

# Tring Conservation Area



## Character Appraisal and Management Proposals

September 2019



## Acknowledgements

This document was produced by Beams Ltd on behalf of the Conservation and Design Team at Dacorum Borough Council. All photographs used in the report and taken by Beams unless otherwise specified.

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Cover photographs:

Main picture: 26 High Street, seen from Akeman Street

Insect pictures from left to right:      The church and War Memorial  
Tring Park Mansion, south elevation  
Louisa Cottages, Park Road

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## **Summary of Special Interest**

Tring is a busy market town located on an ancient route through the Chiltern Hills with considerable historical and architectural significance. The tight medieval settlement pattern is evident from the narrow building plots and tight street layout.

Near the centre lies the 15<sup>th</sup> century church of St Peter and St Paul within an open green space and public square providing an attractive spacious counterpoint. Good examples of 17<sup>th</sup> and 18<sup>th</sup> century buildings make particular contribution to the central core. However, the great wealth of important features and architectural interest dates from the 19<sup>th</sup> and early 20<sup>th</sup> Century when the Rothschild family who lived at Tring Park with Architect William Huckvale transformed the centre of the town. Many of the finest buildings date from this period.

Local brick and clay tiles are used throughout with occasional timber framing and some limited flint and Totternhoe stone most evident on the church.

These features combine to form the special historic and architectural qualities of the conservation area.

# **PART 1: CONSERVATION AREA CHARACTER APPRAISAL**

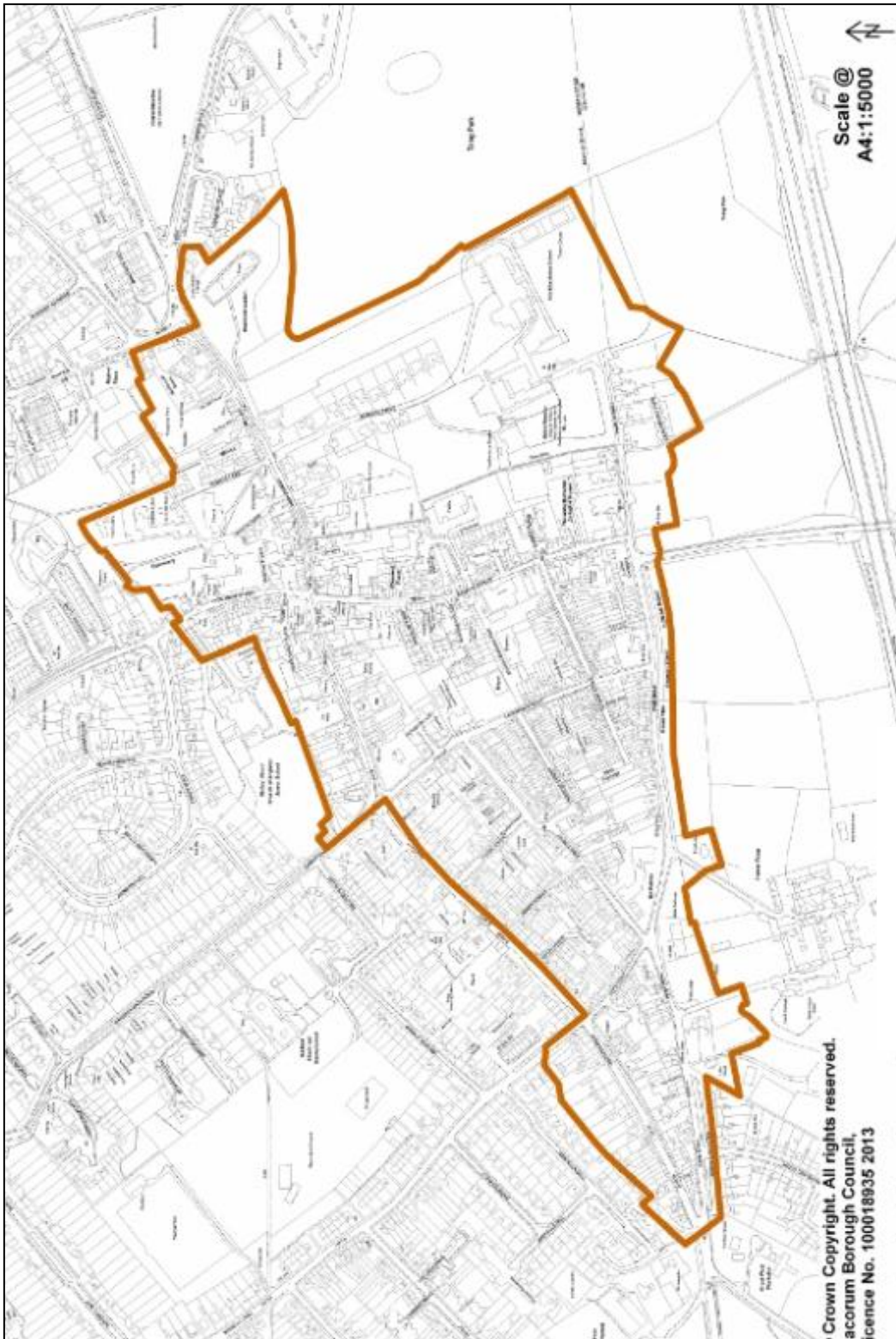
## **1.0 INTRODUCTION**

### **1.1 Conservation Area designation**

1.1.1 A 'conservation area' is a statutory designation intended to conserve the historic environment of a settlement. It is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local planning authorities have a duty to designate and review conservation areas under Section 69 of the same Act. Section 71 requires them, from time to time, to formulate and publish proposals for the preservation and enhancement of their conservation areas. Section 72 requires them to pay special attention to the desirability of preserving or enhancing the character or appearance of their conservation areas in the exercise of their planning functions.

1.1.2 Conservation area designation requires a local planning authority:-

- to preserve and / or enhance the area, in accordance with legislation and national planning policies
- to adopt local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
- Conservation area designation gives a local planning authority:-
- control over demolition of unlisted buildings
- control over work to trees
- more control over advertisements - fewer can be displayed with deemed consent
- more control over development - fewer types can be carried out without the need for planning permission.



**1.2 Designation and Review of Tring Conservation Area**

1.2.1 Tring conservation area was first designated by Dacorum Borough Council on 6<sup>th</sup> October 1969, and the boundary was reviewed in February 1978. The boundary was extended in 1978 to include the majority of properties fronting the southern side of Western Road and all properties fronting Chapel Street, Queen Street, Langdon Street, King Street, Albert Street and Akeman Street.

1.2.2 A conservation area appraisal is now being produced for the first time. It offers guidance

intended to assist all those involved in the management of development in Tring, including residents, architects, developers, council officers and members, and planning inspectors.

- 1.2.3 It traces a brief history of Tring, and appraises the special historic and architectural interest of the conservation area which justifies its designation. It also gives an account of interesting characteristics other than buildings, such as green spaces and materials, and identifies negative features. Finally it makes management proposals intended to preserve and enhance the area's character, and incorporates a review of the boundaries. The appraisal also includes a list of statutory listed buildings (Appendix 1) and Historic Environment Records within the Conservation Area (Appendix 2).

### **1.3 Location**

- 1.3.1 The historic medieval market town of Tring is in the extreme west of Hertfordshire. It is some thirty miles north-west of London, nine miles east of Aylesbury in Buckinghamshire, and seventeen miles west of St Albans. It is one of three main settlements in the Borough of Dacorum, lying about six miles north-west of Berkhamsted, and some twelve miles north-west of Hemel Hempstead, the administrative centre of Dacorum.
- 1.3.2 The London-to-Birmingham railway line passes two miles to the east of the town, in Aldbury parish, while the Grand Union Canal runs alongside it on the east. A group of four reservoirs lies two miles to the north, built to feed the Canal. They have been a nature reserve since 1955, and were designated a Site of Special Scientific Interest (SSSI) in 1987. Their significance is analysed in *Dacorum Landscape Character Area Number 113: Tring Reservoirs*. The A41 road, a busy dual carriageway, lies close to the south of the town and runs through Tring Park.

### **1.4 Boundaries**

- 1.4.1 The conservation area is wedge-shaped, and encompasses the historic centre, comprising High Street and Western Road to the north, and Park Street and Park Road to the south, from Brook Street and Tring Park in the east, to the point where Western Road and Park Road join in the west and form Aylesbury Road. Most of Tring Park itself is excluded, although Tring Park Mansion and its former stables and north gate lodge are included.
- 1.4.2 The conservation area forms the southern part of contemporary Tring. The majority of the town is modern development north of the historic centre, reaching to the Icknield Way (B488) in the north and Grove Road in the east, which is excluded from the conservation area. The conservation area boundaries are reviewed in part 2 section 6 of this document.

### **1.5 Topography and setting**

- 1.5.1 Tring is situated in a break in the Chiltern Hills known as Tring Gap. It is set in a slight declivity, at about 100 metres above sea level, with land rising gently east and west of the town, and sloping gradually from north to south.





Aerial view of Tring with Conservation Area boundary outlined

- 1.5.2 The town is surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB), designated for the fine quality of its landscape, which around Tring consists primarily of fields and woodland. It is approached from the east and the railway station along an avenue of chestnuts and lime trees. From the south-east, the long flint boundary wall and tree belt of Tring Park, and London Lodge, the former gate lodge, give an introduction to the conservation area well before one reaches the town. On the opposite side of the road to the park is agricultural land. The western approach is through open country along a road lined with hedges and trees which passes Tring cemetery. All the approaches to Tring provide glimpses of the Chiltern Hills visible in the distance.
- 1.5.3 The setting to the south and west is marred by the sight and sound of the A41 road, a busy dual carriageway. Immediately to the south of the town, bordering High Street and Park Street and Park Road, is Tring Park.
- 1.5.4 The wider parish of Tring is scattered with small villages and hamlets in a rural and sylvan setting. Immediately to the east is Pendley Manor (now a hotel), and some miles to the east is the vast woodland of the Ashridge estate.

## 1.6 Geology

- 1.6.1 The geology of Tring consists of chalk rock substrata, which underlie softly contoured hills of chalk downland. North of Tring is a watershed which divides the drainage basin of the Great Ouse River to the north from that of the River Colne to the south. Springs emerge from the chalk land and turn into rivers flowing south, which join the Colne in the west, and ultimately the Thames at Staines.



## **1.7 Archaeology**

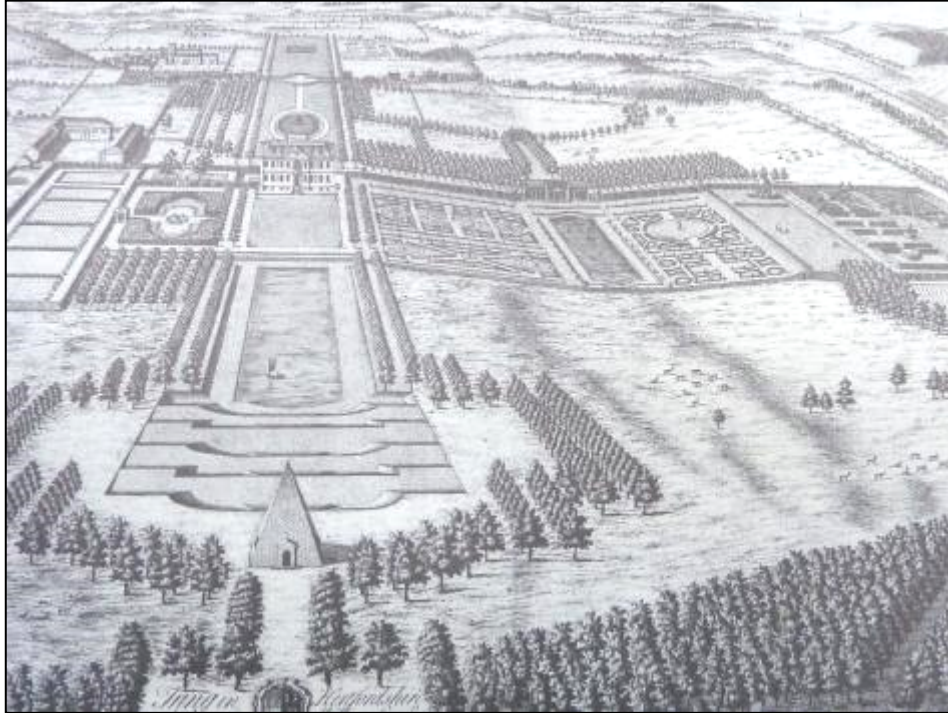
- 1.7.1 There are no scheduled monuments in Tring conservation area or in the town. However the scheduled ancient monument of Grim's Ditch lies about three miles to the south of the town near Hastoe. It consists of earthworks forming a prehistoric boundary, visible as a bank and ditch, which run east-west through Shrub's Wood.
- 1.7.2 The Hertfordshire Historic Environment Record (HER) includes 53 records within the Tring Conservation Area (appendix 2). The HER includes details of archaeological finds, archaeological remains, buildings / structures and historic parks and landscapes in Hertfordshire.

## **2.0 HISTORICAL DEVELOPMENT**

### **2.1 Medieval Tring**

- 2.1.1 The manor of Tring is mentioned in the Domesday Book (1086), when it was held by Count Eustace of Boulogne. It was granted to the Abbot of Faversham from the mid-

twelfth century, to the Archbishop of Canterbury from the mid-fourteenth century, and reverted to the Crown from the reign of Henry VIII (1509-47) to that of Charles II (1660-85). It was granted to Colonel Henry Guy in 1680, and subsequently passed to the Gores and the Rothschilds, until it was sold and dispersed in 1937. The existence and site of an early manor house is uncertain, and it may or may not have coincided with the present house, begun by Guy in 1682.



An engraving showing how Tring Park was meant to look at the time of Sir William Gore, c.1700 (Woodhouse, 1996)

- 2.1.2 Surrounding manors were Tring Rectory, Miswell, Bunstrux, Riccarins, and Pendley, which had a medieval park. There were no monasteries in the area.
- 2.1.3 By the later eleventh century, the Ickniel Way was one of four great roads of England, making up the King's Highway (Matthew Paris maps c. 1250), and enjoying the king's peace, a right of passage. It ran along the chalk ridge that linked the Norfolk coast and the downlands of southern England in Sussex. In the Hertfordshire area it led from Royston, through Bedfordshire, passing just north of Tring, and on to Buckinghamshire. There was also an early principal thoroughfare running from London through Watford, passing just south of Tring, and meeting the Ickniel way. This was the former Roman road of Akeman Street. Tring grew up east of the intersection of these two roads.
- 2.1.4 There is evidence to show that a settlement at Tring was established early, although little is known in detail. The parish church is a medieval foundation, with a thirteenth-century chancel, a fourteenth-century tower, and a fifteenth-century nave and aisles. A market was established in 1281 south of church, and confirmed by a charter of Charles II, when it sold straw-plait in the morning and corn in the afternoon. Mills are recorded in the parish in 1291, 1414, 1591, and 1650. There was also a fourteenth-century fair. The long narrow walled plots still seen in the town, especially to the south of High Street, are evidently medieval burgage plots.



Early 20<sup>th</sup> century postcard of Tring Parish Church  
[www.hertfordshire-genealogy.co.uk](http://www.hertfordshire-genealogy.co.uk)

- 2.1.5 Tring evidently had a market house well before 1650, when it was described as “the old house called the Market House with the court loft over... containing two rooms or shops below stairs, with an entry and staircase up into the court loft used for keeping of the courts, bounded South with the Market Street and the churchyard North.” This suggests that Tring market already had some importance, because many small market places had no market house. As a committee room standing on wooden piers, it was a form characteristic of its time and type.



