

Annex 1: Qualitative Account of Comments of the Tring Conservation Area Appraisal & Management Proposals

	Summary of Comments	Respondent Name	Council Response	Proposed Changes to Appraisal
	<u>GENERAL REMARKS</u>			
1.	Detailed response in relation to specific proof reading points. At end appeared to suggest the need for a shopfront grant scheme.	Tring Town Council	Comment noted	Amend proof read elements.
2.	We welcome this conservation area appraisal for Tring. It clearly and coherently sets out the historical development and special architectural interest of Tring, is well written in an engaging and articulate style, and is helpfully illustrated. In particular, the inclusion of a number of early historic maps and historical illustrations of Tring Park was helpful in providing a sense of the town's earlier development. The brief exploration of the architect William Huckvale, whose influence on the form of Tring was extensive, is also considered helpful, as is the diversion to discuss the presence of the Rothschild family, and both excursions from the narrative add depth to the analysis.	Historic England	Comment noted	No change
3.	We recommend that this appraisal utilise section and paragraph numbering. This will allow readers and users of the document to easily reference specific extracts, rather than, for example, referencing "the third paragraph on page 37".	Historic England	Comment noted	To be addressed in final version
4.	Although not essential, we suggest that a brief "Summary of Special	Historic England	Comment Noted	To be addressed by consultant

	<p>Interest” might helpfully be included at the front of the document, which succinctly sets out the area’s extent and the core elements of its special architectural and historic interest. This enables the reader to quickly gain an appreciation of the essentials, which they can then follow up in detail should they wish. The information set out on p.25 could easily be summarised to provide this in prose form, but summaries are sometimes also presented in the form of a table with bullet points.</p>			
5.	<p>We recommend that where the appraisal and management plan refers to „Scheduled Ancient Monument“, the contracted term „Scheduled Monument“ is used instead. This reflects the more recent usage found in national policy, and also the fact that not all monuments are ancient. We would also recommend that the Hertfordshire HER is consulted and referenced here, as not all of Tring’s archaeological interest is likely to be represented by Scheduled sites alone.</p>	Historic England	Agreed	To be amended by consultant
6.	<p>We might suggest that, where historic maps are shown, they are at least half a page in size to aid clarity (for example, the map on p.15 is difficult to make out). It might also be useful to reproduce the modern OS map on p20, to support the appraisal’s discussion regarding the present street pattern of the area.</p>	Historic England	Agreed	To consultant to examine options

7.	We consider that the proposed division of the area into the two character areas is logical, and clearly reflects the urban form and grain of the area. We suggest that a very brief summary before Character Area 1 on p.26 could be helpful, as is provided for Character Area 2 on p.42. The discussion in Character Area 1 is very detailed, which is useful, but we suggest that a few more photographs of key buildings could also aid the reader here. On p.46, photographs of key elements of architectural character and materials would also enhance this section.	Historic England	Agreed	Amend doc as necessary
8.	We note that, in the „Neutral and Negative Buildings and Features“ on p.47, the appraisal describes the development at Harrow Yard as „exemplary“. If this development is considered to be of a high quality design, we would question its inclusion under this heading, and suggest it could be included as an area that makes a positive contribution. Although a conservation area appraisal will naturally focus on the historic character of an area, we would suggest that well designed twentieth and twenty-first century development can often make a positive contribution to an area, and shouldn't necessarily be overlooked owing to lack of age, or be dismissed as neutral.	Historic England	Agreed	Consultant to address inconsistency
9.	The map showing negative and neutral buildings/sites on p48 is helpful, but we would recommend that, in an	Historic England	Agreed	To be addressed by consultant

