

# Berkhamsted Conservation Area



## Character Appraisal & Management Proposals

# Appendices



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# Appendix 1:

## Designated Heritage Assets in Berkhamsted

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

**1-4 Castle Street** (east side). Grade II. C18, 2 houses and 2 shops. Re-fronted early to mid c19, stucco. Steeply pitched roof tiled in front, Welsh slates at back. No 4 has a back wing.

**5-8 Castle Street** (east side). Grade II. 4 Houses. Early to mid C19. Plum coloured brick, red brick dressings, Welsh slated roof. 5 1st floor Doric pilasters 9 sashes with glazing bars in reveals. Elliptically arched carriageway on right. Earlier C19 shop window on left.

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

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

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

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

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

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

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

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

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

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

**Berkhamsted Baptist Church, High Street** (north side). Grade II. Non-Conformist Church and Sunday School. 1864 with minor C20 alterations. Yellow-grey stock brick with red brick banding; ashlar limestone dressings. Welsh slate roof with coped gables. Gothic Revival style. Asymmetrical 'T' plan. Tower with narrow octagonal spire in ashlar to south-west corner. Triple pointed arched entry to south gable; a 5-light window with Flamboyant tracery above. Apsidal porch to south-east corner. Fully galleried interior. Contemporary furnishings and fittings.

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

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

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

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

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

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

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

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

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

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

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

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

**125 High Street** (south side). Grade II. Medieval open hall house, now partially commercial. C16. Re-faced in brick mid C19. Late C20 alterations. Timber frame behind painted brickwork. Brick chimneys and a Welsh slated roof. End bay to right with 2 storey canted bay, formerly an entry, now with C20 doors. Centre bays occupied by C20 advanced double fronted shop window. Interior exposed timber frame. Rear range of 4 bays, re-modelled in C20, to west of yard accessed by wide arched opening to left of frontage range. Rear range has the remains of 2 trusses of an earlier, open hall structure, including substantial jowel posts, arch braced tie beam, and steeply-set principal rafters.

**No 127 High Street** (south side). Grade II, house rebuilt in 1832 ,but retaining some earlier fabric.. Painted brick and slate roof. Irregular C19 sash windows, classical doorcase, and three-panelled door, side passage and a prominent canted bay.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

## Listed Buildings in Area 3 – Charles Street

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

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

### **Berkhamsted motte and bailey castle: no. 20626**

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

# Appendix 2:

## Un-designated Heritage Assets in Berkhamsted

### Locally Listed (Proposed)

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

##### BRIDGE STREET

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

##### CASTLE STREET

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

##### CHAPEL STREET

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

##### CHESHAM ROAD

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

##### CHURCH LANE

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

##### CLARENCE ROAD

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

##### COWPER ROAD

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

##### ELM GROVE

Kings Road Garage, Elm Grove

##### HIGHFIELD ROAD

29 - 31 Highfield Road (Prospect Place Chapel)  
33 & 35 Highfield Road  
51 & 53 Highfield Road  
58 Highfield Road (Chaffcutters)

##### HIGH STREET (south side)

9 High Street  
11 High Street  
13 High Street  
15, 17 & 19 High Street  
21 & 23 High Street  
25 & 27 High Street  
45, 47 & 49 High Street  
55 & 57 High Street  
59 High Street  
61 & 63 High Street  
65 & 67 High Street  
69 High Street  
71 High Street  
73 & 75 High Street  
81 High Street  
83 High Street (The Goat PH)  
85, 87, 89 High Street  
111 High Street  
115 High Street  
123 High Street  
131 & 133 High Street (Overton House inc rear  
building)  
149 & 151 High Street  
161 High Street (Civic Centre)

167 High Street  
169 & 171 High Street  
175 & 177 High Street  
179 High Street  
199 High Street (NatWest Bank)  
247 & 249 High Street (Ask)  
251, 253, 255, 257 & 259 High Street (Camilla Terrace)  
261 High Street (The George PH)  
271 & 273 High Street  
291 & 293 High Street  
295, 297 & 299 High Street  
303 High Street

**HIGH STREET** (north side)

2, 4, 6 & 8 High Street  
52 & 54 High Street  
56 High Street  
58 High Street  
66, 68, 70, 72 & 74 High Street (Sibdon Place)  
88 High Street  
90 High Street (inc 90A & B)  
92 High Street  
96, 98, 100, 102 & 104 High Street  
War Memorial (by St. Peter's Church), High Street  
124 High Street (building at the rear on Church Lane  
also included in entry, now Trilbys & Tiaras)  
126 & 128 High Street  
134 High Street  
136 & 138 High Street  
140 & 142 High Street  
146 High Street  
148 & 150 High Street  
152 High Street  
154 & 156 High Street  
204 High Street (with 1 Lower Kings Road at the rear of  
202 High Street)  
206 High Street  
Park View Cottage, High Street (behind 214 High  
Street)  
212 & 214 High Street  
218 & 220 High Street  
224 High Street  
226 & 228 High Street  
230 High Street  
232 High Street  
234 High Street  
236 High Street  
236A & 238 High Street  
240 High Street  
242, 244 & 246 High Street  
248 High Street  
258 & 260 High Street  
262 High Street  
264, 266 & 268 High Street  
270 & 272 High Street  
274 High Street  
278, 278A & 280 High Street

284 High Street  
320 & 322 High Street  
324 & 326 High Street  
328 & 330 High Street  
332 & 334 High Street  
336 & 338 High Street

**HOLLIDAY STREET**

7 & 8 Holliday Street  
9 & 10 Holliday Street

**LONDRINA TERRACE**

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

**LOWER KINGS ROAD**

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

**MANOR STREET**

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

**MILL STREET**

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

**PARK VIEW ROAD**

1 Park View Road (The Chapel)

**PRINCE EDWARD STREET**

Victoria Church of England School & Nursery, Prince  
Edward Street

**RAVENS LANE**

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



**RECTORY LANE**

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

**THREE CLOSE LANE**

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

**VICTORIA ROAD**

1 Victoria Road

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

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

**CAMBRIDGE TERRACE**

1 Cambridge Terrace  
2, 3 & 4 Cambridge Terrace

**CASTLE STREET**

Road bridge over the Grand Union Canal, Castle Street

**GEORGE SREET**

The Rising Sun PH, George Street  
1, 3, 5, 7, 9 & 11 George Street  
13 & 15 George Street  
12, 14, 16, 18 & 20 George Street

**GRAND UNION CANAL**

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

**GRAVEL PATH**

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

**LOWER KINGS ROAD**

Castle Mill, Lower Kings Road  
56 Lower Kings Road (Station House)  
Berkhamsted Station and adjoining arcaded wall of raised track, Lower Kings Road

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

**RAVENS LANE**

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

**STATION ROAD**

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

**WILLIAM STREET**

3 & 4 William Street

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

1 Boxwell Road

**CHARLES STREET**

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

**CROSS OAK ROAD**

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

**COWPER ROAD**

5 & 6 Cowper Road  
7 Cowper Road

**DOCTOR'S COMMONS ROAD**

Angleside House, Doctor's Commons Road

**GREENWAY**

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

**KINGS ROAD**

5 & 7 Kings Road

Berkhamsted Preparatory School (Kings Road frontage), Kings Road (south side)

15 Kings Road, Berkhamsted Preparatory School (north side)

19 Kings Road, Berkhamsted Preparatory School (north side)

**KITSBURY ROAD**

36 Kitsbury Road

The Grey House, Kitsbury Road

**MIDDLE ROAD**

1, 2, 3, 4, 5, 6 & 7 Middle Road

8, 9, 10 & 11 Middle Road

The Smoke House, Middle Road

**MONTAGUE ROAD**

1 Montague Road

**NORTH ROAD**

1 North Road

25 North Road

37 North Road

**SHRUBLANDS ROAD**

5 & 7 Shrublands Road (Dunsland House & Mullions)

9 Shrublands Road (Stonycroft)

11 Shrublands Road (Rowans)

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

### BRIDGE STREET

#### 1, 2, 3 & 4 Bridge Street

Nos. 1, 2, 3 & 4 Bridge Street form a group as a unified terrace of four small two-storey houses, probably mid C19th with single room wide, direct-entry plans. Roofs replaced in the C20th; no stacks survive and there is box guttering and downpipes. Unrendered brick facades. All of the houses retain their original openings with slightly cambered brick arches. No. 1, adjacent to the former brewery building, has 8 over 8 sashes with horns on each floor to left of a 6-panelled door. No. 2 mirrors No 1 with 8 over 8 horned sashes on each floor to right of a 6-panelled door. No. 3 has 8 over 8 paned horned sashes on each floor to left of a 4 panelled door, the 2 upper panels being glazed. No. 4 has 8 over 8 sash windows on each floor to the right of a 6-panelled door, with the two top lights glazed. Narrow passage to right of No. 4.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street, with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.