The Old Market House (Hay, 1989)

## 2.2 Post Reformation

- 2.2.1 The layout of Tring until the eighteenth century, as recorded in historic maps, differed from the modern town plan. It included Brook Street and London Road to the east, High Street and the parish church to the north, and a road to the west (contemporary Akeman Street). However, Tring Park was bisected by Akeman Street, which ran close to the house to the south. Thus Tring House was located in a square of roads (Oliver 1695). The southern road was closed in 1710, and subsequent maps show the park without it (Dury and Andrews 1766). Its course immediately west of the park is represented by modern Park Street and Park Road. Thus the main elements of the modern street plan were established. Thereafter the town grew as a T-plan, with the High Street as the

cross bar and Akeman Street as the stem.



Extract from the John Oliver map of Hertfordshire, 1695 (HALS)



Extract from the Dury and Andrews Map, 1766 (HALS)

- 2.2.2 Before the Reformation, economic reasons for travel were not important, as markets and trade were local. Later, however, pilgrimage traffic declined but commercial travel increased, and the major routes established by the eleventh century gave Tring an advantage. The London Road was turnpiked in 1711, and the Icknield Way in 1769, and Tring had a toll bar by 1820/1 (Bryant's Map). Tring was also a principal post town, with two mail coaches and twelve other coaches a day passing through it on the London Road. The traffic from these two routes led to much inn building in the town.
- 2.2.3 The London and Birmingham Canal Act of 1792 led to the extension of the Grand Junction Canal, which had an important impact on Tring. It was the highest point on the

route. Big reservoirs were located near the town to feed the canal in both directions, at Little Tring and Wilstone, which each had three reservoirs, fed by springs and pumping stations. A branch canal which led from the Grand Junction Canal to a wharf at Tring transformed communications. The county directory of 1832 boasted that Tring offered "conveyance to London, and nearly all parts of the kingdom" by the Grand Junction Canal.



Extract from the Tring Inclosure Map, 1788 (HALS)

## 2.3 Early-Nineteenth Century

2.3.1 Tring underwent significant change and industrial and commercial development in the early nineteenth century, becoming a modest but thriving trade centre. Earlier accounts of the town record one principal street (High Street, or Market Street as it was originally known), but the county directory of 1832 notes two principal streets, including Akeman Street. An 1851 directory records that the town was well paved and lighted. At the same time, it experienced rapid population growth, with numbers doubling between 1801 and 1841, as the following Census figures show:-

1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
2,156	2,557	3,286	3,488	4,260	4,746	4,841	5,076	5,357	5,424	5,054

2.3.2 At the beginning of the nineteenth-century, Tring was a centre for agricultural trades, including cattle, malt, manure, hay and corn, and for associated craftsmen such as wheelwrights, market gardeners, and saddlers. Canvas-weaving and straw-plaiting were old-established trades. Straw plait supplied the hat industry, and trade was boosted by the Napoleonic Wars, which removed Italian competition.

2.3.3 Trade grew and diversified in the early nineteenth century, changing Tring from an agricultural settlement to a commercial town. Some thirty occupations were recorded in the town in 1823-24, including attorneys, auctioneers, bakers, blacksmiths, boot and shoe makers, brewers, brick layers, butchers, carpenters, collar makers, corn dealers,



fire office agents, grocers, hairdressers, ironmongers, linen drapers haberdashers and hosiers, liquor merchants and coopers, maltsters, millers, plumbers, painters and glaziers, surgeons, tailors, watch and clock makers, and wheelwrights. There were also ladies' and gentlemen's' academies, and numerous taverns and public houses. The market hall was felt to be inadequate for Tring's new prosperity, as it was described in 1819 as "a mean edifice on wooden pillars", although it was not replaced till later.

- 2.3.4 Important new trades grew up at the time, including parchment-making, printing, book-binding, book-selling, and brewing. There were several breweries and malt houses, and by 1832 there were also six retailers of beer, mostly in Akeman Street.
- 2.3.5 However the major new development in the town was the building of a silk mill on Brook Street in 1824. It is courtyard complex, now Silk Mill Business Park, and listed, but outside the conservation area. It was built by William Kay, who bought the manor of Tring in 1823, and it worked for seventy-five years. It was one of the three major silk mills in the county, rivaled only by those at Watford and St Albans. Tring was a particularly attractive site for a mill, because it had waterpower from the River Bulbourne, and its canal provided good communications with the London labour market, and the Midlands silk-weaving centres.
- 2.3.6 The Silk Mill was a throwing mill, which made thread from imported raw silk, to be sold on for weaving. In 1851 it employed three-hundred-and-thirty-five hands, most of whom were female, and of whom one-hundred-and-twenty-five (or thirty-seven per-cent) were children aged fourteen or less. At peak production it had a work force of four to five hundred, making it the largest silk mill in the county. On average, twenty-per-cent of its work force had been pauper apprentices, mostly from Berkhamsted, London and elsewhere.
- 2.3.7 Throwing was the poorest-paid and least-skilled part of the process. Recruitment of labour was always difficult because of the competition from straw plaiting, which was better-paid. The mill affected the population and the buildings of the town, because it employed migrant workers who needed accommodation. Workers' cottages were built on Brook Street and elsewhere to lodge child and adult mill workers.
- 2.3.8 The area to the west of Akeman Street was still undeveloped in the early nineteenth century, although the course of King Street is marked (Bryant 1822), but it was built up by the later part of the century (OS 1st edition).
- 2.3.9 A further boost to the town was given when the London and Birmingham Railways Company Act was passed c. 1835. The new line opened in 1838, with Tring station two miles to the east of the town, in the adjacent parish of Aldbury. The distance made Tring less readily accessible by rail than Berkhamsted, and perhaps restricted its growth as a commuter town.
- 2.3.10 Tring was a centre of Baptist and Protestant Dissent after 1650. There was a Quaker Meeting House on the corner of Hastoe Lane and Park Street, and in 1854 General and Particular Baptist Chapels were recorded in West End (Western Road), Frogmore Street, Akeman Street, which had two, and one outside the town at New Mill. Another, the Ebenezer Chapel, was built on Chapel Street. The Baptist Church (1832) on Akeman Street is a listed building. Free schools were established in 1829, on West End and King Street, but neither survives.





1<sup>st</sup> edition Ordnance Survey map, 1877 (HALS)



2<sup>nd</sup> edition Ordnance Survey map, 1899 (HALS)

## 2.4 Late-Nineteenth and Early-Twentieth Century

- 2.4.1 After a century of steady population growth from 1801 to 1891, numbers fell in 1901, reflecting Tring's failing economic fortunes at the start of the twentieth century. This may be contrasted with neighboring Berkhamsted, where the population in 1801 was 1,690, rising in 1901 to 5,600. The Victoria County History noted in 1908 that "the town is almost entirely the property of smallholders, many engaged in agriculture and dairy farming, and trade is not flourishing." The straw-plait trade declined after c. 1870, due to competition from China and Japan, and the silk mill closed in 1898, due to loss of markets, and the decline of child pauper labour after 1867.
- 2.4.2 Tring legally became a town following the 1894 Local Government Act, and was divided into two parishes, Tring Urban and Tring Rural. It gained various amenities at the time. A cemetery was created in 1894. By c. 1900 the town was lighted by gas from Brook St Gas Works, and supplied with water by Chiltern Hills Spring Water Company. Many civic buildings were erected or rebuilt, a number associated with Lord Rothschild.



High Street, Tring in the early 20<sup>th</sup> century (Hay, 1989)



View down the High Street, with Akeman Street to the left (Hay, 1989)



3<sup>rd</sup> Edition Ordnance Survey map, 1924 (HALS)

## 2.5 The Lords Rothschild of Tring

- 2.5.1 The Tring Park estate was rented by Lionel de Rothschild from the 1830s, and his son Nathaniel de Rothschild (1840-1915) bought it in 1872, and was created 1st Lord Rothschild of Tring in 1885. He gave the estate to his son Walter, the 2nd Lord Rothschild (1868-1937).



Tring Park Mansion in 1897; emus (and other animals) were able to wander freely around the park (Woodhouse, 1996)

- 2.5.2 The 2nd Lord was an important building patron in the town, erecting civic buildings, estate buildings and cottages, and structures to house his outstanding zoological collection. His architect was William Huckvale (see below). He also cleared away many buildings, particularly from the south side of Park Road, the churchyard, and the south-east part of

High Street, including the hamlet of Lower Dunsley. The Victoria County History noted in 1908 that "the older houses, especially in the south, are being rapidly cleared away." The buildings of William Huckvale and the 2nd Lord Rothschild are mentioned in the succeeding section, and several are included in the statutory listings for Tring (Appendix 1) and the local list (Appendix 2). Outstanding among them are perhaps The Rose and Crown Inn on High Street (1905), the Zoological Museum on Park Street (1899-1913), and Louisa Cottages alms-house on Park Road (c. 1893 and 1901).



View towards the Zoological Museum (right) and Louisa Cottages adjacent. To the left are the former buildings of Prospect House, a non-Conformist School (Hay, 1989)

2.5.3 The 3rd Lord Rothschild left the Zoological Museum to the British Museum (Natural History), and the Tring Park estate was divided and sold 1938-40. The house was leased out and is now Tring Park School for the Performing Arts. Tring Park was bisected for the second time when the new London Road (A41 M) was opened in 1974, although it ran further south than the earlier Akeman Street.



The new Market House, designed by William Huckville (Hay, 1989)



The former Rose and Crown (demolished)  
(Hay, 1989)



The Rose and Crown, designed by Huckville and  
built in 1905 (Hay, 1989)

## 2.6 William Huckvale, Tring architect (information provided by Tim Amsden)

- 2.6.1 William Huckvale was born in Camberwell, Surrey in 1848 and was articled to a London firm of architects. In his early twenties he moved to Tring, and came to the attention of Alexander Parkes, agent to Tring Park Estate, and was commissioned to design some cottages. The volume of work greatly increased when Richardson Carr succeeded Parkes as agent and over forty years the majority of farms on the estate were rebuilt and many new cottages built throughout the area, including fifty which were presented to Tring Urban District Council. Most of them are outside the conservation area.
- 2.6.2 Nathaniel, first Lord Rothschild, had very advanced ideas for his time and the farms and cottages were built to very high standards with piped water and proper sanitation. A few even had electricity supplied from a power station in the Silk Mill. Huckvale worked in the 'Old English', or Domestic Revival, style which had been popularised by architects such as Richard Norman Shaw; this was a forerunner of the better-known Arts and Crafts school. With much use of timber-framing, tall chimneys and sweeping tiled roofs, Huckvale combined traditional vernacular features with modern planning to ensure health and hygiene.
- 2.6.3 As well as estate work in Tring, including the Zoological Museum, the Cattle Market and the Rose and Crown Hotel, he designed civic buildings like the Market House and the Victoria Hall as well as many shops and private houses. His crowning achievement was the large house and estate village of Ashton in Northamptonshire, built for Lord Rothschild's younger son Charles. With the outbreak of the Great War, closely followed by the death of Lord Rothschild in 1915, his career came to an end. William Huckvale died in Tring in 1936, aged 88, and is buried at Tring Cemetery which he had himself designed. His son Will (1884-1965) was also an architect and designed several houses in Tring, notably in Station Road.

## 2.7 Later Twentieth Century

- 2.7.1 The death of the 2nd Lord Rothschild in 1937 and the sale of the Tring Park estate 1938-40 marked a break with the past. The mansion became a school in 1945. From 1970 new school buildings were erected, and the house and stables were conserved, work which was partly funded by a new residential development on Mansion Drive.
- 2.7.2 After the Second World War, large areas north of the historic town were developed for housing. This was located north of line formed by Station Road, High Street and



Aylesbury Road, and spread east and west of the historic quarter. An industrial estate, schools, a sports centre and supermarket were built. In 1973 the Tring by-pass (A41) was opened, relieving the town of traffic, improving the quality of life and reinvigorating its economy. The by-pass was extended to join the M25 in 1993.

- 2.7.3 Within the conservation area a shopping centre, Dolphin Square, was introduced north of High Street. A new museum building was erected east of Akeman Street, and a doctor's surgery between the Forge car park on High Street and Church yard. Various small residential developments were introduced in pockets behind the historic buildings lining the thoroughfares, particularly on Akeman Street.



### 3.0 SURVIVING HISTORIC FEATURES

#### 3.1 Summary of historical features

- Layout on undulating and twisting roads, densely grouped buildings, and historic burgage plots, mainly south of High Street towards Akeman Street
- Boundary walls and gateways of varied kinds:
  - Perimeter walls of Tring Park on London Road and High Street, Baptist church on Akeman Street and Parish Church on High Street, and at the Zoological Museum on Park Street.
  - Burgage plot walls, occurring especially behind the buildings on the south side of High Street (central section), eg 23 High Street
  - Walls of private houses, particularly those at number 7 and 8 Park Road, and Linwood and Farleigh, Park Road
- Former coaching inns
- Civic buildings
- Buildings resulting from patronage of Lord Rothschild and his architect William Huckvale
- Green spaces, particularly Tring Park on High Street and Park Road, also the grounds around the Baptist Church and the Parish Church
- Street furniture including, the post box on Church Square, lamp posts on the approach to Tring Park, and the throws of the gateways before parish church and the Courtyard, Church Yard
- Former industrial buildings eg. the brewery at 24 High Street, and the converted maltings on Akeman Street
- The back yards and outbuildings associated with historic buildings and burgage plots
- The combination of domestic and commercial buildings on a single site, eg. the former bank and house at 20 High Street, the brewery and house at 24 High Street.
- Early shop fronts eg. 67-68 Akeman Street, and evidence of early shop fronts eg. 87 Akeman Street
- Workers' cottages, mainly of late-eighteenth and early-nineteenth centuries, found mostly in the western section of the conservation area.
- Materials particularly early brick work, and timber-framing with brick-nogging, although this appears mainly on rear and side elevations, and is not readily open to the view. Also the materials used for Lord Rothschild's buildings of c. 1900 including red brick, black and white timber-framing, and tile hanging.
- Late Georgian town house fronts eg. 80-81 Akeman Street
- Late-nineteenth and early-twentieth-century villas eg. 102 & 104 Upper High Street
- Designed views eg. of King's Arms along King Street and of the former Britannia Inn (now Norfolk House) on western entry to conservation area.

- Private gardens especially on Park Road in the western section of the conservation area

## **3.2 Street pattern and building plots**

3.2.1 The principal thoroughfare, on the northern side of the conservation area, is High Street. It runs from north-east, where it divides into London Road and Station Road, to south-west, where it becomes Western Road, and continues as Aylesbury Road.

3.2.2 The main street on a north-south axis is Frogmore Street and Akeman Street, continuing south as Hastoe Lane and passing under the A41. These are the only two roads which run through the area and continue beyond its boundaries. The other roads are terminated by Tring Park to the south and east. At the southern edge of the conservation area are Park Street and Park Road. The streets in the western part of the conservation area beyond Langdon Street form a dense network which is described below.

### High Street

3.2.3 The layout of the buildings on High Street fluctuates considerably from east to west, although the slight bends on the route mean that it cannot be apprehended as a whole. It falls into three contrasting sections. The eastern part has low building density, with several structures set back from the road, including the parish church and the former Rose and Crown Inn. However this reflects demolitions of c. 1900, and the original layout was much denser. The car park to the north of the street and Tring Park to the south reinforce its open character.

