposed Order, by the Vale Royal District Council.

The effect of the Order, if confirmed without modification, will be to divert the public footpath which runs from a point marked A attached to the Order located in the north-east corner of a road called "Riverside" and proceeding in a northerly direction for a distance of 92 metres as far as a point marked D, to a re-aligned position where it runs in a north-westerly and then north-easterly direction to rejoin the existing path at the said point D on Meadow Grove.

A copy of the Order and map contained in it has been deposited at the Offices of Vale Royal District Council, Whitehall, Hartford, Northwich, and at the Council Offices, Church Road, Northwich, and may be inspected, free of charge, between the hours of 9 a.m. and 5 p.m. on weekdays, Monday to Friday inclusive.

Any representation or objection with respect to the Order may be sent, in writing, to the undersigned at Whitehall, Hartford, Northwich, not later than 31st August 1982 and should state the grounds on which it is made.

If no representations or objections are duly made, or if any so made are withdrawn, Vale Royal District Council may, instead of submitting the Order to the Secretary of State for confirmation, itself confirm the Order as an unopposed Order. If the Order is submitted to the Secretary of State for confirmation, any representations and objections which have been duly made and not withdrawn will be sent to the Secretary of State with the Order.

W. R. T. Woods, Chief Executive Officer and Secretary

Whitehall, School Lane, Hartford,
Northwich, Cheshire CW8 1PJ.

29th July 1982.

(490)

Extract from The London Gazette, 29th July 1982

WEST GLAMORGAN COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT
ORDERS 1977-81

Direction Under Article 4

Land at Hardings Down, Llangennith, Gower

Notice is hereby given that West Glamorgan County Council have made a Direction under Article 4 of the above-mentioned Order relating to land at Hardings Down, Llangennith, Gower with respect to development under Class VI (paragraph 3) of Schedule I of the Town and Country Planning General Development Orders 1977-81. The effect of the direction is that the permission granted under Article 3 of the above-mentioned Orders shall not apply to development described in the Schedule thereto, as amended by the Secretary of State, namely:

"The winning and working, on land held or occupied land used for the purposes of agriculture, of any minerals reasonably required for the purposes of that use, including:

- (i) the fertilisation of the land so used, and
- (ii) the maintenance, improvement or alteration of buildings or works thereon which are occupied or used for the purposes aforesaid,

so long as no excavation is made within 25 metres of the metalled portion of a trunk or classified road, being development comprised within Class VI (3) referred to in Schedule 1 to the said Order and not being development comprised within any other Class."

A copy of the direction and of the map defining the area of land to which the direction relates may be seen at the offices of the said Council in Room T68, County Hall, Swansea, in office hours.

Notice is hereby given that the Secretary of State for Wales approved the said Direction which will come into force on the date of first publication of this notice.

M. E. J. Rush, County Clerk

County Hall, Swansea. (Royd. (W)) (752)

MACCLESFIELD BOROUGH COUNCIL

NOTICE OF ADOPTION OF LOCAL PLAN
TOWN AND COUNTRY PLANNING ACT 1971
Macclesfield Local Plan

Notice is hereby given that on 26th April 1984 Macclesfield Borough Council adopted the above-named local plan as modified by the Council. Certified copies of the plan together with certified copies of the report of the public local inquiry into objections to the plan and of the Council's statements prepared following the consideration of such report have been deposited at:

Planning Department, Stuart House, Macclesfield, and Macclesfield Service Centre, Town Hall, Macclesfield, from 8.45 a.m. to 4.30 p.m. Monday to Friday and at Prestbury, Bollington, and Macclesfield Public Libraries during library opening hours.

The deposited documents are available for inspection free of charge.

The plan became operative on 26th April 1984, but if any person aggrieved by the plan desires to question its validity on the ground that it is not within the powers conferred by Part II of the Town and Country Planning Act 1971, or that any requirement of the said Part II or of any regulations made thereunder has not been complied with in relation to the adoption of the plan, he may, within 6 weeks from 10th May 1984, make an application to the High Court under section 244 of the Town and Country Planning Act 1971.

P. Yates, Chief Planning Officer (768)

1st May 1984.