#### 5, 6, 7 & 8 Bridge Street

Nos. 5, 6, 7, and 8 Bridge Street form a group as a unified terrace of four small two-storey houses, probably mid C19th with single room wide, direct-entry plans. Roofs have been replaced in the C20th; no stacks survive and there is box guttering and downpipes. The houses have unrendered brick facades. All of the houses retain their original door and window openings with slightly cambered brick arches. No. 5 has an 8 over 8 sash window with horns on each floor to left of a panelled door incorporating a 'fanlight'. No. 6 mirrors No. 5 with an 8-over-8 horned sash window on each floor to right of a similar panelled door. No 7 has an 8-over-8 paned horned sash window on each floor to left of door. No. 8 has 8-over- 8 sash window on each floor to the right of a 4-panelled door, with the two upper panels glazed. Narrow passage to right of No 8.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.

#### 9, 10, 11, 12, 13, 14 & 15 Bridge Street

Nos. 9, 10, 11, 12, 13, 14 & 15 Bridge Street form a longer integral range of 7 modest two-storey terraced houses with single room, direct-entry plans, arranged symmetrically around a central alleyway (now part of



1- 15 Bridge Street

No. 12) and named Bulbourne Cottages. Probably early C19th. The roofs have been replaced in the C20th, but retain their slightly projecting bracketed eaves. No chimneys survive. All the houses have painted rendered facades. All openings have slightly cambered brick arches.

No. 9 has 8-over-8 horned sashes on each floor to right of 6 panelled door, the upper 2 panels glazed. No. 10 has a tilting 8 paned sash window on each floor to left of door of 2 panels, with 9 paned glazing to the upper panel. No. 11 has an 8-paned horned sash window on each floor to the right of door that is similar to No. 10 with 2 panels and 9 paned glazing to the upper panel. No. 12 is slightly larger with room over alley. This has an 8-over-8 sash window above the painted plaque inscribed 'Bulbourne Cottages'. To the left of the 2-panelled door (upper panel with 9-paned glazing) are two 8-over-8 horned sashes. Nos. 13, 14 and 15 balance 9, 10 and 11 in the arrangement of openings. No. 13 has 8-over-8 horned sash window on each floor to right of 2 panel door, similar to the doors at Nos. 10, 11 and 12 and 14. No. 14 has an 8-over-8 paned sash window on each floor (the ground floor sash without horns) to the left of a 2 panel door, similar to those at Nos. 10-13. No. 15 is the end terrace house and has an 8-over-8 paned sash on each floor to the right of door with 2-panelled base and 9 paned upper panel. The end façade is blind with uninterrupted brickwork, and curtailed stack at the gable.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street, with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.

## 17, 18, 19 Bridge Street

Nos. 17, 18, and 19 form a group of two-storey C19th terraced houses, all formerly of single room wide, direct-entry plans, but in the C20th No 19 was formed by amalgamating two cottages, the southernmost cottage having had its door removed and an alleyway constructed to provide rear access.

The range has unrendered facades, the brick of a darker red/brown; plinths are painted. Slate roof is in tact over the whole of the range, with half-round guttering. The chimney stack that would have separated the two southern end cottages has been removed, that at southern end has 6 pots. All openings have slightly cambered brick arches. No. 17 has a tilting 8 over 8 paned sash on each floor to right of 6 panelled door incorporating upper fanlight. Exposed north flank wall with no openings. No. 18 has a tilting 8 over 8 paned sash on each floor to left of 4-panelled door.

No. 19 has two 8-over-8 paned hornless sashes at first floor level. The two 4-over-8 paned sashes at ground floor level have been reduced in height. At the left end is 6-panelled door and at the right end the alley passageway, with evidence of reconstruction/re-modelling the brickwork and openings at this southern end.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street, with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.

## 20, 21, 22 Bridge Street

Nos. 20, 21 and 22 Bridge Street form a group of three C19th terraced houses, of 2 storeys with single room wide, direct-entry plans. Roof is slate to No. 20 but has been altered in the C20th to 21 and 22; brick stack with 2 pots separating Nos. 20 and 21. Half-round guttering and single round downpipe to left end of No. 20. Nos. 21 and 22 have unrendered brick facades and painted plinths. No. 20 is roughcast rendered and painted. Window openings have slightly cambered arches.

No. 20 has an 8-over-8 paned hornless sash on each floor to right of door with 2 panels in lower panel and 9 paned glazed upper panel incorporating 'fanlight'. No. 21 has a 6-over-6 horned sash window on each floor to left of 2 panelled door, the upper panel with 9 paned glazing. No. 22 has 8-over-8 paned horned sash on each floor to right of 4-panelled door, the upper 2 panels glazed. Narrow alleyway to south end.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street, with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.



17- 28 Bridge Street

## 23 (Mallard Cottage), 24, 25, 26, 27 & 28 Bridge Street

Nos. 23, 24, 25, 26, 27 and 28 Bridge Street form a group of six C19th two-storey terraced houses, all single room wide, direct-entry plans. The roofs have been replaced in the C20th. The frontage forms a continuous unrendered brick facade. Original window openings have very slightly cambered arches; however, façades of Nos. 25, 26, 27 and 28 appear to have been rebuilt with plainer, flatter arches to openings.

No. 23 (Mallard Cottage) has an 8-over-8 paned sash with horns on each floor to right of 4 panelled door, the upper panels glazed. Boxed downpipe at left end. No. 24 has a 16 paned tilting sash over an 8-over-8 paned sash to left of a 2-panelled door with the upper panel with 9 paned glazed panel. No. 25 has an 8-over-8 paned sash with horns on each floor to right of door of same design as No. 24. No. 26 has 8-over-8 paned sash on each floor to left of 4 panelled door incorporating 'fanlight'. No. 27 has 8 paned sash on each floor to right of 6-panelled door. No. 28 has 8-over-8 paned sash to left of 6-panelled door incorporating upper 'fanlight'. Narrow alleyway to right end.

Bridge Street is a good example of well-preserved modest and relatively uniform terraced housing on both sides of the street; with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.



### 29 & 30 Bridge Street

Nos. 29 and 30 Bridge Street form a pair of C19th semi-detached two-storey houses with single room wide direct-entry plans. No. 29 retains a slate roof, and there are brick stacks at each end, that to the left has 2 pots, that to the right has 3 pots Both have painted brick facades. All openings have slightly cambered arches. No. 29 has an 8-over-8 paned hornless sash on each floor to left of 6-panelled door. Round down-pipe at left end. No. 30 has 4-over-8 paned horned sash over 8-over-8 paned sash to right of 6-panelled door. Narrow alleyways to each end.

Bridge Street is a good example of well-preserved modest and relatively uniform housing on both sides of the street, with subtle variations in the groupings of two to seven houses; these all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers.



29 & 30 Bridge Street

### 31 Bridge Street

No. 31 stands out in Bridge Street as being the only double-fronted, detached two-storey house, mid to late C19th. It has roughcast rendered elevations and slate roof with unrendered brick chimney at left end with two pots and rendered brick chimney without pots at right end. Two 3-over-3 large paned sashes to upper floor. Similar sash to left of 6-panelled door which has tiled step and simple bracketed canopy. To the right is a painted timber garage door with 5-paned overlight. Blind flank wall to south end.