3.2.4 The central section of the High Street, between the parish church and the crossroad of Frogmore Street and Akeman Street, has densely-packed buildings on medieval burgage plots, rising from the pavement edge, with narrow street fronts and long rear yards. These yards are characteristically bounded by brick walls and occupied by a long series of outbuildings. They are reached either by small open alleys between buildings, or by carriage arches through the buildings. The High Street front of the modern Dolphin Square shopping centre respects this pattern.

3.2.5 The west section of the High Street has a mixed character. It was newly developed in the late-nineteenth and early-twentieth centuries and accordingly it has no burgage plots, and street fronts are wider. Initially it has a similar layout to the central section, with continuous buildings rising from the pavement edge. Open spaces are formed by the library, which is set back from the street, and the adjacent Old School Yard car park, and there are alleys by the Baptist church. Towards the west end, plots include small front gardens behind low walls, and ample back gardens with only minor outbuildings. The street ends with a villa in open grounds surrounded by a boundary wall, marking the town perimeter before the nineteenth century.

### Routes leading off High Street

3.2.6 Church Yard runs east and west of the parish church, and is linked on the north side by a footpath. In the centre is the church in a large green churchyard. The east side of Church Yard east has buildings rising from the pavement edge, with openings into yards. Church Yard west has buildings on west side, followed by the open spaces of a car park and a green, terminated by further green spaces.

3.2.7 Mansion Drive is flanked to the east by modern houses in ample plots with gardens front and rear, with a few houses to the west among dense greenery. Its southern end is tree-lined and terminates at Tring Mansion, now beyond automatic gates.

#### Frogmore Street and Akeman Street

- 3.2.8 Akeman Street is densely built-up, with buildings rising from the pavement edge. An exception this pattern is the Baptist Church, set back from the road in its own churchyard. There are also open spaces in the form of small car parks to the north and west.
- 3.2.9 There are numerous turnings off the street, including Mansard Close, Rodwell Yard and Brown's Maltings, and Surrey Place. They lead to back yards formerly occupied by commercial buildings, now mostly either replaced by or converted into dwellings. The exception is Albert Street, a residential street developed in the nineteenth century.

#### Park Street and Park Road

- 3.2.10 Park Street and Park Road form one continuous thoroughfare, which contrasts with the dense layout and small plots of most of the conservation area. Park Street has buildings in generous plots and surrounded by gardens and greens. They are located on one side of the road only, on the north at first, and then on the south, with hedging and shrubs and trees on the opposite side. Some are detached, although there are three pairs of small villas and a row of three attached cottages. A recessed entry with wicket gate and fence gives access to Tring Park. Most of Park Road has open land to the south, consisting of the agricultural acres of the former Tring Park estate.

#### Footpath

- 3.2.11 There is a long footpath leading south between numbers 20 and 21 High Street to Park Street, where it continues south beside number 20, with a foot bridge over the A41 road, into Tring Park.

### **3.3 Current activities and uses**

- 3.3.1 Today Tring is busy small market town with a thriving commercial centre. Within the conservation area boundaries it has a market, small local shops and larger chain stores including supermarkets, pharmacies, a post office, estate agents, public houses, cafes, restaurants, garages, offices, a library, local and natural history museums, churches and an independent school. The wider town also has a brewery, a flour mill, sports facilities including cricket, football, rugby, hockey clubs, youth club and schools including a secondary school to the north-east, and four junior schools.

### **3.4 Focal points, views and vistas**

- 3.4.1 Tring is not characterised by long views or wide vistas. Views tend to be short and terminated by bends and dips in the road. There are however long green views out to the west along Aylesbury Road, and to the east along Station Road. Although both roads have housing to the north, the impression of these thoroughfares remains rural and verdant. The view of Tring Park to the south of the conservation area is very important for Tring's character as a discrete historic settlement in rural surroundings. These views have grown in significance as the modern town has expanded to cover the land to the north.
- 3.4.2 The size, topography and layout of the historic town mean that there is no single centre. However two important focal points are the crossroads formed by High Street and Frogmore and Akeman Streets, and Church Square, the open space between High Street and the parish church.
- 3.4.3 There are views off the principal roads along paths and alleys, eg. south of 20 High Street, turnings off Akeman Street, and the path between the east and west arms of Churchyard. Many have had their character altered by new development on backland.

- 3.4.5 Interesting buildings tend not to form focal points, but instead to be closely flanked by other buildings, and difficult to see to full advantage. Views of Tring Park Mansion are limited from outside the park. The Natural History Museum, although in a peripheral location, forms a dominant group because of the size and extent of its buildings, and the open greenery of their setting.
- 3.4.6 The main exceptions to this rule are in the western section of the conservation area (Character Area 2), which has designed views along King Street ending with the King's Arms, along Aylesbury Road to the former Britannia Inn, and along Park Road to St Martha's church. Langdon Street has important views near the corner with High Street, including Ardenoak House and its grounds and the nearby Catholic Church. Views are also to be seen looking east along Western Road. There are views in each direction along King Street, and along Park Road, including the view of the 'tip' of the conservation area.

### **3.5 Open spaces, landscape and trees**

- 3.5.1 The conservation area is flanked by open land on three sides, with Tring Park to the south, and countryside east and west, while to the north, by way of contrast, is the spreading modern town. Within the conservation area the principal open space is the north-west section of Tring Park. It is defined by the conservation area boundary to the south and east, High Street to the north, and the footpath between High Street and Park Street to the west. It is densely wooded, and recurring views into it form an important feature of the conservation area and its setting.
- 3.5.2 Tring Park is a designed landscape which is composed of a series of formal features. The Memorial Garden on High Street, formerly part of the park, consists of an informal pond and lawns, flanked by yews, Wellingtonias, and other ornamental trees. The drive to Tring House from High Street is flanked by a yew avenue and other evergreen trees and shrubs. The house itself is set in an open space, with a carriage sweep to the north, and a lawn and double lime avenue, probably of the early eighteenth-century, stretching to High Street and forming a grand vista. To the south are a terrace and further lawns, with another lime avenue following the former course of Akeman Street across the park, with scrub beyond it to the south.
- 3.5.3 There are glimpses of the trees and greenery of Tring Park from various points within the conservation area, eg. from High Street, beside the former Rose and Crown Inn, from Akeman Street along Oaklawn, and at the south end of Akeman Street. Its trees and shrubs also lie north and south of Park Street, giving it an enclosed character, while the pasture land to south of Park Road creates a contrasting expansive feeling. The buildings of the former Home Farm are screened by trees, which also line the entrance drive to the farm leading south from Park Road. Further trees to the south screen the A41 road.
- 3.5.4 Apart from the Park, Tring is a densely built settlement without major open spaces. However it has small pockets of open ground with greenery, including the forecourt of the former Rose and Crown Inn, and the churchyards of the parish church and Akeman Street Baptist church, which stretch well to the north and west respectively.
- 3.5.5 Open spaces with greenery are also associated with new developments such as Mansard Close, and conversions such as Browns Maltings, both off Akeman Street.
- 3.5.6 The car parks on High Street (The Forge and the Old School Yard), Akeman Street

(Victoria Hall) and Frogmore Street are open spaces with hard surfaces fringed by greenery. The front gardens on Park Road, Western Road, and Upper High Street provide further small green spaces. Despite this greenery, however, most of the conservation area is urban with little verdure.



Baptist Chapel, Akeman Street, west elevation and graveyard



Parish Churchyard, looking south to High Street



Tring Park and Memorial Garden, High Street, east end



Tring Park, looking north from House toward High Street

### Green spaces

## 3.6 Public Realm

- 3.6.1 The Tring High Street Improvement Scheme, commissioned by Tring Town Council in 1987 from Derek Rogers Associates made various recommendations for improving the public realm. Various schemes were carried out to improve Church Square, the Mansion vista and Old School Yard.
- 3.6.2 In 1991 Church Square, which had been donated by the Rothschilds to the town as a place of assembly, was transformed from a car park to a pleasant open space and the war memorial repaired; this area would now benefit from some further updating and improved planting.
- 3.6.3 In general, Tring has avoided negative modern features, in a way which is difficult to achieve in a busy market town. The conservation area includes a commercial High Street and signage is to be expected. Much of it is in keeping with its surroundings, and well designed and well placed on the building, eg. 23 and 25 High Street.



Church Square, Tring

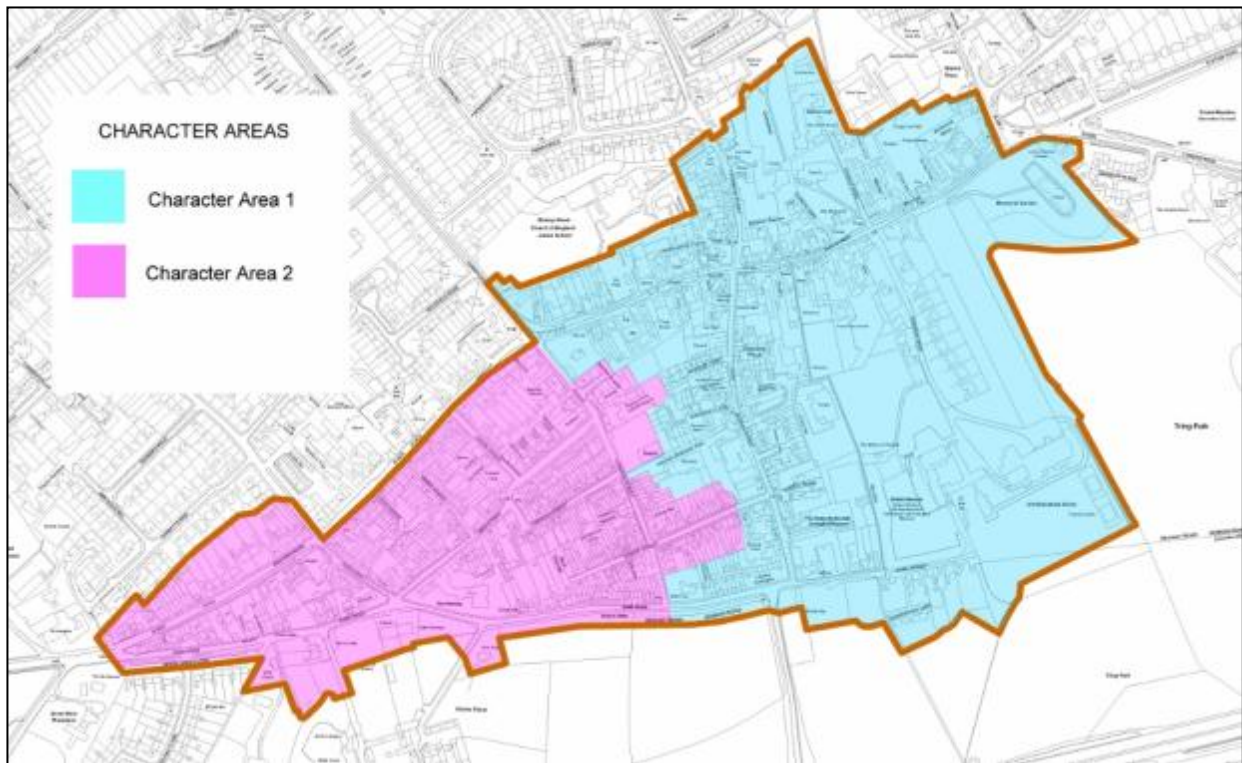
- 3.6.4 Improvement schemes have introduced street furniture which is more sympathetic to the historic environment. These include lamp posts and black bollards on High Street, particularly before the boundary wall of Tring Park, and the wood and black-painted signage, bin and benches before the Forge car park on High Street.
- 3.6.5 Lighting often takes the forms of lamps on brackets attached to buildings, which respects historic precedents, eg. at 16 and 26 High Street.
- 3.6.6 The original cobbled surfacing in the rear yards of buildings are valuable survivals, eg. at numbers 20, 24, 56 and 57 High Street. Some signage has interest in its own right, eg. the Zoological Museum sign on 26 High Street, a sensitive late 20<sup>th</sup> century replacement. The two lamp posts on the entrance to Tring Park are important and individually listed.
- 3.6.7 Some modern surfacing is in setts which reproduce historic forms, and are greatly preferred to continuous swathes of asphalt, but its concrete materials cannot recapture the effect of real stone.
- 3.6.8 The most negative elements are associated with traffic. The crash barrier on Brook Street before the Robin Hood and Marash House makes a very sad setting for two listed buildings. Road signs are often placed before historic or listed buildings, eg. 16 High Street. Road markings for car parking are frequently detrimental to the setting of listed building, eg. at 20 High Street.
- 3.6.9 Although road signage is restrained, there are some negative elements in places of particular historic interest, eg. the sign for automatic gates at Tring Park.
- 3.6.10 The location of a grit bunker, small but bright yellow, by the most interesting rear windows of number 23 High Street, a listed building, is regrettable.



## **4.0 HISTORIC BUILDINGS AND ARCHITECTURAL INTEREST**

### **4.1 Identification of character areas**

- 4.1.1 Tring's interest lies in its character as a small market town, which grew in the post-reformation period, visibly flourished in the early-nineteenth century, and received the patronage of the lord of the manor c. 1900. It accommodated mostly working people, artisans, tradesmen, and professional men. Accordingly it is a modest town, with few large buildings, little imposing architecture and few impressive town houses, in contrast say to King's Langley.
- 4.1.2 Although Tring was an early settlement, it has very little medieval work, with the exception of the parish church. There are a few buildings with sixteenth-century parts, notably numbers 12 and 15 Akeman Street, and a tithe barn on Parsonage Place. Many structures consist of a seventeenth-century rear wing, timber-framed with brick-nogging, an eighteenth-century brick main range, with an early-nineteenth-century street front, either brick or rendered, disguising what lies behind. The rear parts of the buildings are frequently difficult to see, partly because of adjacent historic outbuildings, and partly because of new development, and they may well include further early work and timber-framing still to be discovered. It may be that Tring's timber-framing is so often lost behind later elevations because it did not have show fronts with jetties and close studding, which appear in so many small towns.
- 4.1.3 A further important aspect of the town's character comes from buildings of c. 1900, associated with the patronage of Lord Rothschild and the architecture of William Huckvale. They are concentrated on Park Street and Park Road, but are also found on High Street, on the south side of the eastern end and on the western stretch, and elsewhere. Their architecture is distinctive and eye-catching, in vernacular revival style, with complex massing including cross-wings, porches, and bay windows, steeply-pitched and cat-slide roofs with gables and bargeboards, dormer windows and massive chimney-stacks, and mixed materials including hot red brick, black-and-white timber-framing, tile-hanging, and white-painted window frames, often casements with leaded lights. A few of these buildings have classical architecture with orders, for example Victoria Hall, on Akeman Street.
- 4.1.4 Accordingly, a major element of Tring's appearance consists of early-nineteenth-century elevations, associated with the commerce and industry of the time. However the underlying architectural and historic character of the town is diverse, although almost all post-medieval. Its predominantly early-nineteenth-century appearance belies its mixed architectural heritage.
- 4.1.5 The main architectural interest of the conservation area, and most of its listed buildings, are in the eastern part of the town, from the boundary to Frogmore and Akeman Streets. The western section is a nineteenth-century development which is interesting for the history of the town, reflecting its rapid growth and prosperity at the time, but has fewer outstanding buildings. In this way the historic settlement divides into two areas of distinct age and character and are treated as two character areas accordingly.
- 4.1.6 Beyond this sub-division, however, the nature of the town's architecture does not lend itself to analysis by character area. Instead the following account of Area 1 is in topographical order, starting from the east and north, and ending with west and south.