	appropriate place in the appraisal, another map showing open spaces, focal points, important boundary treatments or frontages etc., is included.			
.10.	Paragraph 2 on p.49 refers to Vicarage Gate, whereas the corresponding photograph (bottom right) refers to Vicarage Lodge.	Historic England	Comment noted.	Amend doc
11.	With regard to shop fronts on p.50, it would be useful to illustrate good and bad examples with photographs, to aid clarity, and help decision making.	Historic England	Comment noted	Show good shopfronts examine issues around general shopfront guidance.
12	We welcome the inclusion of a separate „Conservation and Management Proposals“ section (p.51).The only comment we have regarding this section is that the NPPF is now 6 years old, and perhaps could not be considered „recent“ (third paragraph from bottom, p.51), and that under „Demolition“ on p.54 (and anywhere else), the appraisal should refer to Planning Permission instead of Conservation Area Consent.	Historic England	Comment noted	Amend doc
13	We welcome the stated desire to prepare shop front design guidance for Tring, again to provide clarity. However, we are aware that the resources to prepare this might not be available, and therefore suggest a cost effective way of providing design guidance on shop fronts in an adopted document would be to include a short set of guidelines under the Shop fronts section in the main appraisal.	Historic England	Comment noted	See point 11.

14	<p>Finally, on p.60, the appraisal refers to an out of date web address for Historic England's Heritage at Risk Register. The correct one is: https://historicengland.org.uk/advice/heritage-at-risk/.</p>	Historic England	Agreed	Amend doc
15	<p>It isn't clear from the combination of the maps and text in the Boundary Review (p58- 60) precisely which areas - except the cemetery - are to be included for consideration as additions to the conservation area. Specifically, the text suggests Home Farm be included, and the map on p.60 excludes it.</p> <p>When considering whether to add to the area, regard should be had to the requirements of p.127 of the NPPF, which makes clear that local authorities should ensure that an area justifies being designated as a conservation area by virtue of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. This should also be applied to boundary changes.</p> <p>Whether an addition proposed might be better served and its particular special interest better and more coherently defined through being an independent conservation area is also an element to be considered, and we note that the proposed Tring cemetery extension is located some distance from the relatively compact and well defined town centre.</p>	Historic England	Comment noted	Disagree with points although justification to be considered further by consultant.

16	Q2 As most of the houses in the Tring Conservation Area don't have garages, parking is a huge problem. This is made worse by the popularity of the Natural History Museum - and also by office workers parking all day in Park Road	Chiltern Society	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
17	Q4 Important to have green spaces, such as the field opposite Park Road.	Chiltern Society	Comment noted	
18	Q6 Parking is a major problem.	Chiltern Society	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
19	Q8 Perhaps the streets with mainly shops should be in an additional area - High Street, Western Road etc.	Chiltern Society	Comment noted	
20	The Chiltern Society would always encourage the expansion of the Conservation Area. The drains by the Natural History Museum on the Park Street corner quickly get blocked when it rains heavily, and cause a flood on the dangerous corner with Hastoe Lane. The water then runs down Akeman Street.	Chiltern Society	Comment noted	
21	Detailed response in relation to specific proof reading points.	Tring Historical Society	Comments Noted	Consultant to address
Q2	New builds look too new -upv windows and doors etc. Can look cheap	R6	Comment noted	No action Article 4 ?

<p>Clearly there is insufficient parking within the conservation area owing to the period when the area was built. The Council should consider providing designated and dedicated residents parking facilities. The specialist consultants have highlighted in their report numerous instances of unsympathetic extensions and new buildings. The Council should enforce the planning restrictions related to conservation areas more vigorously.</p>	R11	Comment Noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.) Article 4?</p>
<p>Parking is very difficult, also the number of cars parked on the pavements is a problem. Perhaps a one way system could be introduced on some streets. Resident permits/restricted would also be good as a lot of people park and then walk to the town or to the museum.</p>	R12	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>
<p>Largely increasing cars around and in conservation areas can not but damage the character of the area</p>	R13	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>
<p>The parking in Tring triangle is a joke! It's like running the gauntlet most days just to battle through it! As for getting Park Road cleaned and drains cleared, well I have given up asking, I use to email year upon year to get passed around before anything being done, so I don't bother anymore. Yet the road</p>	R14	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>

	sweeper can sit there for a lunch break and not even think about it getting added to his list!!			
	Parking is always a problem as the density of cars and their larger size forces owners and visitors to park on the pavement with two wheels, as described in the document	R15	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking on Park Rd can sometimes be problematic - especially when the Museum is busy - The Museum should direct people to their car park. However I would not like to see parking restriction signs on Park road.	R17	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	There is clearly not enough parking for people visiting friends or relatives in the Tring Triangle area: but this problem doesn't have an obvious solution, bearing in mind the nature of the buildings and roads. Some of the shop fronts on High Street East don't fit in well. I think the guidelines should be tightened up so that changes are in keeping with the original building.	R18	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking is horrific in Tring and the proposed outlying expansion up the Western Road (400 houses?) will only make it worse for the Conservation area. Worse, the pavements and road surfaces are not maintained so that walking the streets/pavements is a positive hazard.	R20	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.