Bridge Street has well-preserved, modest and predominantly terraced housing on both sides of the street; the houses all front directly onto the pavement (which retains its original kerbing) and have uncluttered facades and simple roof profiles unencumbered with rooflights or dormers. No. 31 is of slightly higher status being double-fronted and the only house in the street with a canopy to the entrance.



31 Bridge Street



## CASTLE STREET

### 14 Castle Street

No. 14 Castle Street is a tall 3-storey detached house, rectangular plan, now with double aspect windows being located on the corner of Castle Street and Manor Drive. C.1870s. Ground floor is rendered with deep incised joint lines to simulate ashlar. Rendering is continued as 'quoins' around the window reveals, on the corner arris and as projecting plat bands on the front elevation. Otherwise the building has exposed deep red brickwork with pronounced white mortar. Slate roof with boxed eaves to front elevation and cast iron rainwater goods. All fenestration to the two main elevations is 3-over-3 sashes. The reveals are eared and have paired incised decoration flanking the keystone in the lintel (modified to side elevation). The front elevation has 2 windows on each of the upper floors. Window to right of entrance with stone steps, 6-panelled door with narrow rectangular fanlight, doorcase and doorcase with plain pilasters and pedimented leaded cornice which breaks forward slightly. The south elevation has 2 windows on each of the three floors, those to the first floor flanking a blind rendered rectangular panel. C20th extension at rear and large dormer on rear roof slope.

Castle Street was a key thoroughfare from the Castle to the High Street. No.14 sits directly opposite the Grade 1 Old Hall of Berkhamsted School. The 'square' of buildings fronting Castle Street, Chapel Street, Manor Street and the High Street, of which No.14 forms a part were all linked to, and backed onto the



14 Castle Street

grounds of Pilkington Manor, demolished in 1959. Many of the buildings in Castle Street are listed; No. 14 makes an important contribution to the street scene; all the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

### 17 Castle Street

No. 17 Castle Street is a tall late C19th 3 storey house in buff brickwork with colourwashed red brick dressings and lozenge detailing to the centre of the brick panels, with stone plat and eaves band at each storey level. Slate roof with rolled ridges and ogee guttering. Brick stacks to centre and right end with square section pots. Side entry, double-fronted plan.. Twin projecting canted bay windows with slate roofs run up the full three storeys, with 4 paned casements flanked by narrow 2-paned casements in the cants. Blind rectangular rendered panel with curved 'bites' out of the corners between the two ground floor bay windows. Brick window arches just above pavement level denote cellar. The side entrance is located off the alleyway with metal gate and tiled floor to left hand side.

Castle Street was a key thoroughfare from the Castle to the High Street. No. 17 sits directly opposite the Grade 1 Old Hall of Berkhamsted School. The 'square' of buildings fronting Castle Street, Chapel Street, Manor Street and the High Street, of which No 17 forms a part were all linked to, and backed onto the grounds of Pilkington Manor, demolished in 1959. Many of the buildings in Castle Street are listed; No. 17 makes an important contribution to the street scene; all the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.



17, 18, 19 & 20 Castle Street

### 18, 19 & 20 Castle Street

Nos. 18, 19 and 20 Castle Street form a group of 3 terraced, two-storey houses, one room wide plan. Probably late C19th. The houses have clay peg-tile r

roofs with two brick stacks, one to left end of No 20 and one between Nos. 18 & 19. Plum brown brickwork with red brick dressings to the windows. Nos. 18 & 19 are separated by an alleyway with semi-circular arch doorway and timber gate. Step up to door which has lower section of 3 panels with 6 paned glazed upper section. Fanlight over has central panel with number of house flanked on each side of 3 small panes. Panelled cheeks to doorcase, which has shallow flat hood and plain engaged columns.

No. 18 has two window range of 12 paned lights, the top 3-lights as opening casements over similar window to left of doorway, all with wide lintels with incised work. C20th door with original fanlight over with central pane flanked on each side of 3 small panes incorporating coloured glass. Panelled reveals to doorcase, which has shallow entablature and plain engaged columns. Plinth rendered up to window sill level.

No. 19 has two window range of 12 paned lights, the top 3-lights as opening casements over similar window to right of doorway, all with wide lintels with incised work. Cast iron downpipe between window and door. Low rendered plinth. Step up to C20th door which has lower section of 3 panels with 6 paned glazed upper section. Fanlight over has central panel with number of house

flanked on each side of 3 small panes incorporating coloured glass. Panelled reveals to doorcase, which has shallow entablature and plain engaged columns.

No. 20 retains two 6-over-6 hornless sashes over 8-over-8 paned sash to left of doorway, all with wide lintels with incised work. Low painted plinth. Step up to C20th door which is of 2 panels, the upper panel with 9 glazed panes. Fanlight over has central panel flanked on each side of 3 small panes incorporating coloured glass. Panelled reveals to doorcase, which has shallow entablature and plain engaged columns. Downpipe at left end.

Castle Street was a key thoroughfare from the Castle to the High Street. Nos 18-20 sit directly opposite Berkhamsted School. The 'square' of buildings fronting Castle Street, Chapel Street, Manor Street and the High Street, of which Nos. 18-20 form a part were all linked to, and backed onto the grounds of Pilkington Manor, demolished in 1959. Many of the buildings in Castle Street are listed; Nos. 18-20 make an important contribution to the street scene; all the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

#### 21 & 22 Castle Street

Nos. 21 and 22 are a semi-detached pair of c. 1845 three-storey houses; No. 21 was the Gardeners Arms, now a private house, No 22 has ground floor retail use with an early C20th double-fronted shop window. No 21 is painted, No 22 is unpainted buff brickwork. The slate roof with overhanging eaves has a wide central stack with 9 pots of square section. Nos. 21 and 22 have a central alleyway with semi-circular arched entrance and timber door.

No. 21 has two 3-over-6 paned hornless sashes to the upper storey over two 6-over-6 hornless sashes to first floor, with downpipe between. The ground floor has a central canted flat roofed bay window with 6-over-6 paned sash with 2-over-2 paned sashes to the cants. Blue Heritage Trail plaque between window and entrance. Plain painted wooden hand rails with single posts to each side of 2 steps to door which has single panel at base with 4 glazed panes to upper half. The door is recessed and the doorcase has panelled reveals and moulded architrave with plain entablature.

Single sash to ground floor in main flank wall with single storey outhouse and high garden wall/garage running along Chapel Street.

No. 21 retains two pieces of elegant early ironwork – a hanging glazed lantern over the doorway and an ornate wrought ironwork sign bracket with twin whorls at top and end that carried the inn sign springing off the corner of the building. Setts in the pavement gave access to the cellar.

No. 22 retains its original white gritty mortar. Its fenestration mirrors No. 21 at first and second floor levels with a pair of 3-over-6 paned hornless sashes to the top storey over a pair of 6-over-6 paned hornless sashes to the first floor with finely constructed rubbed



21 & 22 Castle Street

voussoirs. The shop window spans most of the width of the ground floor, with shallow brick floor to recessed entrance door, the upper section glazed with a plain rectangular overlight, flanked by large single pane windows over plain timber stalls and with rectangular leaded lights at the top. Simple fascia with integral extending canopy with brackets and thin pilasters at each end

No. 22 is a good example of an unspoilt C20th shopfront.

Castle Street was a key thoroughfare from the Castle to the High Street. Nos. 20 and 21 sit directly opposite Berkhamsted School. Many of the buildings in Castle Street are listed; Nos. 20 and 21 make an important contribution to the street scene, and are historically important as reminders that Castle Street used to have more retail and service buildings. All the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.



### 23 Castle Street

No. 23 Castle Street is a double-fronted house of two storeys plus attic storey, unrendered brown/purple brickwork with rubbed red brick dressings to the window and door arches. Slate roof, with tall brick stacks with circular pots at each gable end. Modest, central segmental arched dormer with 2 light, 2 paned casements and lead cheeks. 2-over-2 paned sashes on first floor flanking projecting triangular window supported on carved bracket and with 1-over-1 paned sashes to each side. 2-over-2 paned sash to left of semi-circular arched doorway with shallow step and 4-panelled door and No. of house in glazed fanlight. Canted bay window to right with flat roof and 1-over-1 sash to front and in each of the cants. Low rendered and painted plinth to left of door extends up to base of bay window sill on right side. Internal re-ordering and large rear extension in 2013.