Tring Conservation Area – Character areas

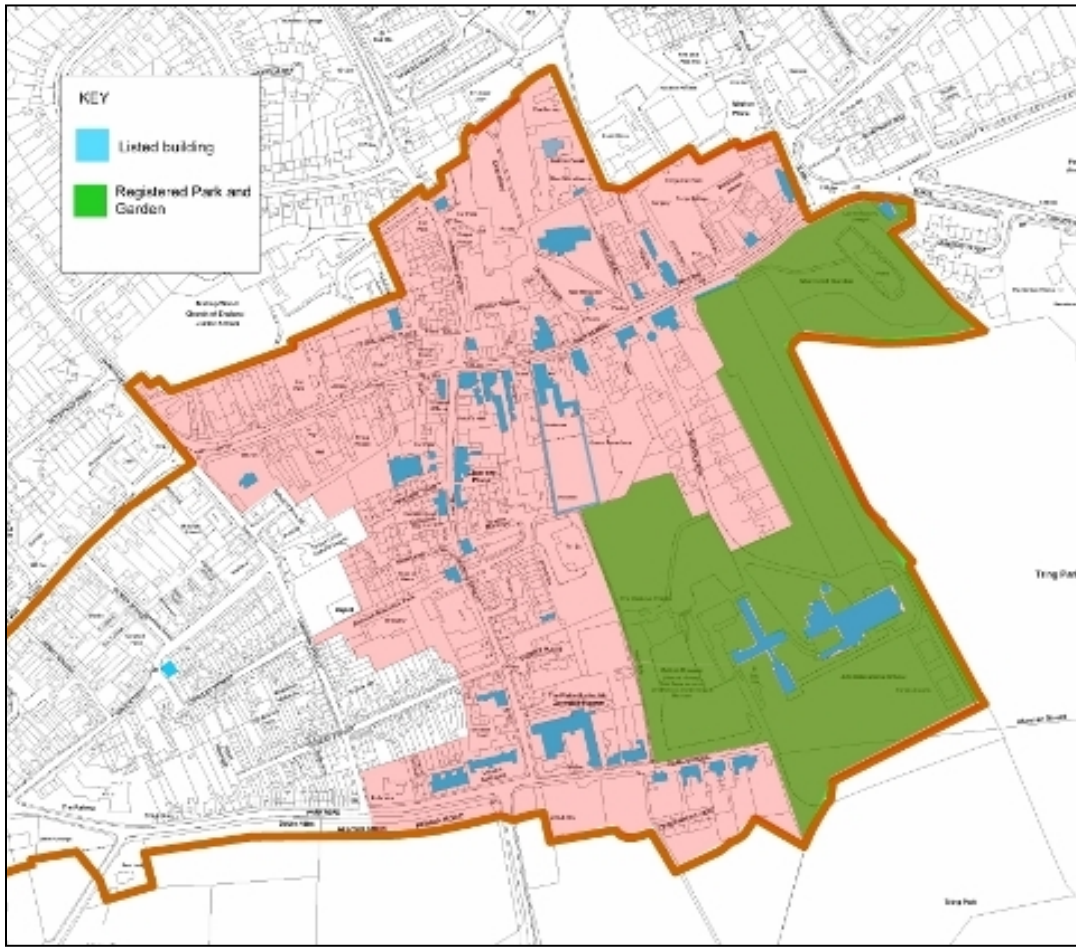
## 4.2 Character Area 1

This area comprises the main town centre area and includes the High Street, Akeman Street. The church of St Peter and St Paul with the War Memorial forms a focal point of character area 1 and there are a number of examples of buildings designed by the architect William Huckvale which have their own architectural style.

### Brook Street (west side)

4.2.1 The two historic buildings at the south end of Brook Street are an irregular and picturesque pair. However they are partly obscured by the modern raised road and crash barrier, which detract from their setting and that of the conservation area. The Robin Hood was originally a house, but has been an inn since the early nineteenth century and probably well before. Marash House has been a shop since the same period, and retains a nineteenth-century shop front with classical forms. Inns reflect the importance of Tring as a stop on the turnpike road, and its shops reflect the prosperity which the turnpike traffic brought to the town.

4.2.2 The Robin Hood and Marash House are attached, making a long, low form, which may originally have comprised a single building. They date from the seventeenth century or earlier, and are rendered and white-painted, with weather-boarding at the north end. Both have exposed timber-framing, original in the case of Marash House, applied and nineteenth-century at the Robin Hood. Both have rear elevations with modern extensions, combined with a nineteenth-century red brick and gabled extension at Marash House, and earlier work with brick-nogging at the Robin Hood.



Tring Conservation Area: Character Area 1  
(shaded pink and including the Registered Park and Garden, shaded green)



The Robin Hood Inn and Marash House, Brook Street

### **High Street (east)**

- 4.2.3 The numbering system starts and finishes at the east end, beginning on the south side, continuing to Akeman and Frogmore Streets, and returning on the north side.
- 4.2.4 To the south of High Street is the greenery of Tring Park, with a wall of c. 1711 (listed). Until the eighteenth century the entrance to Tring House was here, but when the road south of the park was closed, High Street gained in importance, and the old entrance was abandoned, and the wall constructed across it. At the same time, a new entrance was opened up slightly further west, creating a less direct and more private approach to the house. There were many buildings by the old entrance in earlier centuries, including a farm and the Green Man Inn, and comprising the hamlet of Dunsley, which were cleared by Lord Rothschild c. 1900. Sparrows Herne Turnpike Marker is a late 20<sup>th</sup> century replica of the original and is mounted against the wall of the Memorial Garden, opposite the Robin Hood, where the original was sited until 1991 when it was lost during some engineering works.



Wall to Tring Park on south side of High Street (east end)

- 4.2.5 The group of buildings to the north is a good introduction to Tring, as they have parts of different dates which are characteristic of structures found throughout the town. Number 58-60 is an imposing eight-bay late Victorian building (date stone 1880) with good detailing, including classical orders on the ground floor, and decorative relief bands on the first floor. Number 56 and 57 (listed) has an eighteenth-century street front and good nineteenth-century shop windows. A carriage entrance leads to the rear, revealing a timber-framed structure with brick-nogging of the seventeenth century or earlier. Number 55 is a plain classical building of the early-nineteenth century, with a tall gabled side elevation which is more impressive than the street front. It is marred by modern shop fronts, but retains original windows on the upper floors. Old Forge Cottage (local list) has a vernacular-revival exterior hiding an earlier interior structure.
- 4.2.6 There follows the Forge car park and W.C's, a mildly negative feature, but screened by buildings, greenery, and the topography of the site. It was previously preserved as open ground for the sake of the prospect from Tring Park. This space affords views of the rear wings of the flanking buildings, Old Forge Cottage and number 53. Many other buildings in the town have similar extensive back ranges, but most are concealed by adjacent buildings.
- 4.2.7 Number 53 is a comparable structure to number 56 and 57, with a seventeenth-century



or earlier rear range, an eighteenth-century front, and an early-nineteenth-century shop front with paneled stall-riser. Its front has a parapet which hides the steeply-pitched roof behind, and gives the building a more effective classical guise than 56 and 57. Number 52 is a neutral modern structure. Number 51 (local list) is an interesting three-storey building with a good nineteenth-century shop front, and a hipped-roof double-pile main structure of an earlier date. Number 50 has an ordinary Victorian front.

4.2.8 Number 48 to 49 (listed as number 50) has a special interest because it was formerly the Plough, one of the many historic inns in the town. In the early-nineteenth century The Good Intent coach left from the Plough at 7am for London. It has a timber-framed seventeenth-century rear wing and a narrow stable yard, and an early-nineteenth-century brick front block. The oriel window and shop front date from the early-twentieth century when the building was part of the Rothschild estate.

4.2.9 To the south are five structures built for Lord Rothschild c. 1900, which form a striking group. They include number 8, number 9 (listed), numbers 10 and 11 (listed), with an eighteenth-century rear wing, the Rose and Crown Inn and numbers 16 and 17 (listed). Number 9 is the former Tring Park estate office and gate lodge, and includes a counting house with a protected safe for estate business. They are built in the patron's characteristic domestic revival style, with red brick, timber-framing, gables, windows with wooden frames and leaded lights, and monumental chimney stacks, although number 16 and 17 is pebble-dashed.

4.2.10 Numbers 9, and 10 and 11 form a pair either side of the discreet north entrance to Tring Park, and are probably by William Huckvale. They have distinctive tile-hanging and oriel windows with quarrels (lozenge-shaped leaded lights). The park gates and gate piers probably date from the eighteenth century. The former Rose and Crown Inn is an outstanding building by virtue of its size and design, and by its historic function as a centre for diverse town activities and a main resort for visitors, it is now retirement homes known as Rothschild Place.



9 and 10-11 High Street



The former The Rose and Crown

### Churchyard

4.2.11 The church forecourt (Church Square) was occupied by buildings, including the market house, into the nineteenth century, and cleared in the early-twentieth century. The War Memorial (1920, listed) is approached as a preface to the church, through gates and gate piers in the churchyard wall. It consists of a simple stone cross on an octagonal inscribed base.

4.2.12 The parish church of St Peter and St Paul (listed grade I) is set in the verdant expanse of its walled churchyard, entered by a south-east gateway with a cast iron throw. It is

large and imposing building, which proclaims Tring's past importance. It has a buttressed tower and a staircase turret, tall nave with aisles, south porch, and chancel, all battlemented, with large regular Perpendicular windows, and is built in flint with stone dressings. It dates from the thirteenth to fifteenth centuries, with restoration of 1880-82 by Carpenter and Ingelow.



The War Memorial, Churchyard, with numbers 9 and 10-11 High Street behind



The Parish church of Saint Peter and Saint Paul

4.2.13 To the east of Churchyard is The Courtyard, which includes a group of former industrial buildings of the eighteenth century or earlier, and a late Georgian house with a good gateway, gates and throw. Further north is Vicarage Gate, perhaps a former gate lodge to the Vicarage. It is a mellow brick house with single-pile ranges on an L-plan, but its character is effaced by uPVC windows.



Henry Terrace and The Courtyards, Churchyard

4.2.14 The former Vicarage (listed, now Sutton Court) was built in 1825, with an addition of 1873, and a very large west extension of 1971-75. It is a picturesque Tudor revival house, with a medley of gables, bay windows, battlements, and architectural chimney-stacks. The Gatehouse to Sutton Court (listed) was funded and designed by Charles Lacey, the vicar 1819-39. It has a mighty four-centred Tudor arch with very generous



mouldings, a rib vault and bosses, hood moulds, gables, and turrets. Originally it had an east bay to match the west bay. To the west of Churchyard is the Vestry Hall, a building of local architectural merit, among modern buildings.



The Gatehouse to Sutton Court, Church Yard

### **High Street (centre)**

- 4.2.15 The central part of High Street retains its historic layout better than the eastern stretch, with densely-grouped buildings positioned at the pavement edge. However, the buildings, with their deep plots and long rear ranges, are consequently more difficult to see to full advantage.
- 4.2.16 On the south side, Numbers 18 and 19 are historic buildings marred by poorly designed modern shop fronts. Number 19 has an interesting three-storey street front, articulated by superimposed pilasters, probably of the early nineteenth century.
- 4.2.17 Number 20 (listed) is important for its striking classical architecture, which makes it a rival to the Rose and Crown as the most imposing building on High Street. It was built in the early-nineteenth century as a bank and dwelling, plans have been approved to convert it to residential dwellings. It is designed in the solid classical style of the time, with a giant pediment, stuccoed walls which are rusticated at ground level, and twin porches with classical orders. At the time of building a provincial bank characteristically occupied only one room, to which the eastern porch gave entrance, while the western porch gave access to the house which occupied the rest of the building. The contrasting north elevation overlooks a garden and reflects the domestic aspect of the building.
- 4.2.18 Number 21 is another former bank (now a restaurant) which provides a nice contrast with number 20. It is a Baroque revival design of the early-twentieth century, a single-storey structure which does not provide accommodation. Number 23 (listed) is a substantial brick building comprising a late-Georgian three-storey front with a parapet, and a fan light above the entrance. Behind is a lower, earlier Georgian main structure, with Venetian and bow windows. Built as a house, it became the medical centre of the Rothschild

estate.



20 and 21 High Street



23 High Street

4.2.19 Brewing was a significant activity in nineteenth-century Tring. Number 24 (listed) is a house with former brewery buildings attached at the rear. It was known as Brown's Brewery in 1830, and above the carriage entrance are a tablet and a relief panel with the name Tring Brewery. The three-storey early-nineteenth-century stucco front has giant-order pilasters, pilaster strips on the upper floor, and a later shop window. The hot red brick of the early-eighteenth-century main structure and outbuildings provide a striking contrast to the cool classicism of the street front.

4.2.20 Numbers 25 and 25a (listed) is a plain brick building with less architectural pretension than number 23. It has a mid-eighteenth-century front, with nineteenth- and twentieth-century shop fronts, and a carriage way to the rear yard with earlier outbuildings.



Former brewery at 24 High Street, street elevation (left) and contrasting rear elevation (above)

4.2.21 Number 26 (listed), on the corner of High Street and Akeman Street, is an eighteenth - century house with a nineteenth-century shop front. It has a picturesque side elevation with sections in descending size, and an early-nineteenth-century shop front with a dainty bay window.

4.2.22 On the north side, numbers 38-41 are two substantial three-storey buildings with parapets, giving them impressive late-Georgian street fronts. Number 40-41 has a stuccoed elevation, with quoins on the upper floors and jointed blocks on the ground floor, with a subtly recessed centre bay, in contrast to the plain brick front of number 38-39. Both have regrettable modern shop fronts.



High Street, looking north-west, with numbers 38-39 and 40-41 (centre – right)



High Street, looking east, with the Bell Inn centre-left

4.2.23 The Bell Public House, numbers 36 and 37 (listed) has a long street frontage of some five bays. It has a seventeenth-century main structure of single storey plus attic, timber-framed with brick-nogging, and an eighteenth-century brick front, with a carriage entrance to the west. In the nineteenth century it was the departure point for the coach to London, which left at 6am every day except Sunday, and the coach to Kidderminster via Aylesbury, which left three times a week at 10am. Beyond is an unremarkable group of Georgian, Victorian and modern buildings, with disproportionate modern shop fronts. They include the discreet entrance to the modern Dolphin Square shopping centre.

### **Frogmore Street**

4.2.24 On the east side is Number 47 (listed), an eighteenth-century or earlier house, with an early-nineteenth-century street elevation and a good shop front. Beyond are the modern buildings of Dolphin Square shopping centre, then car parks flank both sides of the road.

4.2.25 Car parks make an unfortunate setting for number 31 (listed), a fine mellow brick building with four contrasting elevations. Its south front, probably nineteenth century, has a classical parapet which quite fails to hide the steeply-pitched roof of an earlier structure, possibly eighteenth century. It has a lower seventeenth-century east wing, timber-framed with brick nogging, seen to advantage on the east elevation, while to the rear is an out-shut with a cat-slide roof. The plain west street elevation has a door which formerly gave access to a shop.





31 Frogmore Street, front (south) elevation



31 Frogmore Street, exposed timber framing and brick-nogging to the east elevation

4.2.26 On the west side are late-Georgian houses, including Carrock House, followed by late-Georgian and Victorian cottages at numbers 4 to 12. The cottages have some importance because they are representative of Tring's early industrial phase. They are succeeded by modern development.

4.2.27 On Parsonage Place, a turning off Frogmore Street, is a sixteenth-century former rectorial tithe barn (listed). A black weather-boarded structure, it is interesting also for the double braces to its tie beam. George House is a prominent red brick building on the corner of Frogmore Street and High Street, it has good Victorian brickwork and detailing.