	Many homes have no off road parking and more than one car. The roads are very narrow thus forcing people to park on the pavements. In some roads this results in one lane only with no passing place. The recent snow	R21	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking is very difficult in Tring Triangle, but there is really no solution to this. New developments such as in Langdon Street have been built with sufficient parking, and this should be continued.	R22	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Not enough parking in Tring Triangle.	R23	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	As in most conservation areas the age and nature of the residential development (largely Victorian and Edwardian) means that there is insufficient parking space for cars. Thus the residential streets appear overwhelmed with vehicles. However, the size and capacity of the public car parks in Tring make them largely adequate for the current number of visitors.	R24	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Short statement, in favour of protecting green belt land, for future generations. Louis Quail Please review my statement below in the	R27	Comment noted	No action

<p>light of your consultations. I don't have the knowledge, time or experience to answer all your questions. You have done nothing here to convince me this consultation is set up earnestly to preserve the area more likely, I believe its an attempt by some to develop the area. Apologies for the brevity of my language or if i am incorrect in my assumption. Any changes to the Conservation area should be to extend its value and preserve its character. Its absolutely vital that green spaces and green belt land are preserved for future generations and any attempts by developers and or other persons to use the green belt for building as way of making money (or improving their employment prospects) against the welfare of current and future residents should be resisted at all costs. There are plenty of other places in the UK and local area to build on first such as brown field, and existing housing sites that could be developed more intensively first. Once the countryside is built on it is lost, for many, many, generations. Councils and housing charities should also be given the right to build social housing. This must be tried first as its quite obvious that if this and other state interventions were tried, instead of relying on the private</p>			
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<p>sector, the housing crisis could be solved very quickly indeed. Our green belt must not be sacrificed at the alter of neo liberalist ideology or right wing popularism. It is so clear that these attempts to build on green belt land is very likely to be against the welfare of local, current and future residents, and local communities and their children, that councilors and government officials who vote to build on green belt land, should be prepared to sign statements saying they are acting and thinking independently and have no previous or planned connections with property developers or similar organisations, other than in a purely professional capacity. They should not be allowed to work privately in the same area for at least five years of working for the state. I do accept that sometimes green field sites will need to be developed but it is not for the private sector to decide this. Ideally any developments of green field sites should always be carried out with the highest standards of investigation as to the negative risks versus the positive benefits. These sites must be allocated utterly independently of the private sector for the benefit of the public and with the highest standards of probity and independence of the planners. Any collusion with the</p>			
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	private sector to corrupt the process should be considered a crime.			
	There are parking wars on Park Road and the Tring Triangle, everyone fighting for space and have more cars than ever!	R29	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
Q4	One thing not mentioned in the report is sound. The noise of A41 can be heard from the conservation area most of the time and is loudest during rush hours. Therefore any improvements to the A41 in the future should consider the impact of traffic noise and suitable road resurfacing and sound barriers/planting could be considered. Access to Tring Park should also be improved, particularly for wheelchair users. I agree that the presence of satellite dishes and uPVC windows is a problem that distracts from the area and any measures that prevent an increase in these would be welcomed. Additionally, street lighting has been installed on Akeman Street which is not in keeping with the area i.e grey modern LED lighting. In considering lighting, Highways should install lights that match the area's style.	R12	Comment noted	Useful points article 4 should be investigated by consultant. Will forward comment to county council highways dept for review.
	In the above cases one has to move with the times somewhat!	R14	Comment noted	No action
	All covered.	R15	Comment noted	No action