Castle Street was a key thoroughfare from the Castle to the High Street. No. 23 sits directly opposite Berkhamsted School and makes an important contribution to the street scene. Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

### 24 Castle Street

No. 24 Castle Street is an early C19th double-fronted central entry two storey house, the ground floor currently used as retail premises. Painted brick and hipped slate roof with painted guttering and brick stacks to each end – that to the left has been rebuilt, that to the right is taller and has a circular ceramic pot. Symmetrical frontage with 3 window range, the left hand and central window converted to 1-over-1 paned sashes, that to the right retains its 6-over-6 paned hornless sash. Central entrance with 2 panelled door,



23 & 24 Castle Street

the upper panel glazed, moulded timber architrave and shallow moulded flat canopy. To each side are canted bays with painted plinths and shop windows (that to left is divided into 2 panes and top lights; that top right retains top lights to cants only) with moulded pedimented flat roofs. Noticeboard to left of door. Alleyway with plank door to left side.

Castle Street was a key thoroughfare from the Castle to the High Street. No. 24 sits directly opposite Berkhamsted School and makes an important contribution to the street scene and is a reminder that the street once had more shops. Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th facades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

### 25 & 26 Castle Street

Nos. 25 & 26 form an integral late C19th range consisting of house and former retail premises to right of carriageway and single room wide house to left. Attached to No. 27 to left and narrow alleyway to right end. Slate roof with brick chimneys at both gable ends and to centre with assortment of ceramic pots. Single downpipe between door and window of No. 26. Painted brick façade with dog tooth style cornice. All openings have segmental arches except for the carriageway which is flat. The two entrance doors and carriageway have chamfered edges and projecting impost bricks to create a sense of piers and capitals.

5 window range all with 3-over-3 paned sashes. No. 25 has wide shop window, 3 lights wide, each light divided into 3 panes to left of entrance doorway with 4-panelled door, the upper two panels glazed with etched glass and fanlight with diamond leaded lights. 8-over-8 paned sash to right end with trefoil decoration in the cambered arch. Carriageway walls are painted. No. 26 has a 2-over-2 paned sash to left of entrance with step up to 4-panelled gothic style door with diagonally-set planking in the chamfered-edged panels and plain glazed overlight.



25, 26, 27 & 28 Castle Street

Castle Street was a key thoroughfare from the Castle to the High Street. Nos. 25 & 26 sit directly opposite Berkhamsted School and make an important contribution to the street scene. The carriageway and shop window are a reminder that Castle Street once had a more significant retail/warehouse role. Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the p

pavement; they have largely unspoilt C19th façades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

#### 27 Castle Street

No. 27 Castle Street is a double fronted two-storey terraced house with former carriageway to right end (converted in 2012-3 to form part of house) It has a painted and part rendered façade and tiled roof with brick stacks at each end. 4 window range, the reveals with painted 'quoins' of 2-over-2 paned sashes; twin projecting bays at ground floor with tiled hipped roofs and tripartite sashes each side of former entrance (now blocked) and both to left of segmental arched opening to former carriageway now filled with 6 panelled door and side panels and top fanlight.

Castle Street was a key thoroughfare from the Castle to the High Street. No. 27 sits directly opposite Berkhamsted School. The former carriageway is a reminder that Castle Street once had a more significant retail/warehouse role. Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the pavement. No. 27 has the only roof in Castle Street where rooflights and vent pipework have unfortunately been introduced to the front elevation.

#### 28 Castle Street

No. 28 Castle Street is a double-fronted, central entry terraced two-storey house. Late C19th but possibly with earlier fabric. Painted brick façade and chamfered plinth. Clay tiled roof with crested ridge tiles at intervals and axial brick stack at the left gable end and brick stack at right end. Full downpipe to right side, half downpipe to left side. Upper windows and door have segmental arched heads. Symmetrical façade with two window range of horned 2-over-2 paned sashes – these retain their original sills which are edged with ropework and have squat iron front railing with ornate uprights at each end to contain flower boxes. Ground floor has projecting canted bay windows with hipped scalloped tiled roof, each with 2-over-2 paned sash window with one over one paned sashes to the cants, flanking central entrance with 6-panelled door up two tiled steps with plain 2-paned overlight. Large fretted cast iron ventilation grille under right hand bay window.

Castle Street was a key thoroughfare from the Castle to the High Street. No. 28 sits directly opposite Berkhamsted School and makes an important contribution to the street scene. The upper window sills and railings are a rare survival. Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th façades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

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#### 29, 30 (Christmas Cottage) & 31 Castle Street

Nos. 29, 30 and 31 are a group of three modest two-storey terraced houses with slate roofs and painted brick elevations. No. 29 has a large axial brick stack with a single pot indicating the earlier origins of this group. No. 29 has a tall brick stack at each end, that to right is more slender with square section clay pot, the left end stack is set forward of the ridge.

No. 29 has early C19th frontage but contains C17 timber framing. Single room wide with central 2-over-2 paned horned sash over similar sash to left of recessed plain four-panelled door. Openings have very slightly cambered brick arches. Downpipe to left side. Arch and timber hatch to cellar.

No. 30, also single room wide, has a similar distribution of openings to No. 29, but all are slightly larger, with a 3-over-3 paned sash over a 6-over-6 paned sash to left of door with upper two panels glazed. Openings have very slightly cambered brick arches. Downpipe to right hand side.

No. 31 is double fronted house, near symmetrical layout with two 8-over-8 paned sashes over similar sashes flanking 6 panelled door incorporating top 'fanlight'. Openings have flat arches apart from top right window which is slightly cambered. Right hand windows are set in from left wall indicating presence of large chimneybreast, although the door and right hand window have replaced former integral door and shop window. Downpipe to left hand end. Left gable end has slightly projecting stack and irregular C20th fenestration of 4 windows and door to rear half of gable.



29, 30 & 31 Castle Street

No. 29 steps back slightly from No. 30 which in turn steps back slightly from No. 31; this splaying backwards is a legacy of the former road layout which was altered in the early C19th when the new canal bridge was built. Castle Street was a key thoroughfare from the Castle to the High Street. Nos. 29, 30 and 31 sit directly opposite Berkhamsted School, make an important contribution to the street scene and clearly contain earlier historic fabric.

Many of the buildings in Castle Street are listed. All the houses on the east side of the street front directly onto the pavement; they have largely unspoilt C19th façades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.



### 35 (Whitemead Cottage) & 36 Castle Street

Two adjacent two-storey cottages. No. 36 to left appears to retain earlier fabric, and is set slightly back from No. 35, mid to late C19th. Mainly exposed brickwork; both single room wide plans but No. 36 has been extended to the left, this addition being tile-hung.

No. 36 has slate roof hipped at left end with small stack, much larger brick stack to left end of No. 35 with 5 circular pots, which has C20th clay tiled roof with slightly projecting eaves. Downpipe to left end of No. 35. Rendered gable end to No. 36, straight joint and corner pier indicates s. flank wall has been rebuilt, and indicating that other buildings once abutted No. 35.

No. 35 has symmetrical 2 window range of 8-over-8 horned sashes with slightly cambered arches of red brick dressings. C20th canted bay flat-roofed window to right of timber door with small glazed panel also with cambered brick arch.

No. 36 has 2-light, 6 panes per light Yorkshire sliding sash to left and 6-over-6 paned sash to right to upper floor. Lean-to brick porch with clay tiled roof to plain painted 6 panelled door. Small 4-paned window to left,



35 & 36 Castle Street

and 3-light window, 6 panes per light to right with slightly cambered brick arch.

Many of the buildings in Castle Street are listed. All the houses on the east side of the have largely unspoilt C19th façades with a modestly stepped tile and slate roofscape, mostly uncluttered by rooflights and dormers, along its length.