George House on the corner of High Street and Frogmore Street

### **Akeman Street**

4.2.28 The appearance of Akeman Street today is predominantly nineteenth century. However it was established as a street by the seventeenth century, and probably well before. It retains at least two buildings with sixteenth-century work, at numbers 12 and 15, which are the earliest structures known in the conservation area, apart from the parish church and the tithe barn. It has other early buildings with timber-framing and brick-nogging, steeply-pitched tile roofs, and leaded casements, for example at numbers 13, 81, and 90, the first two having clasped purlin roofs, which suggest a date not later than the

seventeenth century.

4.2.29 However the street was much rebuilt and re-fronted in the early nineteenth century, hence the predominance of late-Georgian and Victorian architecture. Most of its buildings have two or three storeys, some with cellars, shallow-pitched slate roofs, buff brick walls with round-headed doorways and fan-lights, and multi-paned sash windows. It also has a scattering of Rothschild buildings.

4.2.30 In the nineteenth century it was a commercial and industrial area on a small scale, and it retains that character, although the functions of its buildings have changed, and are now mostly dwellings. It is a narrow street, densely built, with buildings rising from the pavement edge, and little greenery. It is characterised by slight variations in height and width between buildings. Historical and architectural interest tends to tail off toward the south end.

#### East side north of Grace's Maltings

4.2.31 Victoria Hall, number 7 (dated 1886), provides a rare example in Tring of a building with classical orders. The Akeman, number 9, probably early-twentieth century, also has a classical front, although without orders, instead featuring windows with heavy stone surrounds, cornices and pediments, and consoles. The two make a striking pair, both built in red brick with stone dressings.

4.2.32 A group of earlier buildings follows, more characteristic of the street, and interesting although of modest appearance. Their fluctuating heights have a picturesque effect. Number 10 (listed) has two bays and three storeys with a cellar and a minor top storey. Number 11 (listed) has three storeys and a single bay, with a bay shop window, and a timber-framed and plastered rear wing of the seventeenth century or earlier.



Victoria Hall, Akeman Street



Akeman Street, north end east side, showing numbers 9 - 11

4.2.33 Numbers 12 and 13 (listed) have eighteenth and early-nineteenth century fronts and bay shop windows, number 13 with leaded casements, hiding late-sixteenth or early-

seventeenth century timber-framed buildings with brick-nogging. Number 14 (listed) has a carriage arch and side-sliding Yorkshire sash windows. Number 15 (listed), the former Grace's Maltings, is much altered, but includes the remnants of an early- sixteenth century hall house, floored in the seventeenth century. It also has a north cross-wing with kiln, maltings, and grain store.

#### East side south of Grace's Maltings

4.2.34 Numbers 16 and 17 (listed) are early-nineteenth century cottages little altered. The east side continues south with cottages of c. 1800 at numbers 20-25, and 26-32. They are not of great interest individually, but collectively they reflect Tring's history of early-nineteenth century industry and commerce. Some are spoilt by UPVC windows. Number 20, a modern building on the corner of Rodwell Yard, has a timber-frame in its side wall, a strange relic of an earlier structure. Number 30 has first-floor bay windows. Behind is a vast maltings, now converted to residential use, built by John Brown, the brewer, of 24 High Street.

#### West side south of Mansard Close

4.2.35 Numbers 56-58 are more modest cottages, although number 58 has historical interest as the former Swann Inn. Number 60 (listed) is a slightly grander edifice, and the epitome of an early-nineteenth-century town house. It has a double-pile plan, a double-fronted street facade with a central entrance, bat-wing fan-light, and good detailing. The ground-floor windows with horns are later-nineteenth century. Number 61 is a Victorian cottage, while numbers 62-63 retain the interest of round-headed doorways and blank labels, although their doors and windows are badly altered.

4.2.36 Numbers 67-68 have an interesting shop front, denoting a former commercial building, and making a good survival from Tring's early industrial period. It has a blank side elevation and a long rear wing. Next is a striking early-twentieth-century former cinema building, marred by a large modern 'Mansard' roof. It consists of three bays, with outer bays that have twin open pediments and round-headed window-openings with keystones and aprons.

4.2.37 Number 81 (listed) has a nineteenth-century re-facing. Its regular seven-bay stucco front, of plain classical design with parapet and moulded window surrounds, is one of the most impressive in Tring. However its steeply-pitched roof has a clasped purlin structure, which came into vogue in the sixteenth century, and suggests that a much earlier building lies behind. In 1902 it was occupied by J. Honour and Son, builder, who were patronised by Lord Rothschild and erected the Zoological Museum.

#### West side north of Mansard Close

4.2.38 Numbers 87-90 are cottages with signs of former commercial or industrial use, such as a full-width cornice and recessed door for a shop front, brackets for hanging signs, and hoists. Between them is The Terrace, a narrow alley off Akeman Street, which includes the former site of the demolished Strict Baptist chapel. Numbers 88, 89, and 90 (listed) are seventeenth-century or earlier, with eighteenth- and nineteenth-century fronts, while number 90 has exposed timber-framing with brick-nogging to the rear, and a range of former industrial outbuildings. Number 91 is a historic house much rebuilt.

4.2.39 The Baptist Chapel (listed) of 1832, extended to the rear in 1866, is on a raised site, set back behind a walled graveyard with twin stone obelisks on tall inscribed pedestals (both listed), commemorating pastors who died in 1851 and 1861. It has a pyramid roof, a red-brick pilastered double front, with round-headed doors and window openings. Behind it is a graveyard and much greenery. The building, monuments and green setting make a charming well-preserved ensemble of rather rural character.





Baptist Chapel, Akeman Street

4.2.40 Next is a Victorian industrial building, with a very steeply-pitched roof, which is set gable-end to the road, and much altered with a plate-glass modern shop front. Then the backs of the buildings on High Street appear.

#### **High Street (west)**

4.2.41 The west end of High Street consists mostly of early-twentieth-century building, much of it by William Huckvale for Lord Rothschild. The first building to the south is the Market House (listed), number 61, a striking design by William Huckvale, on a prominent corner site. It was erected in 1898 to replace the demolished structure between High Street and the parish church. It is a black-and-white timber-framed and gabled edifice, above an open market place on wooden piers, which was enclosed in 1910. When built it consisted of a market place, a market hall, a surveyor's office, committee rooms and store rooms.



Market House, High Street

4.2.42 Many of the following buildings north and south are of merit. They include the former George inn, the former Constitutional Club, the Baptist Church, the former Post Office, and houses at numbers 91-99. Most of the remaining buildings are modest vernacular revival designs which contribute to the character of the conservation area, but are not of great merit individually.

4.2.43 At the end of this western section of High Street is Ardenoak House, Number 101. It is a late-Georgian villa of similar style to the houses on Akeman Street, although of larger size and a higher social status. It has a double-pile plan with lateral chimney stacks, and a classical porch with orders and fan light. Formerly Elm House, it was long a private residence, but became a girls' school in the early-twentieth century, run by the Misses Daisy, Frances and Lily Collins. When built it was in the country on the outskirts of the town.



Ardenoak House, corner of Upper High Street and Langdon Street

### **Park Street**

4.2.44 The conservation area changes character in Park Street and Park Road, due to open nature of the two roads, which have Tring Park to the south, and to the low density and later dates of the buildings. They form a quiet and verdant spot, with almost all their buildings set back from road. Their gardens contribute to the appeal of the area. Those on Park Street are probably all by Huckvale, except for number 4.

4.2.45 The Zoological Museum (listed) is an amalgam of several large museum buildings and two small domestic buildings, arranged on a U-plan open to the south, with a low boundary wall. They have hot red brick walls, some tile-hanging, windows with stone surrounds and transoms and mullions, porches of diverse forms, and the end bays of the U have full-height bay windows with their own smaller gables. Much blank walling reflects their function as galleries.



Zoological Museum, Park Street, north and east ranges

- 4.2.46 Building began with the lodge and caretaker's house of 1889 in the south-west corner. The museum's west wing followed in 1892, with scalloped end gables, and blank walling relieved by blank arches. The library to the east was built in 1908. The north and long east wings were completed in 1910, bristling with dormers and timber-framed gables, and each with a polygonal porch and battlements. A new building was erected in the north-east in 1972.
- 4.2.47 Number 4 (listed) is an elegant, early-eighteenth-century house of mellow brick, and a great contrast to adjacent structures. Its five-bay street front has a wooden corbelled cornice, round-headed doorway with bats-wing fan-light, and sash windows with wooden frames. It is a single-pile structure, with blank side walls and lateral chimney stacks, and rear wings.
- 4.2.48 Numbers 5, 6 and 7 (listed) are three estate-workers cottages dated 1887, in materials of brick, timber-framing and tile-hanging. They have jettied cross-wings, gables with barge-boards, and monumental chimney-stacks. They are entered by central and east porches, the latter with an open ground floor and a projecting first floor, and have wooden casement windows, those in the cross-wings with their own smaller gables.
- 4.2.50 The former Gate Lodge at number 20, of the late-nineteenth century, is a very picturesque structure with an unusual plan. It has two timber-framed, jettied and gabled wings, with an open timber gabled porch between them, and a cat-slide to the rear. It has a red brick ground floor, a timber-framed and tile-hung upper floor, a monumental chimney-stack, and mullioned and leaded windows.
- 4.2.51 There follows three blocks of estate houses for the Rothschild estate c. 1880, numbers 21 and 22, numbers 23 and 24, and numbers 25 and 26 (listed). They have two and a half storeys, under immensely steep roofs with acutely pointed gables and barge-boards, monumental lateral chimney-stacks, open timber porches to the west and north, and wooden casement windows.





5, 6 and 7 Park Street. Typical use of 'Rothschild' materials including brick, decorative timber framing and tile-hanging

**Park Road (to Langdon Street)**

4.2.52 Louisa Cottages (1893 and 1901, listed) were built as alms-houses for retired workers on the Tring Park estate under the patronage of Lady Rothschild. They are timber-framed and gabled with cross-wings and sub-gables.

4.2.53 Numbers 1-6 (listed) are a terrace of six houses of the late-nineteenth century in Queen Anne Style, notable for their very tall Dutch gables surmounted by a tiny pediment. They have two-and-a-half storeys, sash windows and ground floor bay windows, pedimented porches, and a good boundary wall. They are thought to have been built by William Huckville for Rothschild staff.



Louisa Cottages, Park Road



1-6 Park Road

4.2.54 There follows a very good pair of attached Victorian villas (Lynwood and Farleigh, covered by an Article 4 direction); white rendered, with bay windows, moulded window and door frames, and quoins. They are beautifully set off by prominent low boundary walls with very tall piers and acorn finials. Then a similar but detached villa of four bays, two of them gabled, named Belle Vue. The rest of Park Street (to the west) is within Character Area 2.



Original boundary walls and piers at Lynwood and Farleigh on Park Road

### **Tring Park**

- 4.2.55 Tring Park lies immediately south-east of the town, with an entrance on High Street. Tring Park Mansion (listed grade II\*) was built c. 1682-83 by Christopher Wren for Sir Henry Guy, Gentleman of the Privy Chamber to Charles II, and Secretary to the Treasury. It was much altered by the Rothschilds in the late-nineteenth century, although some of the earlier work survives in the interior. It is now Tring Park School for the Performing Arts, and not normally accessible to the public.



Tring Park Mansion (Grade II\*) in 1890. Image courtesy of Historic England, <https://viewfinder.historicengland.org.uk>

- 4.2.56 As altered, it is built in a French-looking Baroque revival style, with balustraded mansard roofs on a corbelled cornice, with pedimented dormers. This was added by the Rothschilds to provide extra bedrooms. It has two main storeys, with nine-bay main elevations and five-bay side elevations. Its facades are red brick, with pilaster strips, quoins, and emphatic stone window surrounds with cornice and key-stone. The entrance

front has a central porte-cochere with a saucer dome, the east side elevation has a bow window, while the garden front is flat with central entrance. The west side pavilion contained a saloon.

- 4.2.57 The former stable block (grade II\* listed, now the Clock House, the school dormitory) was built west of the house for Sir William Gore and completed in 1709. It is a two- storey block with a striking Baroque design.
- 4.2.58 The two elaborate lamp posts (listed) at the entrance to the drive and west of the house are also late-nineteenth century Rothschild work. The grounds around the house now include modern tennis courts and a covered swimming pool.
- 4.2.59 The gardens, park and woodland, most of which lie outside the conservation area, were created in various phases. They were first designed in the late-seventeenth century and the 1720s by Charles Bridgeman, with garden buildings by James Gibbs. The open ground forming a grand vista leading north from the house and continuing north of the High Street was also part of this formal layout.
- 4.2.60 An entrance and gate lodge were created to the east, on London Road, with a lime avenue extending west across the park, following the former course of Akeman Street, to the east of the house. There was another entrance and gate lodge to the west on Park Street, which led to the stable yard west of the house. Although the lodges have been rebuilt, the entrances and approaches remain.
- 4.2.61 The park, traversed by valleys, lies to the east and south. It was landscaped after 1786, and the formal and walled gardens east of the house, with a canal and orangery, and parterres lining the valley, were removed. The pyramid and the great canal centred on the south front of the house was also removed. However the formal rides and avenues of the earlier layout survive to the south. Some of the garden buildings also remain, including a summer house and obelisk (listed) on a circular terrace in the woodland. The gardens too were altered by the Rothschilds in the late nineteenth century.
- 4.2.62 The present Memorial Garden off High Street is one of the Rothschilds' formal gardens, and was first opened to the public in the mid-twentieth century. It consists of a pond, with yews, Wellingtonia, and ornamental trees, amongst informal lawns. The kitchen garden was to the north-east, and its walls remain, although now surrounding modern houses and a supermarket, as well as the Garden House (listed).



### 4.3 Character Area 2: Western section

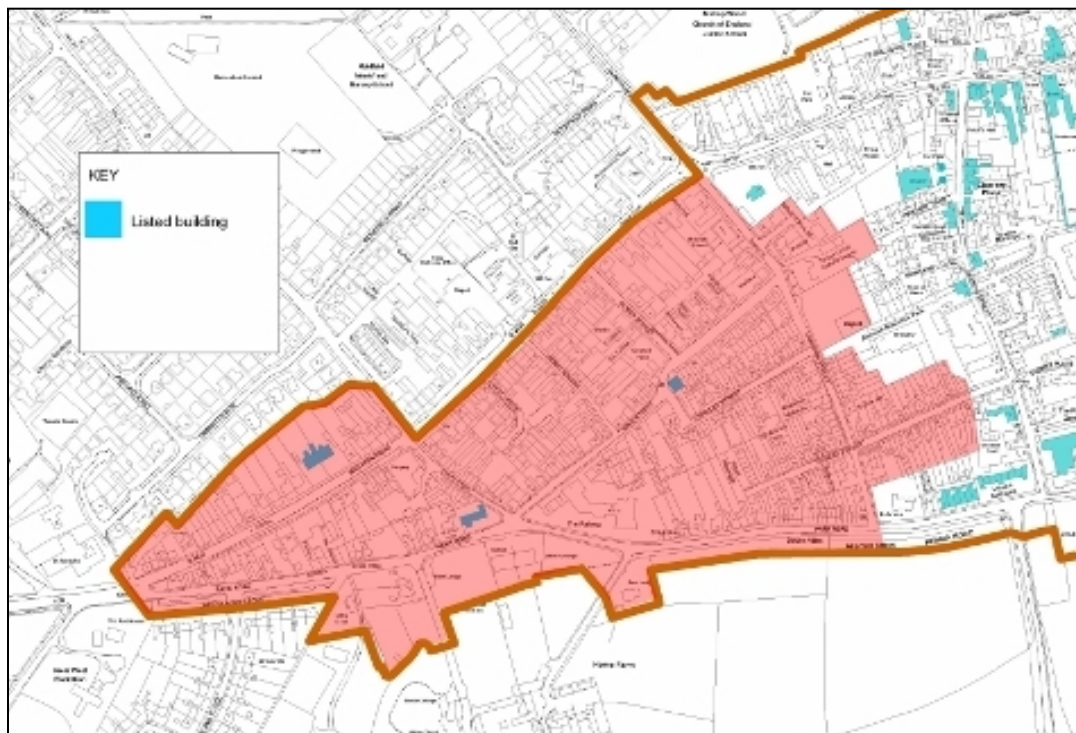
4.3.1 The area of Tring town centre that lies to the West of Langdon Street and extends as far as the Conservation Area's western tip is distinct. It is triangular in shape and it occupies rather more than a third of the whole conservation area. Notably it is a well- defined and distinct part of the town with its own character.