STEVENAGE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
Designation of an extension to the St. Nicholas
Conservation Area

Notice is hereby given pursuant to section 277 of the Town and Country Planning Act 1971, as amended by section 1 of the Town and Country Amenities Act 1974,

B 3

that the area described below being an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance, was designated as a Conservation Area for the purposes of section 277 of the said Act by Stevenage Borough Council as Local Planning Authority, on 2nd April 1984.

Within the designated area no building other than such building as is referred to in the Direction made by the Secretary of State for the Environment in paragraph 15 of Circular 174/74 may be demolished without the prior written consent of the Local Planning Authority, as though it were a building contained in the list of buildings of special architectural or historic interest prepared by the Secretary of State.

In addition trees within the Conservation Area may not be lopped, topped, felled, uprooted or wilfully damaged or destroyed, unless notice of the proposed action has been given to the Local Planning Authority and written permission to proceed has been received, or the authority has failed to take any conclusive action regarding the notice within 6 weeks from the date of service. There are certain exceptions to this rule, in general terms, these cover trees subject to the exemption already contained in the Second Schedule of the Form of Tree Preservation Orders and trees not exceeding 75 millimetres (approximately 3 inches) in diameter, (or 100 millimetres where the growth of other trees would be improved by forestry operations). Trees already included in Tree Preservation Orders are not subject to the above procedure but are subject instead to the more stringent requirements of the Order concerned.

The existing Conservation Area embraces land and buildings either side of Rectory Lane, St Nicholas Church and the area about Rooks Farm and Howards fronting onto Western Road.

The extensions to the Conservation Area embrace, mostly, land allocated for residential development and are as follows:

To the north, from Nicholas Place the boundary runs common with the rear boundary of the back gardens of the houses fronting onto the eastern side of Foster Close. Thence along the southern boundary of Granby Road turning northwards to cross that Road and to run common with the rear boundary of the back gardens of Nos. 71, 69 and 67 Granby Road and similarly 17, 18, 19 and 20 The Brambles. The boundary then runs south-eastwards along a field boundary to connect with the existing Conservation Area boundary north of The Bury.

To the east, commencing at the eastern extremity of the Martins Way frontage the boundary continues to the junction with Canterbury Way when it then follows the western boundary of Canterbury Way to a point opposite the junction with York Road, where it runs common with the eastern and northern boundaries of the grounds of a pumping station, crossing Weston Road to link up again with the existing Conservation Area.

Copies of the map showing the boundaries of the extension are available for inspection at the Borough Planning Office, Manulife House, St. Georges Way, Stevenage.

S. W. Catchpole, Chief Executive

Daneshill House,
Danestrete, Stevenage.

9th May 1984.

(761)

HIGHWAYS ACTS

GWENT COUNTY COUNCIL

The Gwent County Council Stopping Up of an area of highway verge measuring approximately 33.5 square metres adjacent to Chapel Cottage, Llanfoist in the County of Gwent.

Notice is hereby given that application will be made to the Magistrates' Court sitting at Abergavenny in the County of Gwent on 6th June 1984, for an Order authorising the stopping up of 33.5 square metres of highway verge adjacent to Chapel Cottage, Llanfoist, in the County of Gwent, as shown coloured pink on the plan annexed hereto.

The application will be made under the provisions of section 116 of the Highways Act 1980 on the grounds that the said section of highway is unnecessary.

Stevenage Borough Council

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

AMENDMENTS TO 3 CONSERVATION AREAS AND DESIGNATION OF 2 NEW CONSERVATION AREAS

Notice is hereby given that at its meeting on 19 December 2007
Stevenage Borough Council resolved to:

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| Amend conservation area boundaries at: | Rectory Lane & St Nicholas |
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| Shephall Green |
| Symonds Green |

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|--------------------------------------|---------------------------------------|
| Designate new conservation areas at: | Broadwater (Marymead) Orchard Road |
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Copies of the appraisals and plans defining the conservation areas can
be obtained from the Stevenage Borough Council website at:
www.stevenage.gov.uk/planningandregeneration or, the Planning Policy
Team at Stevenage Borough Council, Daneshill House, Danestrete,
Stevenage, SG1 1HN. (438075)

Extract from The London Gazette, 25 January 2008