### 62 Castle Street (St. George's)

62 Castle Street is a former Tavern and Temperance Hotel (known as the George and Dragon) now residential and part of Berkhamsted School. Semi-detached to No. 60 (Not included in the Local List). Said to have been erected in 1878. Tiled roof with plain bargeboards to gable end to north end and to rear ranges with cast iron rainwater goods. Two rendered stacks to two-storey rear wing. Ground floor unpainted roughcast render. Upper storey has black-painted false framing of waney timbers in smaller lower and larger upper panels and three pairs of diagonal bracing. The upper storey projects slightly on both the front and side elevation to resemble a jetty with a pronounced ovolo moulding between the storeys. False fishscale tile-hanging in sectional panels to two gables to front and side elevation upper storey of main range. False framing in similar style continues in rear wing and to top of gable to side elevation. Roughcast render to ground floor and 'infill' to upper storey, with a pair of square decorative foliate panels below each of the upper storey windows and two similar rectangular panels to the ground floor windows to the side elevation, that to main range has a pair of dragons and that to rear range has 'inkwell' style vase.

Front range has two rooms to left and single room to right of off-set entrance. Shallow two-storey wing to rear right end which drops down to single-storey range.

All casements have 8 panes per light, with two 2-lights to upper storey, and three 2-lights to ground floor. Door has two leaves, each with panelled base and 8 panes to upper half. All three windows and door have tiled canopies supported on shaped wooden brackets. N. end elevation has 3 light 'oriel' supported on single shaped bracket above 3-light window; a 2-light window on each floor to rear wing, and two 2-light windows to single storey range.



62 Castle Street (St. George's)

The building was paid for by Earl Brownlow of Ashridge, who took a great interest in the temperance movement. Its unusual design is attributed to the fact that it is a copy of a house which the Earl had admired at an exhibition in Paris and was partly prefabricated – evidence suggests that it is constructed in sections. An advertisement in the West Herts Post of 24 February 1888 stated the George & Dragon 'offers breakfasts, dinners, teas, chops and steaks, hams, pork pies and other refreshments at moderate prices; good beds from one shilling per night; parties and school treats catered for on reasonable terms; and horses and traps for hire.' It also provided a meeting place for such organisations as the Temperance Guild of St John the Baptist, the Mother's Meeting and the Adult Clothing and Coal Club. Every Sunday evening there were entertainments known as Penny Readings. The tavern was also used for inquests.

Castle Street was a key thoroughfare from the Castle to the High Street. Many of the buildings in Castle



Street are listed; St George's makes an important contribution to the street scene, and is particularly prominent when approaching from the north. It is significant as a reminder that Castle Street was once populated with more retail and service buildings, for its connections with the Temperance movement and the Ashridge estate, in terms of its constructional interest

and connections to the Paris Exhibition, and in its subsequent life having been absorbed by the School as the home of the former headmaster of the Junior School.

Gerry Morrish *The George and Dragon* in Berkhamsted Review November 2003, p.11

#### Deans' Hall and the Deans' Hall Cloisters, Berkhamsted School, Castle Street

School Hall including attached brick cloisters, 1910, with later internal remodelling. Perpendicular style. Tiled roof with raised and coped gable ends terminating in ball finials and central lead-covered octagonal lantern with traceried louvred panels to each face, spouts at the corners, machicolations to the parapet and an ogival cap with finial. Cast iron rainwater goods. Plum red brick with bath stone dressings to the windows. Dentilled brick cornice to eaves.

Large rectangular plan hall (measuring 91ft by 46 ft. and originally designed to seat 1100 people), formerly with stage at east end and gallery at west end but now reversed with floor inserted. Original entrance to left end bay on south side under cloisters, now to the hall via a staircase through the old Junior Library. Further two-storey entrance porch on north side (second bay from east end) with coped parapet, 2-light stone mullion window with traceried heads and leaded lights above pointed arched doorway with twin chamfered surround. A band of decorative brickwork with foliated quatrefoils to top of plinthwork at east end continues round on north side to porch.

Ten large traceried windows to each side, set above the cloister roof on s. side, each of three lights with traceried heads with leaded lights of coloured glass. Continuously linked drip mould over the pointed arched windows and brick buttresses with two offsets between each window, the sills of the windows extending across the width between the buttresses. Stained glass crests in each of the three lights to one of the windows on the south side. Large east window ('with a span of 24 feet') with 4-lights to central section flanked by 3-lights, with traceried heads at each transome. Buttresses to each side. Some stone mullioned windows inserted on n. side when floor inserted.

The cloisters extend along the south side of the hall, wrapping around the entrance lobby and extending up to join to those on the west side of the Chapel, essentially being an extension of the main roof of the link building supported on buttressed piers with



Deans Hall

segmental arches in between. Black and red patterned tiles to the floor.

Internally, there is a 'lofty roof panelled out in heavy timbers stained to represent old oak.'. Although the floor has been inserted into the main hall, and the stage reversed, the original woodblock floor has been largely preserved in the large classrooms and corridor on the ground floor. Some of the original panelling from the hall has been preserved in the former lobby ('the walls to a height of six feet are surrounded with dado of canary wood'). Some of the old gallery balustrading survives, some reused in the new stairwells. There is a blind traceried stone window at the west end, where the hall abuts the classrooms and first floor art school at the west end, which were built at the same time as Deans Hall.

The hall was opened by Lord George Hamilton in 1910 and has been used continuously since for assemblies, examinations, concerts, theatrical productions and other staged events. The Hall occupies a dominant position in the quadrangle and overlooking Castle Street.

Newspaper cutting in Berkhamsted School archives *Berkhamsted School; New Hall Opened by Lord George Hamilton*

Lychgate, Berkhamsted School, Castle Street

Entrance gateway to Berkhamsted School. 1895 by Charles Henry Rew. Open-sided, timber framed entrance gateway in Gothic style, painted black, with some render to the gable end panels (painted to simulate framed panels) on high brick plinth with stone dressings, iron gates and tiled roof with ogee guttering and shaped ends to the rafters. Crested ridge tiles and small finial to east end. The slightly projecting gables have deep moulded and painted bargeboards, with the date 1541 (Foundation of the School) in the apex to the front and 1895 to the rear, with four carved paterae to each side at intervals running up each side, flower emblems at the base, then floriate heads flanking heraldic badges (the school crest appearing on the rear, south bargeboard). Arch-braced trussed roof of 3 bays, the end bays in the style of hammer beams, with crenellated mouldings to the collars. To the front and rear the main pilastered posts have elaborate curved bracketed heads; the flanking bays each have 2 gothic traceried panels. The sides have more slender posts with troughed heads and three traceried panels to each bay. Each head is filled with leaded glass (the full panel was original leaded and glazed). Gates of two leaves to both front and rear, t



Lychgate, Berkhamsted School

the rear gates being set away from the gateway. Floor of setts and blue engineering bricks.

The gateway, flanked by grassed areas and gothic style railings, provides a dramatic and imposing entrance to the School off Castle Street. It was designed by the same architect as the School Chapel (Listed Grade II) and constructed in the same year.

## CHAPEL STREET

### 1 & 2 Chapel Street

Nos. 1 and 2 Chapel Street are a pair of two-storey semi-detached houses, c.1870's. Slate roof with gable ends and prominent central shared stack set forward off the ridge with 4 cylindrical pots. Half round guttering with single downpipe at right end. Dark plum unrendered brickwork. Single room wide and side entrance hall plan. Paired symmetrical frontages each with 2 windows over door outside single window. All windows have plain painted stone surrounds with bracketted hoods. 3-over-3 paned sashes (now with tilting upper lights). Shallow step up to pilastered doorcases incorporating flush fluted columns, panelled reveals and entablatures, the cornices breaking forward. Plain rectangular overlights with 6 glazed panes. Single panelled door to left and 6 panelled timber door to right. Left flank wall has single C20th window, right flank wall is blind, and has been painted. Dwarf brick wall with stone cappings to front.