4.3.2 The area is marked out by Langdon Street on the east side of the triangle. Langdon Street meets High Street at the point where Ardenoak House stands on the corner. The end of High Street then meets Western Road and then extends here to both sides of the latter as far as the tip, where it meets Park Road. Norfolk House stands on the corner. Park Road runs due east from here with parts of the Conservation Area on each side of it until the end of Langdon Street is reached. This simple shape contains the whole area described.

4.3.3 Within this area the following streets are situated:

- |                                      |                             |
|--------------------------------------|-----------------------------|
| Albert Street                        |                             |
| Old Weavers Place                    |                             |
| Chapel Street (formerly 'Dark Lane') | Park Road (West end of)     |
| Charles Street                       | Queen Street                |
| Henry Street                         | Stanley Gardens             |
| Upper High Street (West end of)      | West Passage                |
| Langdon Street                       | Western Road (East end of). |

4.3.4 The area contains only three buildings on the Statutory List, The King's Arms Public House, King Street, The Church of Saint Martha, Park Road, and numbers 92 and 94 Western Road.



Tring Conservation Area: Character Area 2 (shaded red)

### Key points

- 4.3.5 If the area is entered from High Street the house and grounds of Ardenoak House (listed) on the corner with Langdon Street form a landmark due to the high architectural quality of this building and its grounds (in character area 1). Looking along Langdon Street from the corner the equally striking Roman Catholic Church of Corpus Christi also comes into view. It is an early twentieth-century design with a significant late-twentieth-century extension toward the road. It was put forward for a Chiltern Design Award.
- 4.3.6 At the far end the late-Georgian Norfolk House stands at the point where Park Road splits off from Western Road when looking back east at the conservation area. This is an equally striking entry to the area. The view along King Street culminates at its East end with the public house, The King's Arms (listed). Its former stables / outbuilding to the rear and associated boundary wall are a feature of this part of the conservation area.



The Kings Arms, King Street



Former stables to rear of the Kings Arms

- 4.3.7 At the opposite end of King Street it meets Chapel Street and Park Road. This is another vital point in the conservation area as it is an interesting layout of streets and is the site of Saint Martha's Methodist Church (listed), and the former Methodist Chapel, now two houses, opposite.



St Martha's Church occupying a prominent position at the junction of Park Road and Chapel Street

### **Urban quality**

- 4.3.8 Although small in scale, the buildings and streets of this area have a most distinctive quality and a high overall level of amenity. This is reflected in the high standards to which many houses are maintained.
- 4.3.9 The current layout of streets reflects historic field and hedgerow lines and the individual plots are nearly all shaped as long, narrow strips leading off the streets at ninety degrees. From all the evidence available the area was originally developed as housing with some workshops, stables, coach houses etc. and with the insertion of sites for a chapel and a church and other sites for the public houses.
- 4.3.10 This development took place in the middle decades of the nineteenth century and, in general, the whole area still retains this Victorian heritage. The only exceptions are a few in-fills of more recent date and a few cases of the replacement of older buildings with newer ones.
- 4.3.11 Small variations in layout and style indicate that the initial development took place with individual proprietors and builders constructing a few houses in terrace form but leaving neighboring developments for others to complete. This gives rise to a general uniformity tempered by small alterations on a general theme of two-storey small houses standing in short rows. Each dwelling has its own rear garden but these are rarely seen from the road. Gardens at the front are rare and many of the houses stand directly on to the pavement.



Street views within Character area 2

### **Scenic analysis**

- 4.3.12 The area may be sub-divided into the three outer roads (Park Road, Western Road and Langdon Street), each of which is quite broad, and the inner group of narrower streets where the small nineteenth-century terraces stand. The land slopes gently down from south to north, and these small undulations give rise to pleasingly soft and varied urban scenery.
- 4.3.13 As there was no formal overall layout, the meeting of streets is often at an angle. Combined with the gentle rise and fall of the terrain it causes the overall effect to be picturesque. The plan of the streets contributes greatly to the overall attractiveness.



## **Buildings**

- 4.3.14 With the exception of a few buildings including the pubs and the religious buildings, the area consists almost entirely of small houses two-bays wide and two-storeys high. They mostly stand in terrace layouts but these are never long and usually consist only of about half-a-dozen dwellings. A few fragments of the area's previous life as a modest industrial site do survive and these small workshops add variety to the mixture where they survive. A number of the newer developments have presumably replaced older workshops, coach houses etc. A small number of the original houses are detached or semi-detached.
- 4.3.15 In Park Road and in Western Road are examples of larger villas or pairs of semi-detached houses on a larger scale than the terrace rows described above. These larger houses stand in their own gardens and are in a variety of styles reflecting the different decades of the nineteenth century in which they were built.



Norfolk House, this property occupies a prominent corner position at the point where Park Road and Western Road meet and is at the entrance to the conservation area from the west

- 4.3.16 The Castle (on the corner of Park Road and Langdon Street) is a landmark property of three storeys and three bays, probably a late Georgian structure with the addition of a Victorian porch and bay windows. It has a blank side elevation with lateral chimney-stacks to Langdon Street. The succeeding buildings are modest cottages, much spoilt by uPVC, although where well preserved, eg. number 11, they have appeal. Number 18 is a three-storey rendered pair of villas with round windows above their entrance doors. There follow more Victorian semi-detached houses and cottages, not noteworthy, some spoilt by disproportionate modern dormers with uPVC windows, eg. numbers 20 and 21.
- 4.3.17 Jordans, number 27, is a simple three-bay early-nineteenth-century house, very well preserved, with boundary wall. Its windows have moulded surrounds and margin lights, a characteristic form of the period. Succeeding buildings are mostly modern, until the Church of St Martha (listed). It is a former Anglican chapel of ease to the parish church, hence its gothic architecture, which is unexpected for a Methodist Church. Built of flint and stone, on a corner site, it is the chancel of an uncompleted building, with a large east window with tracery.

## **Park Road (south side)**

- 4.3.18 The south side of Park Road consists of the pastures and trees of Tring Park. However it also includes a group of buildings, comprising two former gate lodges to the park, and the buildings of the former Home Farm, including the former farmhouse (now White Cloud House), model dairy (now Thrift Cottage), and farm buildings (now residential

accommodation). All were built for Lord Rothschild, probably by William Huckvale, in their characteristic style and materials, and form an integral part of the estate and the town. A boundary change is proposed in order to include Home Farm within the conservation area.

#### **Architectural character**

- 4.3.19 The frontages of the terrace are generally flat and windows and doors provide the only architectural features in most cases. These are detailed in the usual mid- nineteenth-century style with windows and doors recessed into flat-arch openings and containing double-hung sliding sash windows. Henry Street is a good example of the predominant house style.
- 4.3.20 A few of the more elaborate examples might include projecting ground floor bay windows. A row of three houses in Henry Street has dormer windows projecting forward in the roof slope but this is exceptional. The original chimneys and chimney pots survive in most cases and this greatly enlivens the view in most streets.

#### **Materials**

- 4.3.21 The principal building material is brick in a dark red to brownish colour and generally left bare so that the Flemish-bond masonry may be seen. In some cases the brick has been rendered or painted white or cream.
- 4.3.22 Several examples of the larger houses throughout the area have rendered external walls and other architectural features such as moulded surrounds to windows.
- 4.3.23 Slate is used almost everywhere for roofing and this has survived well. Replacement roofing in modern factory-made tiles may also be found. The windows are predominantly timber but there are also examples of modern replacement in other materials.
- 4.3.24 A wall in random flint may be found in King Street, but walling materials other than brick are rare both in the original and in the newer buildings.

#### **Open spaces**

- 4.3.25 The area does not have an open space for public use, but most houses have their own garden at the rear and some have a small front garden as well. In addition there are the avenues of trees along Park Road's south side (the road is well named). The larger houses are usually surrounded by private gardens both at the front and rear.
- 4.3.26 A large open area is situated half way along King Street on the south side. The site is informally laid out with open space at the centre and the garages in rows around the edge. It is highlighted on the Local Plan Proposals map as being a suitable location for new housing.

#### **Negative aspects**

- 4.3.27 The presence of cars parked on the streets is the main problem. There are no formal parking restrictions but cars may be found with two wheels on the pavement as the streets are often too narrow. In general the area does not suffer from through traffic in the middle of week-days and there are no sites within it (such as schools or retail businesses) to generate this traffic.
- 4.3.28 Satellite dishes may be found in a few properties on their street side.

4.3.29 In King Street and elsewhere rows of small houses with front gardens have seen the erection of front porches to spoil the unity of the row and the original architectural character.

4.3.30 In a very few cases the contributions of the twentieth century have been less than admirable, but this is fortunately rare and most of the replacements and in-fills are considered adequate in quality. The in-fills are generally designed with a careful regard for local scale and architectural details and the good use of matching brick and other materials.



## 5.0 NEUTRAL AND NEGATIVE FEATURES AND ISSUES

- 5.1 In general, Tring has avoided negative buildings, in a way which is difficult to achieve in a busy market town. Nonetheless, some detrimental features are present, including certain modern extensions to historic buildings, alterations including modern shop fronts and uPVC windows and doors, and the cumulative effect of domestic paraphernalia such as TV aerials.

### **New building**

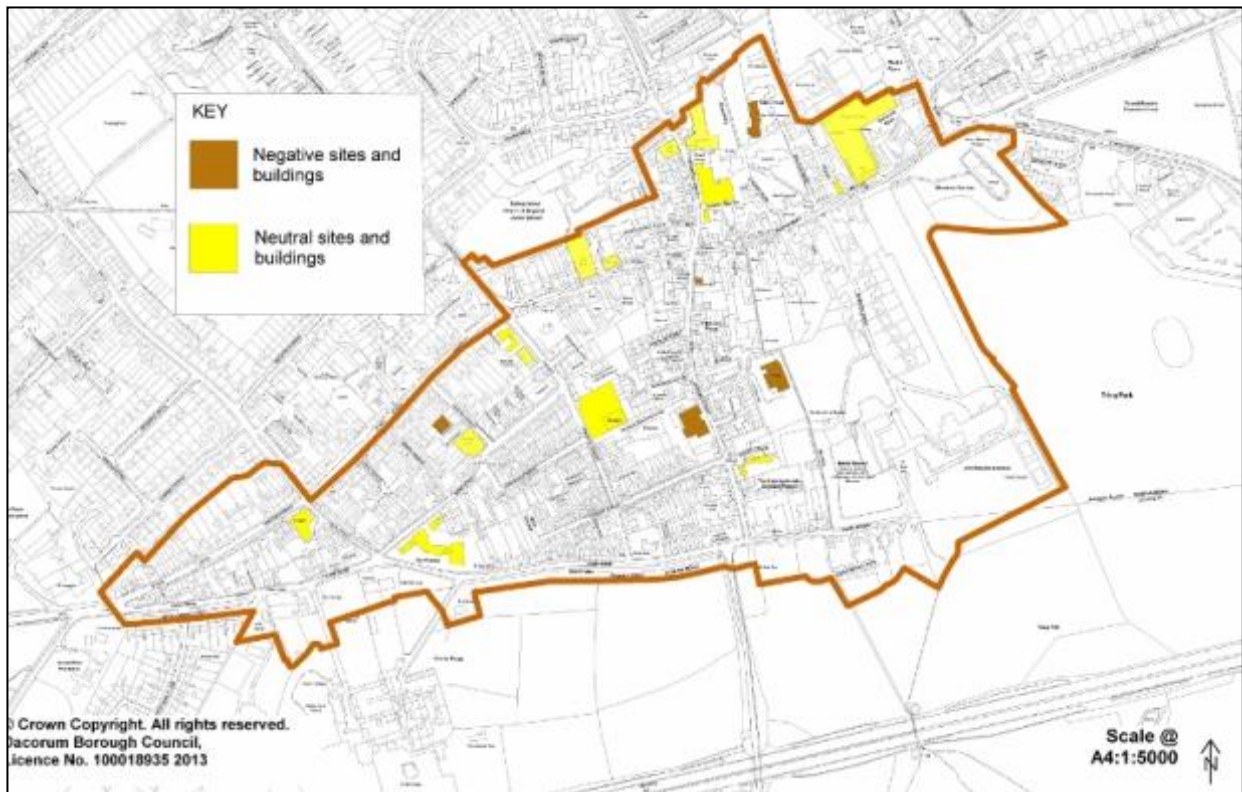
- 5.2 Most of the modern development in the conservation area is unrelated to its historic character and architectural interest. At the same time, however, its impact is limited by its discreet location on back land to the rear of plots or in former industrial yards, by its modest scale, consisting mainly of houses of two or three stories and bays, and by its division into a series of different groups of varied dates and styles. Accordingly, it is woven into the layout of the historic town, and has a neutral rather than a negative role.

### Dolphin Square and Frogmore Street

- 5.2.1 The conservation area includes a modern shopping centre, Dolphin Square. It is entered from the north side of High Street, through an opening in a modern building which maintains the scale and height of the flanking historic buildings, and is a model of discretion. Dolphin Square also extends along Frogmore Street, whilst of a modest scale, the elevational treatment of these buildings is less successful.

### Akeman Street

- 5.2.2 New developments at Mansard Close, Oaklawn, Surrey Place are not so successful in design terms as, for example, that at Harrow Yard, but their location off the principal thoroughfare means their impact on the historic settlement is limited. A large new museum building is equally well placed.
- 5.2.3 There are individual new buildings on Akeman Street which mar the setting of the surrounding historic buildings. The structure adjacent to Victoria Hall has a large 'Mansard' roof which is eye-catching and out of keeping with the conservation area, while numbers 72-80 detracts from its surroundings by virtue of its bulk and poor quality brick.
- 5.2.4 The Telephone Exchange building to the rear of Akeman Street is a large 1960's structure, it is visible from Akeman Street and does detract somewhat from the character of the conservation area.
- 5.2.5 The large warehouse type extension to the rear of Crofffield on Queen Street is considered a negative.
- 5.2.6 There is a scattering of new building elsewhere in the conservation area, for example on the corner of King Street and Park Road, where it is screened by greenery. It is neutral in impact.



Map of neutral / negative sites and buildings within Tring Conservation Area

### 5.3 Extensions and alterations to historic buildings

- 5.3.1 The only negative work to a historic building is the extension to Sutton Court. It is negative not so much in itself, and indeed won a Civic Trust award; but as an attachment to a listed building it dominates, whereas it should be subsidiary to it. The small rear extension at 20 High Street also has a major impact on the rear elevation.
- 5.3.2 Some historic buildings are marred by replacement doors and windows, especially by the use of uPVC. Vicarage Lodge on Churchyard is an example.