	Trying to preserve the feeling of unity of an area and its purposes. It is a lot more than just preserving individual buildings. Preserving the setting and the context in which it evolved gives a conservation area a narrative.	R18	Comment noted	Useful points article 4 should be investigated by consultant.
	Implementation of them	R22	Comment noted	No action
	Signage, particularly street name plates. Traffic signs.	R24	Comment noted	Will forward comment to county council highways dept for review.
	Important to have green spaces, such as the field opposite Park Road.	R25	Comment noted	No action
	Maintaining traditional street lighting	R26	Comment noted	Will forward comment to county council highways dept for review.
	Change still has to be accomodated, we can't live in the past for ever!	R29	Comment noted	No action
Q6	Keeping the attractive features and replacing ugly shop fronts and signs that look rundown	R5	Comment noted	
	I am unfamiliar with the term "landscaping to the public realm," - I might have selected it as one of my three selections	R11	Comment noted	No Action
	More care should be taken with where telecoms companies are installing broadband boxes as these are being installed with little care or attention to the buildings that they are being put in front of. Any street lighting should match the look and feel of the area. Improvements to parking would be welcomed, reducing cars parked on pavements and encouraging visitors to the town and museum to use the town car	R12	Comment noted	Article 4 Will forward comment to county council highways dept for review.

	<p>parks rather than parking in the conservation area. There are also excessive road signage on the High Street and joining roads. Most notable is the sign on Akeman street that informs users there are humps to the left and humps to the right which to me doesn't offer much to the road user. All road signs should be reviewed and unnecessary ones removes</p>			
	<p>Harmonising pavement surfaces, kerbs etc in Tring Triangle area in keeping with the area and its buildings.</p>	R18	Comment noted	Will forward comment to county council highways dept for review
	<p>The inclusion of land to the South of Park Road, including Home Farm and Woodlands Close.</p>	R22	Comment noted	No action considered within appraisal.
	<p>No more new buildings that are not in keeping with the older properties in Tring. Also ensure there are enough parking spaces provided with any new developments for residents and visitors. Removing the scaffolding on the museum building as it has been there for years.</p>	R23	Comment noted	Conservation Dept to discuss with museum and highlight issues with planning dept.
	<p>Encouraging retail outlets to improve both the design and quality of their shop fronts. Encouraging home owners to take pride in conforming to the accepted design norms.</p>	R24	Comment noted	Design guide for shopfronts to be considered as noted above point 11 Historic England comments
	<p>Better traffic management in the very narrow streets</p>	R26	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.

Q8	Why are two character areas required?	R14	Comment noted	No action
	I don't know why it had been sub divided into two different areas.	R23	Comment noted	No action
	It might make it easier to review the CA in two divisions, but it is not necessarily enlightening.	R24	Comment noted	No action
Q10	I do not but Woodland Close should absolutely not be included! I live on this street and although it isn't an eyesore it is not particularly attractive and there should not be restrictions to improvements. The houses in general	R5	Comments noted	Pass to consultant for review.
	I would like to see Tring Park included in the conservation area as I consider the Mansion and it's setting should be treated as a contiguous whole, as originally constructed.	R11	Comment noted	Already dismissed in doc
	I like the idea that Tring Park could form part of the conservation area. Consideration should also be given to The Akeman Business Park which provides local employment opportunities but is likely to be redeveloped. Any redevelopment should be sympathetic to the conservation area with sufficient parking provision provided. A previously mentioned, anything that can be done to reduce the noise of the A41 would be welcomed	R12	Comment noted	Akeman street would be considered following policy and guidance. Forward comments to county council highways dept.
	No I have no further suggestions on the above! However I will give my	R14	Comment noted	Forward to consultant for review/ comment.