1 & 2 Chapel Street

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

### Malting on corner of Chapel Street and Bridge Street

The Malting, now Scout Room, is a low former C19th industrial building set at right angles to Chapel Street and backing onto Bridge Street. Shallow pitched roof, hipped to the street end, has been replaced in the C20th. Complex patchwork of unrendered buff and red/purple brickwork. Rectangular on plan, with a short return facing into the courtyard at the north end abutting the Garage. Principal raised floor with 'undercroft'. Restricted light to the main floor in the shape of four oblong 2-light windows close to eaves level on courtyard side, and four doors; three are raised plank doors, with external steps removed to the central 2 doors; the fourth door at ground level at the southern end has a cambered brick arch. The rear return has a larger 2-light window. Single vent to roof slope. Hipped end has a single raised plank door to left and similar 2-light window to right of painted panel with lettering (Fosters).

Elevation facing Bridge Street has 3 similar 2-light windows and four windows (two 3-light; two single light C20th) towards north end. 5 blocked doorways with c



Malting on corner of Chapel Street and Bridge Street

cambered brick arches at pavement level. A traditional blue enamel road sign for Bridge Street is fixed close to the eaves at the south end.

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but is punctuated by individual exceptions such as the Malting. This is an important industrial survival in a town that has lost much of its industrial heritage.

### 1, 2, 3, 4 & 5 Mason's Yard, Chapel Street

Nos. 1,2,3,4 & 5 Masons Yard consists of a tall 2 storey late C19th range fronting Chapel Street and a rear range converted in 1990s to residential use, extending to rear left side and accessed through carriage way at right end of front range. The front range is of brick (rendered up to first floor) with slate roof with gable ends. The area above the carriage way has been rebuilt. Blind gable to left end. Single downpipe to right end. Plum brick with strings of red dressings to the eaves, below upper storey windows and at first floor level. The front range consists of a three window range of 6-over-6 paned sashes flanking an 8-over-8 paned sash to the upper storey. Ground floor has two 6-over-6 paned sashes to left of carriage entrance which has slightly cambered arch. Two 2-over-2 paned sashes on flank wall of carriageway, and window in former doorway at north end. Mechanism with weights for c



1, 2, 3, 4 & 5 Mason's Yard

closing gateway doorways situated in rear right corner of carriageway. Part of the hoisting mechanism for lifting stone survives in the rear garden.



The rear range (Nos. 2-5) has been much altered and has half-hipped slate roof with 2 dormers over two porches (left side with gabled slate roof, right side with catslide roof) flanked by C20th projecting flat-roofed bay windows. Lean-to conservatory at right end with slate roof and brick plinth.

Chapel Street is composed principally of elegant, m

modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions which are reminders of Berkhamsted's industrial heritage. Roofscapes are largely unmarred by rooflights, Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

#### 4 Chapel Street (Bridge House)

No. 4 Chapel Street turns the corner of Chapel and east side of Bridge Street. Late C19th, two storeys, unrendered grey/buff brick with red brick dressings to the windows and corners. Slate roof and two brick stacks. The house has a central canted doorway on the corner of the streets, with entablature and cornice breaking forward slightly panelled reveals and flush fluted columns. Rectangular overlight with 'Bridge House' etched in glass. 2 stone steps up to 4-panelled door, the upper panels with raised mouldings to the panels. Symmetrical 2 above 2 windows to left flank and 3 above 3 windows to right flank. All windows have 2-over-2 paned sashes with slightly cambered brick arches.

Two arches to Bridge Street elevation and single arch on Chapel Street elevation denotes cellar. There is a blocked door at north end of Bridge Street elevation.

A traditional blue enamel road sign for Bridge Street is fixed to the wall above the southernmost window of the Bridge Street elevation.



4 Chapel Street (Bridge House)

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Manor Street and Bridge Street as here at No. 4.

#### 9, 10, 11 & 12 Chapel Street

Nos. 9,10,11 and 12 Chapel Street form a uniform late C19th terrace of four two-storey houses, single room width with entrance halls. Unrendered buff bricks with red brick and colourwashed dressings as patterned strings across the elevations and around the openings. Slate roof with brick stack at each end and to centre with series of square ceramic pots. Single downpipe to left of No. 9 doorway and to right of No. 12's doorway. The houses are grouped into 2 pairs, with a narrow central alleyway with semi-circular arched heads to each pair - left side pair has plank door, right side has wrought iron gate to alleys. Immediately flanking these are doorcases with shallow engaged columns panelled reveals, entablatures with projecting cornices and steps and simple rectangular overlights. No. 9 has 4-panelled timber door, the upper 2 panels glazed, Nos. 10 and 11 have 4-panelled timber doors, and No. 12 has timber door, 2 panels to the base, upper part glazed and incorporating 'fanlight'. Each pair has a 3 window range with a 3-over-3 paned window flanking a 2-over-2 paned sash over alleyway. Nos. 9, 10, and 11 have single 3-over-3 paned sashes beneath the respective upper floor 6-paned windows. All windows have sills on moulded brackets. No. 12 is the exception by incorporating a wider and deeper, former tripartite shop window with 1-over-1 sashes flanking central 2-over-2 paned sash.

Black and white road name 'Chapel Street' fixed at string course level in centre of terrace.



9, 10, 11 & 12 Chapel Street

Nos. 9 and 10 have low brick walls, No. 9 with iron gate; No. 11 has hedge and No.12 higher dwarf wall, side railing to driveway and east flank wall of darker brickwork, blind except for C20th ground floor window.

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights, Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

#### 12A Chapel Street (former Victorian Infants School)

No. 12 A is a late C19th former Victorian Infants School now converted to residential use. The building is built at right angles to and is set back from Chapel Street and has a lower range fronting the road, still single storey, with raised range to rear, now converted to two storeys. Underrendered buff bricks with some stone but mainly red brick dressings. Slate roof with gable ends with raised coping of roll-moulded clay tiles with stone at the apex and eaves.

The front range has tall 3-light window to front, each light with 3 panes, but the upper panes further split into 2 lights with gothic pointed arched heads. Stone lintel above with label mould.

Similar moulding to entrance door under catslide roof to east side of front range, with heavy timber door, the upper and lower halves both divided into 4 panels, the upper panels with applied Gothic tracery. Small pointed arched window opening in gable of rear range near to apex. 4 paned window to small extension on west side.

Five tall, narrow window openings to the right side of the main range. Three hipped dormers to west side. Iron railings on low dwarf wall to front.



12A Chapel Street (former Victorian Infants School)

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and this Infants School. Roofscapes are largely unmarred by rooflights,

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#### 13 & 14 Chapel Street

Nos. 13 and 14 Chapel Street are a pair of two-storey houses, c.1870s, with colourwashed brickwork with white tuck pointing and stone dressings to the openings, and quoins to the corners and architraves. Slate roof with slightly projecting boxed eaves, central stack serving both houses, with 8 ceramic pots and central downpipe. Gable end to left is blind and rendered above ground floor level. Nos. 13 & 14 have a slightly wider ground floor plan, with two windows, entrance door and side alley. Each house has symmetrical 3 window range of 6-over-6 paned sashes. Alley door (both with plank doors) with moulded semi-circular arched opening with moulded impost, sits immediately adjacent to timber doorcase with shallow engaged fluted columns, panelled reveals, entablature with cornice breaking forward and plain overlight. Stone steps up to timber doors – No.13 has 2 panels to the base, 6 panes to the upper half; No. 14 has 6 panelled door. Two pairs of 2 ground floor windows sit directly beneath the inner two windows of the upper storey. All windows have moulded bracketed sills, incised decoration to the flat stone arches (the ground floor windows are slightly more elaborate) and quoins to the architraves.

Low brick wall with half round cappings and wrought iron gates at each end.



13 & 14 Chapel Street

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.