Large extension to Sutton Court



Rear extension to 20 High Street



Library, High Street



Car park, High St (west end, north side)



Forge Car park, High Street



uPVC windows in Vicarage Lodge, Churchyard

Negative and neutral buildings, sites and features

Shop fronts

5.3.3 A significant number of historic buildings, particularly on High Street, have large modern shop fronts with plate glass and over-sized fascias, which are detrimental to their character and that of the conservation area. Examples include number 18, 19, 38-39, 40-41, 55 High Street, and number 10 Akeman Street.

**5.4 Traffic and Parking**

5.4.1 Traffic is inhibiting when viewing the historic buildings, particularly on High Street. However the narrow streets and the level of activity tends to restrain vehicle speeds, and the A41 tends to divert through traffic away from the town, and Tring is not blighted by traffic as are many historic towns. Other parts of the conservation area are not much affected by traffic, particularly Park Street and Road, and the western section.

5.4.2 The car parks on High Street, Akeman Street and Frogmore Street are negative features. Although the Forge car park on High Street is partly screened from the road, it provides a very sorry setting for the historic buildings either side of it. Private car parking also detracts from the setting of some historic buildings eg. Sutton Court. The impact of Frogmore Street parking is softened by background greenery, principally of the churchyard, but creates a sad setting for the listed building at number 31.

## 5.5 **Private paraphernalia**

- 5.5.1 There is a scattering of domestic paraphernalia through the conservation area, including CCTV cameras, fire alarms, TV aerials, etc. The aerials, although generally well placed to avoiding front elevations, in some places have a cumulative effect which detracts from a good skyline eg. on Akeman Street.

## **Part 2: Conservation Area Management Proposals**

### **1.0 Introduction**

#### **1.1 The Management Proposals**

The designation and appraisal of any conservation area is not an end in itself. This conservation area is under pressure from commercial uses, excessive signage, infill, inappropriate extensions and alterations, conversions, and development to its fringes. It is important that the development management process ensures the preservation of its special character and that opportunities are taken to identify and implement enhancements.

As well as defining the character and appearance of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. The resulting Management Plan relates the designation and management of a conservation area to the principles of historic environment planning.

#### **1.2 Mechanisms for Management**

There are several mechanisms through which the Council can manage the future of the conservation area:

2. Application of policy
3. Policy and design guidance
4. Development briefs
5. Monitoring change
6. Boundary changes
7. Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
8. Enforcement proceedings
9. Article 4 Directions

Detail on these mechanisms is provided below.

### **2.0 Application of Policy**

#### **2.1 Introduction**

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. Dacorum Borough Council will apply such policies rigorously when considering development proposals affecting the conservation area.

National planning policy regarding the historic environment, in the form of the National Planning Policy Framework (NPPF), places a firm emphasis on conserving and sustaining the significance of heritage assets and their settings. This includes designated heritage assets (such as conservation areas, listed buildings, registered parks and gardens, scheduled monuments, etc) and non-designated heritage assets (including local interest buildings, unregistered parks & gardens or areas of archaeological interest).

At a local level, an historic environment policy is included in the Core Strategy (September 2013), Section 17, Policy CS27.

This Conservation Area Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework,



which will be one of the most direct and effective means of managing the conservation area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal. The appraisal also sets out key buildings and features that contribute positively to the character and appearance of the conservation area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.

By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

## **2.2 Legal framework**

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by the National Planning Policy Framework (NPPF).

## **2.3 The Local Planning Framework**

Historic environment policy is included in the Core Strategy (September 2013), Section 17, Policy CS27. This Conservation Area Appraisal will be used to support the conservation/heritage Development Management policy that forms part of the Strategy.

## **2.4 Planning controls in Conservation Areas**

In addition to the above, there are a number of planning controls that relate specifically to conservation areas:

### *Extensions to dwelling houses*

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

### *Cladding or rendering the exterior of a house*

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission from the Borough's Planning Authority;

### *Alterations to the roof of a dwelling house*

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

### *Erecting new outbuildings in the grounds of dwelling houses*

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

### *Installing replacing or altering chimneys, flues and soil vents on dwelling houses*

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a

highway and forms either the principal elevation or side elevation of the house will require planning permission;

#### *Microwave antennas*

The installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from a highway, or on any building which exceeds 15 metres in height, requires planning permission in conservation areas. Generally, planning permission is needed for all of the following:

more than two antennas; a single antenna exceeding 100cm in length; two antennas which do not fit the relevant size criteria (only one may exceed 60cm for example); an antenna installed on a chimney, where the length of the antenna would exceed 60cm or would protrude above the chimney; an antenna with the cubic capacity in excess of 35 litres; an antenna installed on a roof without a chimney where the highest part of the antenna exceeds the highest part of the roof; or in the case of an antenna installed on a roof with a chimney, if the highest part of the antenna would be higher than the highest part of the chimney, or 60cm measured from the highest part of the ridge tiles of the roof, whichever is the lower.

#### *Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house*

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

#### *Installing, replacing or altering stand alone solar within the curtilage (grounds) of a dwelling house*

Planning permission will be required for any stand alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

#### *Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house*

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development and planning permission is therefore not normally required.

#### *Display of advertisements*

Advertisements are regulated by controls set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The display of advertisements in conservation areas is subject to additional restrictions. Illumination, for example, generally requires advertisement consent. Tethered balloons, flags displayed by house builders and advert hoardings around building sites also require advertisement consent.

#### *Demolition*

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the conservation area that are over 115 cubic metres requires Planning Permission. The demolition of any wall over 1 metre high facing

a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Planning Permission.

### *Works to trees*

In most cases, six weeks notice must be given to the District Planning Authority for any cutting down, topping, lopping or up rooting of trees greater than 100mm diameter at 1.5 metres above the ground in a conservation area. There are however exceptions to this: where a tree is covered by a Tree Preservation Order (TPO), for example, a formal application seeking approval to carry out works to trees protected by a TPO must be made to the Borough Council's planning department. Alternatively, where works to trees have been approved by planning permission in conjunction with development proposals, additional applications are not required.

## **2.5 Other statutory designations**

### Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the Borough Council. There are three grades of listed building: I and II\* (considered to be the most special listed buildings); and II.

The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1 July 1948. Listed Building Consent is required from the Council for any work which affects the special architectural or historic interest of the listed building. Many of the buildings within Tring Conservation Area are listed buildings, or located within the curtilage of a listed building.

Extensions and alterations to listed buildings should conform with the Policies of the Core Strategy and should generally:

- Take into account the prevailing forms of development
- Complement the form and character of the original building
- Be subordinate in bulk and scale to the principal building
- Use high quality materials and detailing
- Pay particular attention to roof lines, roof shape, eaves detail, verge details and chimneys

### Scheduled Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Monuments in Tring Conservation Area.

### Tree Preservation Orders (TPOs)

A tree preservation order (referred to as a TPO) is an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without Local Planning Authority approval. It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the conservation area boundary. Advice should always be sought from the District Planning Authority on any proposed works.

## Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering conservation areas. For specific proposals you should seek advice from the Borough Council.

### **2.6 The consent process**

Where permission is required for development within the conservation area, details will need to be submitted to the Council for consideration.

For most works in a conservation area, including demolition, you may only require planning permission. If your building is listed, works to it, including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

If you have any doubts as to whether or not your building is listed or in a conservation area, or would like to know whether specific works require planning permission or other consents, then please seek advice from the planning authority. Contact details are given at the back of this document.

### **2.7 New development in conservation areas and the importance of design**

The purpose of conservation area designation is not to arrest development but to guide it so that the special character of an area is not adversely affected. New developments should be sympathetic in their design and use appropriate materials. They should complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission it is advisable to contact the Council's Development Management and Conservation Teams to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

There are a number of features that contribute to Tring's identity and character and which should be preserved through a programme of regular maintenance. These elements should be retained and used to influence further development or alterations to existing properties within the conservation area.

Of great significance to Tring Conservation Area is the survival of the historic grain of plot division dating probably from the medieval period of the towns planning. The plots and their grain, particularly the way small buildings tend to run down the plot rather than across, is a very important part of the character of the conservation area and should be carefully considered in any proposed development.

Of equal importance is the way the rear of buildings have developed and evolved over time to give an attractive organic mix of roof levels, slopes, gables and hips. The scale, form and massing of these extensions, alterations and outbuildings should be respected and where possible reflected in future works to the rear of buildings, particularly those fronting the High Street or Akeman Street.

Great attention should be paid to the retention of alley ways, courtyards and access between and through buildings. These should be maintained and preferably left open (possibly with the application of openwork gates set back from the building line) to ensure that views into these intimate spaces are maintained.

### *Views*

The setting of a conservation area is very important, and in the case of Tring it is mainly rural, including Tring Park and open countryside. Development which impacts in a detrimental way



upon the immediate setting and views into and out of the conservation area will be resisted.

#### *Street Pattern*

The appraisal has identified the conservation area's strong historic street pattern, and there is a strong presumption in favour of preserving its roads, lanes and paths, as well as the boundaries that form their borders. The Council will work with Hertfordshire County Council, landowners and partners to ensure the historic street pattern is fully protected.

#### *Open Spaces*

The appraisal identified various areas as important green spaces within the conservation area. The Council will work with appropriate partners to ensure these areas are properly managed, protected and where appropriate, enhanced.

#### *Locally Listed Buildings (Non-designated heritage assets)*

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest. It is recommended a 'Local List' is produced, identifying these buildings.

### **3.0 Policy and design guidance**

The Council has produced relevant guidance documents, including Development in Conservation Areas or affecting Listed Building. See Environmental Guidelines SPG Section 7. Further advice is contained on the Council's website: [www.dacorum.gov.uk](http://www.dacorum.gov.uk).

These guides are relevant to anyone thinking of undertaking development within conservation areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of conservation areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to conservation areas e.g. window replacement.

Production of design guidance for shop fronts would be particularly useful in Tring Conservation area, where a significant number of historic buildings, principally on High Street, have modern shop windows which detract from their interest.

### **4.0 Development briefs**

The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where redevelopment might readily be accommodated. The definition and characterisation of the conservation area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site. At the time of writing this Appraisal, there are no such sites identified by the Council within the conservation area boundary.

Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

### **5.0 Monitoring change**

Monitoring change, both positive and negative, is very important for the long-term management of a conservation area. For example, it can help highlight problems that can be

best tackled through the application of planning policies and other legislative frameworks (see above) or show how effective policies have been.

Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.

A conservation area is thoroughly surveyed and described when first designated or when reviewed. Local planning authorities should seek to review conservation areas from time to time and update Appraisals. The Council will develop a schedule of conservation area reviews in due course.

The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:

#### *Public Consultation*

The appraisal and management plan has been subject to a period of four-week public consultation commencing on 1<sup>st</sup> March 2018. This included placing the document on the Council's website and in local libraries and consultation with local amenity and residents' groups. A public exhibition was held in Tring in March 2018. The document has subsequently been amended to incorporate relevant comments and suggestions.

#### *Document Review*

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- An updated 'Heritage Count';
- An assessment of whether the management proposals in this document have been acted upon, including proposed enhancements;
- A Buildings at Risk survey;
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review.

## **6.0 Boundary change**

An important aspect of Appraisal is the review of the conservation area's boundaries. They can be relocated to reduce or extend the area. For example, an extension to the boundary might be proposed to incorporate the wider setting of a conservation area. Specific justification is required for proposed changes. Accordingly this appraisal has examined the conservation area boundaries. In particular it considered whether the boundary should be extended to reach further north along Brook Street to encompass the former Silk Mill, and to include more of Tring Park.

The former Silk Mill was crucial for the history and economy of the town for most of the nineteenth century. The old livestock market, which remains at the south end of Brook Street, is of historic interest, and retains its office (now the local history museum) and some early animal pens. However, the area of Brook Street between the current boundary and the mill consists mostly of modern development, and has insufficient historic and architectural interest to warrant inclusion, while the mill building itself is protected by statutory listing. On balance, the view taken here is that the boundary on Brook Street should not be extended.

Tring Park was also central to the history of the town, most evidently in the late-nineteenth and early-twentieth centuries when owned by the Rothschilds. There could be a case for including the whole park in the conservation area. However it is no longer a single historic entity, being in two separate ownerships, that of the Tring Park School for the Performing Arts to the north, and Dacorum Borough Council to the south. It is also bisected physically north-south, by the raised main road of the A41. Most of its structures outside the designated conservation area are statutory listed buildings and Tring Park is a grade II listed Registered Park and Garden. Accordingly, it is considered that Tring Park as a whole should not be included within the designated area.

Another area within Tring Park to be considered for inclusion is the former hamlet of Dunsley, south of London Road, at the east end of the conservation area. This is interesting for a former gate lodge and garden cottage of the estate (both statutory listed buildings), and for the estate wall, which extends as far east as the modern supermarket (not listed but within the curtilage of the listed mansion). They are integral parts of the Tring Park estate, and the height and extent of the perimeter wall symbolise the power of the country estate and the influence it exercised within the parish. However, the two houses are now surrounded by the modern housing of Dunsley Place, which has no special architectural or historic interest, and does not belong in the conservation area. On balance, it is deemed that the boundary should not be extended to include Dunsley.

However this review does propose three extensions to the Conservation Area boundary:

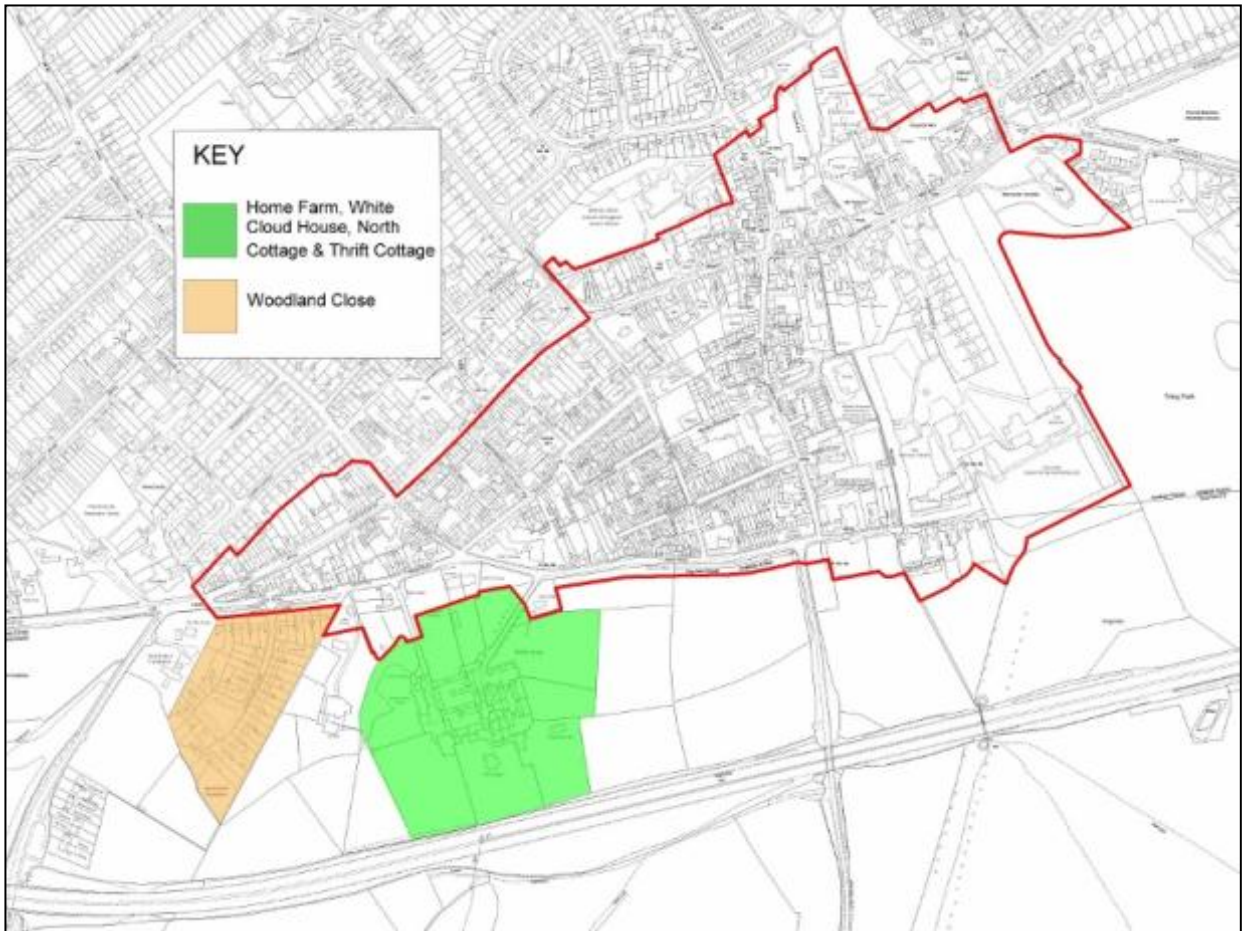
#### Area 1 – Home Farm

Area 1 consists of the former Home Farm of Tring Park, and extends from Park Road in the north to the A41 road in the south. This is shown on the Map. It comprises farm buildings, farmhouse and cottage (now White Cloud House and North Cottage), and model dairy (now Thrift Cottage), all now converted to residential use.