	explanation to your previous question where you allowed no further comment these properties are private dwellings on private roads and not seen			
	None	R15	Comments noted	No action
	I would like to see Dunsley gate lodge and the garden cottage with the estate wall included in the conservation area. The wall ties the area in with the wall opposite the forge car park and also with the estate wall running along the London Road, past Tesco and almost up to the A41. The wall ties Tring in to Tring Park and the Rothschild esate.	R18	Comment noted	Unlikely to be practical however forward to consultant to consider local listing.
	You don't have the infrastructure or services for more homes. Start thinking about this before you decide further	R19	Comments noted	No action
	The boundary of the proposed extension to the east of Home Farm into the field (known as Bateman's Field) fronting Park Road and going up to the A41 only extends to part of that field. Surely the Conservation area should encompass the fields from Hastoe Lane to Home Farm with the rationale that these were all part of the Rothschild's Tring Park domain.	R20	Comment noted	Already dismissed in doc.
	I am unsure how the proposed boundary in the fields to the east of Home Farm has been arrived at. I	R26	Comment noted	No action?

	also wonder how the boundary of the conservation area relates to (or not) the AONB boundary. I believe Home Farm lies within the AONB but would appreciate clarification.			
Q11	Do not add Woodland Close to the conservation area. Glorifying mid-century Council housing is a stretch of the imagination.	R5	Comment noted	Forward to consultant for further review.
	A total waste of time and money, to pay someone to do such a report on what any lay person can see each day! We all have to move with the times! Whilst maintaining everything in moderation!	R14	Comment noted	No action
	The consultation document was very helpful and gave a good history of the metamorphosis of historic Tring.	R15	Comment noted	No action
	I thought the Appraisal Document was very informative and interesting and wonder if it is available in hard copy.	R17	Comment noted	No action be available on line no publications
	The appraisal is very thorough and informative.	R18	Comment noted	No action
	This document is largely encouraging and useful, and contains much of value. It also reads well. However it is much overdue, and contains many, fairly small but irritating errors. Since it was written, for example, all the banks	R24	Comment noted	Amend errors see other responses where points have been noted. Will pass to consultant to amend as necessary. .
	As before I question how the boundary to the East of the fields next to Home Farm has been arrived at . It appears to be part of the AONB and I wonder if it could not be co	R26	Comment noted	No action covered in document consultant to be forwarded comment to add to specific point if necessary.

	terminus?			
	Short statement, in favour of protecting green belt land, for future generations. Louis Quail Please review my statement below in the light of your consultations. I don't have the knowledge, time or experience to answer all	R27	Comment noted	No action
	We feel that the proposed expansion of the Conservation Area aims to incorporate areas that are not generally accessible to the public and therefore have little impact on the overall character of the Town. While we fully support the sympathetic maintenance and restoration of some of the historical buildings, we believe that the current planning regulations, as they stand, provide sufficiently robust controls to ensure that such buildings retain their character and historical attributes while ensuring that any proposed development must take into account the historical significance of certain buildings.	R28	Comment noted	No action
	The proposed additions are private residences that are on private roads and cannot therefore be seen by the General public.	R29	Comment noted	No action
	Landscaping of the Public Realm. Improvements to signage of shops. Car and lorry parking, which in its uncontrolled form, is blighting Tring. I also have specific comment on	Email respondent	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals. Points in relation to church square

Church Square which I set out as below.

Church Square.

I believe that a little more should be said of Church Square. The opening up of space along the High Street at the Former Rose and Crown and the Parish Church is of prime importance. Not existing in the 19th Century but since 1905 it has formed the heart of Tring and the Hotel once a social focus. In the 1980's it was a poor car park. The works on the Square of 1991, built on the establishment of this space albeit with a constrained palette of materials but including York stone paving.

The recent change of use of the former Rose and Crown has diminished the social context; the pub opposite the church, linked by public space. We await the reinstatement of the promised restaurant. The Rose and Crown is now separated by unfortunate signifiers of private space defence at its forecourt and soon to be hidden by a line of maturing trees.

Church Square's own trees, introduced to frame, not hide the space, have succumbed due to lack of hydrated soil. Blocked gullies the culprits. The tree grids now sadly

forwarded to consultant to amend document.

<p><i>infilled with pockets of concrete. More is yet to be done to forward the spirit of the 1991 works. Roadways of Church Square to the east and west, linking Vicarage Gate and the Church's West Door respectively, deserve more than a tarmac surface. Extension by way of paviers or better, setts, would be welcome. A programme of care, attention and repair at Church Square should be encouraged.</i></p>			
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