### 15 & 16 Chapel Street

Nos. 15 & 16 Chapel Street form a pair of two-storey houses. Shallow pitched slate roof with brick stacks at each end, with square ceramic pots. Downpipes to left of No. 15's doorway and at left end of No. 16. Colourwashed brickwork with white tuck pointing, and elegant cut bricks with moulded edging to window lintels. Engaged brick piers at each end with stone moulded capitals which continue as strings across the whole of the façade and forming label moulds to the upper storey windows (similar to Nos 5-10 Ravens Lane (q.v). Further moulded stone string course at ground floor impost level runs between the piers and doorcases.

Single room wide with entrance halls flanking a narrow central alley with semi-circular arched opening with quarter-round moulded brick architrave. Each house has 8-over-8 paned window outside 6-over-6 paned sash to upper storey. Sills are supported on moulded brackets. Ground floor has elegant semi-circular arched window with timber sash, 8 panes to the lower panes, recessed into double semi-circular arched opening, with moulded stone keystones and quarter round mouldings to both the inner and outer arches. Entrances have doorcases with panelled reveals, shallow engaged fluted columns, shallow cornices to the entablatures. Both No. 15 & 16 have 4-panelled doors with rectangular overlights (No. 16 with etched glass) with margin glazing bars.



15 & 16 Chapel Street

No. 15 has low brick wall with half-round brick capping, No 16 later wall with toothed brick capping.

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

### 17 & 18 Chapel Street

Nos. 17 and 18 form a mid to late C19th semi-detached pair of two-storey houses. Hipped slate roof with central brick stack with circular ceramic pots. Central downpipe, alleyway to left of No. 17 with timber door. Painted brickwork. No. 17 has 8-over-8 paned sash to left of large tripartite sash with 4-over-4 paned outer lights and 8-over-8 paned central sash. Tripartite sash to right of door with 2-over-2 paned sashes flanking 8-over-8 paned sash. No. 18 has only single window of 8-over-8 paned sash to upper floor and C20th slightly bowed window to ground floor to left of door. Strip of moulded brickwork between the windows indicates taller earlier opening. Both No. 17 & 18 have shallow step up to timber doorcase with panelled reveals, thin pilasters and cornice breaking forward on shaped brackets. 2 panels to base of timber door with upper half glazed and incorporating Georgian 'fanlight'.

Blue enamel road name sign fixed high to upper storey of No 18 towards right end. Nos. 17 and 18 share a low brick wall with wrought iron gates

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing,



17 & 18 Chapel Street

but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

### 20 Chapel Street (Bayley House)

No. 20 Chapel Street is a large two storey house and former shop, c.1866, that turns the corner between Chapel Street and the east side of Manor Street. Slate roof with bracketed eaves and canted corner, brick stack to right end with two square ceramic pots and tall tapered clay pot. Rebuilt projecting brick stack at left gable end. Cast iron downpipe to right of doorway and at right end of range on Manor Street.

Unrendered plum brick with red colourwashed brick dressings. Left gable end now rendered. The shop occupied the corner with the entrance door, now replaced with sash window to the cant and former shop windows to each side now partially infilled and with 3-over-3 paned sashes inserted; the pilasters to the door and shop front fascias survive. The house part facing Chapel Street has a 3-over-3 paned sash on each floor flanking narrower 2-over-2 paned sash above doorcase with engaged flat columns, panelled reveals, and plain entablature with cornice breaking forward. Overlight with margin glazing bars. Stone step up to 6-panelled door. The return to Manor Street has a further 2-over-2 paned sash on each floor to right of former shopfront, then continues as No 15 Manor Street (q.v). All windows have bracketed sills.

Cast iron road sign for Manor Street fixed to upper storey above shop fascia.



20 Chapel Street

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses such as this that turn the corners at the entrances to Bridge Street and Manor Street.

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### 21 Chapel Street

No. 21 Chapel Street turns the corner of Manor Street and is integral with 14 Manor House (Belgrave House) (q.v). Late C19th. Two storeys with half basement storey, so that the entrance door, at the canted corner, is raised and reached by 4 stone steps, the two bottom steps curved. Slate roof with two large offset brick stacks, both with an assortment of ceramic pots. Downpipe to left of door. Unrendered red brick with stone plat band, which is triangulated at the canted corner over the doorway with 3 circular motifs, and stone quoins at right end. The door has 2 panels to base and 4-paned glazed upper half, with panelled rectangular overlight. Manor Street elevation has only basement window, Chapel Street elevation has symmetrical arrangement of two 2-over-2 paned sashes on each floor. Rendered plinth. Sidewall continues along Chapel Street with half round cappings.

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing, but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred



21 Chapel Street

by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and, as here, with Manor Street.

## 22 & 23 Chapel Street

Nos. 22 & 23 form a pair of two-storey semi-detached houses, originally single room and entrance hall wide but now each with an added two storey bay to provide garage and room over. The first houses to be built on Chapel Street in c. 1865. Hipped slate roof with central brick stack with assortment of ceramic pots. Unrendered purple brick with painted architraves to windows and end quoins. Central painted flat pier with moulded capital. All windows have bracketed lintels, those to ground floor are gently triangulated. Three, formerly 2 window range, all with 6-over-6 paned sashes above 8-over-8 paned sash to side of doorcase with engaged columns, panelled reveals and plain entablature with cornice breaking forward. Step up to 4-panelled doors and rectangular overlights with margin glazing bars. No. 22 has open fronted and sided garage, No. 23 has timber garage door of two leaves with glazing to the top and painted architraves.

Front iron work railings across original core with boarded fence to left end.

Chapel Street is composed principally of elegant, modest late C19th semi-detached or terraced housing,



22 & 23 Chapel Street

but punctuated by individual exceptions such as the Malting and School. Roofscapes are largely unmarred by rooflights. Houses mostly have shallow front gardens, although the exceptions are the larger houses that turn the corners at the entrances to Bridge Street and Manor Street.

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The Tomb of Thomas Read and family, former graveyard of the Congregational Church, Chapel Street

The Tomb of Thomas Read and family is situated in the former graveyard of the Congregational Church that fronted onto Castle Street. The original church was built in 1834, then replaced by a much larger church in 1867, which, in turn, was demolished in 1974.

The large rectangular chest tomb, fully enclosed by spear-headed wrought iron railings, has sandstone slab base and lozenge shaped capping, with 3 panels each side and single traceried panels at each end flanked by pillars with foliate capitals in painted stone. The inscriptions are barely legible but are known to be to Thomas Read and members of his family.

The tomb and graveyard are a reminder of the former presence of the Congregational Church which was built on ground formerly part of Pilkington Manor.

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## CHESHAM ROAD

### St. John's, Chesham Road

Large boarding house, forming part of Berkhamsted School. 1889, with additions to n.e side in 1902-3 and further infilling of the U-plan and re-modelling of the rear wings in C20th. Slate roofs with gable ends, double pitched to span front and rear ranges. Stack at left end, to left and right end of central range and to right side of s. cross wing. Further stacks to rear ranges. Unrendered purple/brown brickwork with red brick dressings at the verges and to the toothed quoins, and stone sills to the window openings. Two storeys with attic storeys; n. 'wing' has roof lifted to accommodate 3 storeys and n. end bay is also 3 storeys. Originally built apparently on a U-shaped plan with a rear wing to n. and wing projecting slightly at the s. upper end, with three-storey bay added in 1902-3 at the n. end and further extension set back from and at right angles to the s. cross-wing.

Original core has central range with gabled attic dormer above 3 windows on each floor; each of the wings has paired sashes to all three storeys except that the n. wing incorporates principal entrance with tiled porch canopy supported on shaped timber brackets. 5 panelled door, the upper panel glazed, with glazed overlight. All windows have 2-over-2 paned sashes with slightly cambered arches, except ground floor window to left of entrance which has single pane over 2 panes.

The added north bay has 4 small windows to the third storey, two 2-over-2 paned sashes flanking smaller single 1-over-1 paned sash window to the second storey - the ground floor is blind apart from cross-window to right of single buttress. At the gable end, there is a canted bay window to the left of the stack, with a single light window on the ground and first floor, wrapping round to the rear with a similar canted bay. 2-over. 2 paned sashes flank the stack to the third storey. The rear range has a 3-light oriel supported on shaped timber brackets at attic storey level. The extension at the s. end also has a large gabled, projecting 3-light oriel window to the upper storey with a panelled base.