Tring Park and its component buildings form a very important part of the history, character and appearance of the conservation area. The extension would make a more rational boundary for the area, and afford protection to a significant group of estate buildings. They are interesting for their former function as the buildings of Home Farm, for the patronage of Lord Rothschild and the architecture of his protégé William Huckvale, and for their design and materials which clearly link them to many other buildings in the town, particularly on Park Street, but also on High Street and Akeman Street. They are at present unprotected by any special designation.

#### Area 2 – Woodland Close

Area 2 is a small area adjacent to the western section comprising the mid-twentieth century rows of municipal housing at Woodland Close which stand on a raised site and overlook the west end of Park Road. They were built on part of the former Great West Plantation of Tring Park. As the frontages of the houses are well preserved and the soft landscaping is of high quality, it is possible that a small extension of the conservation area to the south at this point could be of advantage to preserve this amenity in future.



Map: Suggested extensions to the Tring Conservation Area boundary (Areas 1 and 2)



Woodlands Close, a suggested extension to the Tring Conservation Area

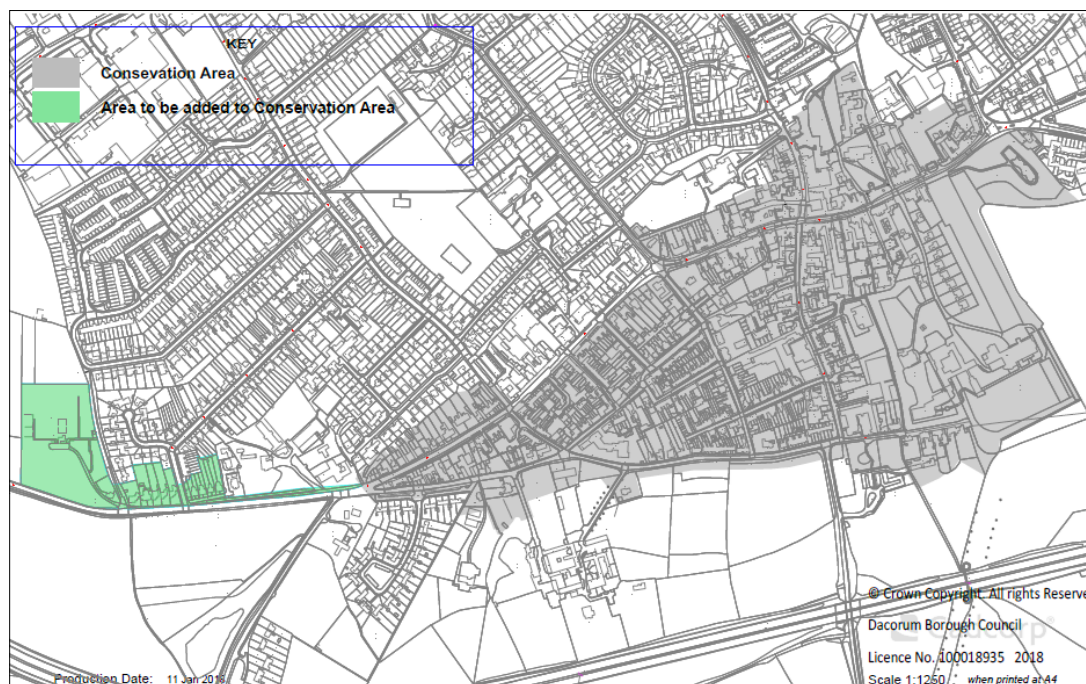


### Area 3 – Tring Cemetery and Victorian villas on Western Road

The third potential area is the development of the 19<sup>th</sup> and early 20<sup>th</sup> century villas along Western Road and the inclusion of the Victorian cemetery. This contains the chapel, gate lodge and cemetery which is considered a park and garden of local historic interest and is described by the Hertfordshire Gardens Trust (2010) as follows:

'An unspoiled Victorian cemetery with picturesque chapel and lodge in the local "Rothschild" style', Tring Cemetery was laid out in 1891-3 just north of the Aylesbury road at the very edge of the town, a position it still occupies. The land was gifted by Nathaniel Mayer Rothschild of Tring Park. The lodge at the entrance by the main road is in neo-Elizabethan style with flint and brick walls, inside wrought iron gates. The drive curves uphill to the chapel, which is of flint with brick angle-buttresses and stone window dressings, and has a Tudor-style polygonal chimney in brick. The chapel and the layout were designed by William Huckvale, retained by the Rothschild family, and the Rothschild head gardener advised on the planting. Much of this survives, the southern (Anglican) section with its curving avenue being different in style to the northern unconsecrated section for Nonconformists, which has a square path.'

The villas on Western Road help to show the expansion of the town in the late Victorian Early Edwardian era and enhance the entrance of the town when approaching from the west.



Map. Suggested extension to the Tring Conservation Area boundary (Area 3)



Entrance gates to Tring Cemetery and cemetery lodge



Tring Cemetery chapel

### **7.0 Appraising the condition of heritage assets**

A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'.

This survey can provide a useful means of monitoring many significant historic buildings within Conservation Areas. The national Heritage at Risk Register covers grade I and II\* buildings and scheduled monuments at risk, and is available through <https://historicengland.org.uk/advice/heritage-at-risk/>.

A Building at Risk can be addressed through grant aid, or through the use of legislative mechanisms such as Repairs Notices or Urgent Works Notices, to either repair a building, or make it secure or weather tight. This is of particular relevance where a building is important for maintaining the character and appearance of the area. The Council may carry out such works as are necessary and recover the costs incurred from the owners.

Generally, the buildings in Tring Conservation Area are well maintained and in a reasonable condition.

The grade II listed barn on Parsonage Place has had its slate roof part repaired (2019) but not all of it. The barn is in use as part of G. Grace and Son garage and is in a watertight condition but is considered vulnerable due to the temporary nature of part of its roof.

The Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, the Council will use the available statutory powers to force the owner to take action.

The Council will monitor the condition of other unlisted buildings as resources permit.

### **8.0 Enforcement proceedings**

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works.

The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a conservation area.

The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The Borough Council regularly follows up reports of unauthorised work and may take enforcement action.

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the conservation area then an enforcement notice may be served, requiring remedial measures to be taken.

#### **9.0 Article 4 Directions**

There are already Article 4 directions withdrawing permitted development rights at 1-18, Hamilton House, Kosicote and Hope Cottages, King Street; at numbers 94, 96, 102, 104, 106 and 108 High Street, and at Linwood and Farleigh, Park Road.

It is recommended that extra control be introduced, by means of Article 4 directions, to limit the use of uPVC in any part of the conservation area.

#### **10.0 Local List**

The production of a 'Local List' is recommended.

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Unpublished research by Tim Amsden, local historian, on William Huckvale, reproduced courtesy of the author



## **Appendix 1. Listed Buildings in Tring Conservation Area**

Buildings are listed grade II unless otherwise stated

### **AKEMAN STREET (13)**

(East side)

Number 10

Tuck Shop, Number 11

Numbers 12, 12a And 13

Number 14

Former Graces Maltings, number 15, (now The Cellar House, The Gantry House, The Granary, and The Tudor House)

Numbers 16 and 17

(West side)

Number 60

Number 81

Numbers 88, 89 and 90

Baptist Chapel

North Obelisk in front of Baptist Church

South Obelisk in front of Baptist Church

The Market House, Number 99

### **BROOK STREET (2)**

(West side)

Marash House, Numbers 2-5

The Robin Hood Public House

### **CHURCH YARD (4)**

Church of St Peter and St Paul, Grade I

War Memorial

Gatehouse to Sutton Court

Sutton Court

### **FROGMORE STREET (3)**

(East side)

Number 31

Number 47

(West side)

Barn on Parsonage Place

### **HIGH STREET (15)**

(South side)

Wall to Tring Park to East of Number 8

Number 9

Numbers 10 and 11

Numbers 16 and 17

National Westminster Bank with attached house, outbuildings, walls of walled garden, and gateway on south, number 20

Number 23  
Number 24 and former Brewery Buildings attached at Rear  
Numbers 25 and 25a with Rear Outbuildings  
Number 26  
Number 61, The Market House  
Ardenoak House, Number 101

(North side)  
The Bell Public House, Numbers 36 and 37  
Number 50  
Number 53  
Number 56 and 57

#### KING STREET (1)

The Kings Arms Public House

#### LONDON ROAD (2)

Numbers 72 and 73  
Turnpike Post Opposite London Road

#### MANSION DRIVE (4)

Lamp Post at Entrance to Drive  
Lamp Post at West End of Mansion Forecourt  
The Clock House, Grade II \*  
The Mansion (The Arts Educational Schools), Grade II \*

#### PARK ROAD (3)

Louisa Cottages on Corner of 1-8  
Numbers 1-6  
Church of St Martha (Anglian Methodist)

#### PARK STREET (7)

Tring Zoological Museum (Natural History Museum)  
Number 4  
Numbers 5, 6 and 7  
Number 20  
Number 21 and 22  
Number 23 and 24  
Number 25 and 26

#### WESTERN ROAD (1)

Numbers 92 and 94

**TOTAL LISTED BUILDINGS 54**

## Appendix 2: Historic Environment Record (53 entries)

Provided by the Historic Environment Unit of Hertfordshire County Council  
29/07/2014

<b>ID</b>	<b>Name</b>
<u>19</u>	MEDIEVAL AND LATER TOWN OF TRING
<u>4382</u>	CHURCH OF ST PETER & ST PAUL, TRING
<u>4590</u>	PART OF ROMAN ROAD ('AKEMAN STREET'), FROM PENDLEY TO WEST OF TRING
<u>5209</u>	TURNPIKE MARKER POST, LONDON ROAD, TRING
<u>5400</u>	MALTINGS, AKEMAN STREET, TRING
<u>5449</u>	TRING OR BROWN'S BREWERY, 24 HIGH STREET, TRING
<u>5454</u>	GRACE'S MILL AND MALTINGS, 15 AKEMAN STREET, TRING
<u>5515</u>	WALL BOX, 42 AKEMAN STREET, TRING
<u>10384</u>	VESTRY HALL, TRING CHURCHYARD, TRING
<u>10386</u>	THE BELL, HIGH STREET, TRING
<u>10387</u>	THE ROSE & CROWN, HIGH STREET, TRING
<u>10388</u>	SITE OF THE MARKET HOUSE, HIGH STREET, TRING
<u>10389</u>	SITE OF THE OLD FORGE, 51 HIGH STREET, TRING
<u>10391</u>	THE VICTORIA HALL, AKEMAN STREET, TRING
<u>10393</u>	THE MARKET HOUSE, HIGH STREET/AKEMAN STREET, TRING
<u>10395</u>	SILK WEAVERS' PLANT AND BREWERY, REAR OF 60 AKEMAN STREET, TRING
<u>10396</u>	TRING ZOOLOGICAL MUSEUM, PARK STREET, TRING
<u>10397</u>	LOUISA COTTAGES (ALMSHOUSES), PARK ROAD, TRING
<u>10398</u>	SALVATION ARMY CITADEL, 50 ALBERT STREET, TRING
<u>10399</u>	QUAKER BURIAL GROUND, PARK STREET, TRING
<u>10400</u>	HARROW YARD AND SITE OF THE HARROW INN, AKEMAN STREET, TRING
<u>10401</u>	SITE OF SMITHY, HARROW YARD, AKEMAN STREET, TRING
<u>10402</u>	BAPTIST CHAPEL, FROGMORE STREET, TRING
<u>10403</u>	AKEMAN STREET BAPTIST CHURCH, TRING
<u>10404</u>	SITE OF THE BAPTIST TABERNACLE, AKEMAN STREET, TRING
<u>10405</u>	SITE OF THE EBENEZER CHAPEL, CHAPEL STREET, TRING
<u>10406</u>	CHURCH OF ST MARTHA, PARK ROAD, TRING
<u>10407</u>	UNITED FREE BAPTIST CHURCH, 89 HIGH STREET, TRING
<u>10410</u>	THE KING'S ARMS, KING STREET, TRING
<u>10411</u>	BRITANNIA PUBLIC HOUSE, PARK ROAD, TRING
<u>10515</u>	16TH CENTURY BARN, PARSONAGE PLACE, TRING
<u>10516</u>	31 FROGMORE STREET, TRING
<u>10517</u>	50 HIGH STREET, TRING
<u>10518</u>	53 HIGH STREET, TRING
<u>10519</u>	12, 12A & 13 AKEMAN STREET, TRING
<u>10520</u>	11 AKEMAN STREET, TRING
<u>10522</u>	27-28 AKEMAN STREET, TRING
<u>11872</u>	SETTLEMENT OF LOWER DUNSLEY, TRING
<u>12321</u>	88 AKEMAN STREET, TRING
<u>12322</u>	89-90A AKEMAN STREET, TRING
<u>12323</u>	90 AKEMAN STREET, TRING
<u>15335</u>	POST-MEDIEVAL PITS, BEHIND 29-32 AKEMAN STREET, TRING
<u>15957</u>	TRING PARK, TRING

<u>16025</u>	SITE OF THE MANOR BREWERY, LOWER DUNSLEY, TRING
<u>16026</u>	72-3 LONDON ROAD, TRING
<u>16027</u>	THE MEMORIAL GARDENS, LONDON ROAD, TRING
<u>16028</u>	SITE OF THE GREEN MAN, LONDON ROAD, TRING
<u>16029</u>	SITE OF ICEHOUSE, TRING PARK, TRING
<u>16030</u>	SITE OF 19TH CENTURY CANVAS FACTORY, LOWER DUNSLEY, TRING
<u>16642</u>	SITE OF PRIMITIVE METHODIST CHAPEL, LANGDON STREET, TRING
<u>17160</u>	40-41 HIGH STREET, TRING
<u>18630</u>	SUTTON COURT, CHURCH YARD, TRING
<u>18834</u>	26 HIGH STREET, TRING