### 2 Chesham Road (Elvynne House)

No. 2 Chesham Road is a double-fronted late C19th two-storey house, with room each side of central entrance hall. Unrendered grey and purple brick, recently re-mortared, with stone dressings to the windows. Slate roof with gable end stacks (remnant of stack to former adjacent house to right end) with circular ceramic pots. Symmetrical, with two 3-over-3 paned sashes on each floor flanking 2-over-2 paned window above central doorcase with shallow projecting cornice and moulded architrave, plain reveals. 4-panelled door, the upper panels with moulded surrounds, with plain overlight. Iron railings and gate to shallow front garden.

Rear extension with projecting single storey extension on the left side.

Prominent position fronting Chesham Road, a robust and well-proportioned late Victorian House.



St. John's

'Early in 1889 it was announced ...that a new Senior Boarding House was to be built in Grubb's Lane (as Chesham Road was then called)... The name given to the new House was St John's, after the old foundation, which was part of the original endowment under Dean Incent's agreement with the townspeople.' Charles Greene became housemaster in 1894... in 1902-3 additions were made on the N.E side of the house, providing a drawing-room for the Housemaster, with bedrooms above, and the small dormitory on the third floor. Mr Greene also built an annexe to the schoolroom, which he fitted up as a gymnasium.' Between 1919 and 1930 "a building programme lengthened the dining hall and dormitory above, with the addition of bathrooms, while the old changing room was extended up to the gymnasium...'

St John's, like Incent's, sits high on the east side of Chesham Road, the stretch from the High Street up to former entrance drive being occupied solely by the School's boarding houses of Overton, St Johns and Incent's, all built in the late C19th and which as a sequence unify this lower, more open stretch of the road. St Johns is particularly important historically as the birthplace of Graham Greene in 1904, when his father Charles was head of St Johns, prior to becoming Headmaster at Berkhamsted School.

High brick wall to Chesham road elevation with rounded brick cappings to front, pierced by two pedestrian gateways.

*The Berkhamstedian Supplement to Vol LXXI, No. 304, September 1950*



2 Chesham Road

### 3 & 4 Chesham Road

Nos 3 & 4 are a pair of two-storey mid to late C19th, semi-detached houses. Unrendered buff brickwork, also used for all dressings. Slate roofs, the mirrored L-shaped plans (with the top of the 'L' fronting the road) creating a valley gutter where the stack sits, with circular and octagonal ceramic pots. Thin bargeboards to front and side wings and central downpipe. The front probably had paired 2-light casements 6 panes per light to each floor, but only the top right hand window survives; on the left side the casements have been replaced with 2 panes per light, and the ground floor right hand window has been enlarged into an 8-over-8 paned sash with moulded architraves. All other openings have slightly cambered brick arches. Simple plank doors. The side wings forming the base of the 'L' have a single window on each floor.



3 & 4 Chesham Road

Nos. 3 and 4 push up to the pavement and are an interesting example of a modest, relatively unadorned pair of Victorian villas with unusual side entry plans.

### Incents, Chesham Road

Large boarding House for Berkhamsted School, constructed 1898, opened 1899. Tiled roof, formerly hipped to both ends of each wing but attic storey reconstructed and raised to lower north wing. Tall prominent brick stack to front of south wing with further ridge stack and stack at rear end of s. wing, which has pronounced coving to the eaves. Further stacks to rear range and to flank wall of n. wing.

Unrendered grey/purple brickwork. Red brick plat band running across the front and around the flank walls of the wings with a chamfered stone capping. Stone dressings to the principal openings. Tile-hanging to upper storey of main range incorporating bands of fishscale tiles to top storey of n. wing and to cheeks of dormer windows to s. wing, which also have false framing and painted bargeboards. Two storeys with attic storey (n. wing attic storey reconstructed and raised to form full storey after fire in late C20th) and basement. U-shaped plan with later infilling at rear in most of the 'U'. The main range faces onto Chesham Road, the two slightly projecting wings at each end extending back to form the U-shape, with the wing at the upper, s. end forming the housemasters accommodation facing up Chesham Road. Offset entrance to boarding school is at basement level at left end of main range adjacent to the angle of the n. wing; offset entrance to housemaster's accommodation to s. elevation of s. wing.

Main range has formal 5 window range with 3-light casements above 2-light cross-mullion windows, the latter with toothed stone dressings to the surrounds, with a slightly higher 2-light window over a similar single light mullion window at each end. At left end the entrance archway at basement level has triple moulded brick surround and central stone keystone. Tiled floor to porch and recessed offset plank door with four-centred arched head and small window to right.

The projecting north wing has a canted bay to the front (originally with a gabled roof) with 4 light cross-mullion window continued round as single sidelights to the cants to the two principal storeys and 3-light



Incents, Chesham Road

mullion to basement level. Three 2-light cross-mullion windows to flank wall of n. wing.

The s. wing also has a projecting bay and gabled roof with bargeboards, except here a projecting stack with offsets takes the place of the four-light windows – the cants of the bay retaining the single light mullions on each floor.

The entrance elevation of the south wing has 4 attic dormers with 2-light windows. All openings below the coved cornice have stone dressings. Two-storey bay windows at each end with hipped tiled roofs and 3-light windows on each floor with single light windows to the cants, those to the ground floor are cross-mullioned. These flank a large 9-paned stair window over the stone Tudor-arched doorway with moulded stone surround and heavy plank door, and integral single light cross-mullioned window to right of door, all to left of 3-light window over 3-light cross-mullioned window. The two central upper storey windows have chamfered lintels and sills, but only brick reveals to the sides.

High brick wall to Chesham road elevation with rounded brick cappings to front, pierced by two pedestrian gateways. Entrance drive used to sweep up at south end – part of the north flank wall in flint survives.



Small service building of brick with gable ended tiled roof and continuous ridge vent close to north end is included in the local listing.

Incents sits up prominently on the bank on the east side of Chesham Road; the stretch from the High Street up to former entrance drive being occupied solely by the Schools boarding houses of Overton, St Johns and Incents, all built in the late C19th and which as a sequence unify this lower, more open stretch of the road.

'The site was a most fortunate choice, standing high with a reasonably uninterrupted west aspect.

Incents was designed originally to house 40 boys. In 1919 capacity was increased to 44, and about the same time the size of the changing room and the number of bathrooms was more than doubled'

*The Berkhamstedian, Supplement to Vol LXXVI, No 319 September 1955*

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## CHURCH LANE

### 1 Church Lane (The Hair Secret)

No. 1 Church Lane (The Hair Secret) is small brick building, single storey with loft, now used as a shop, which turns the corner of Church Lane and the Wilderness. Much altered but probably early C19th in date. Slate roof with gable end to east end, abutting Tescos at west end. Unrendered brick, chamfered at the corner for turning vehicles, mostly rebuilt in C20th to Church Lane elevation. This incorporates 4 light window above slightly recessed shop front with bow window. Window on each floor in east gable end, Opening toplight of 4-over-8 panes above 2 light casement, 6 panes per light with 2-paned toplight. Rear flat-roofed section facing the Wilderness has plank doors at each end with single casement in between and two casements above all 2 lights, 3 panes per light. Twin louvred grille in ventilation opening towards right end.



1 Church Lane (The Hair Secret)

Although altered, No. 1 Church Lane is an important survival of the small rear service buildings that once fronted immediately onto what was formerly called Back Lane, which retains its cobbled surface.

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### Badger's Drift & Candlemaker's Cottage, Church Lane

Badgers Drift and Candelmaker's Cottage have been converted from former service use to residential use. Single storey with loft. Unrendered orange brick with some darker purple bricks, including the twin courses of slightly projecting bricks forming the eaves cornice. Chamfered corner with oversailing courses forming the tongue of the chamfer at east end next to carriageway entrance. Slate roof with gable ends, downpipes at each end. Ground floor openings all have cambered brick arches, the right hand upper storey sash has slightly projecting brick detailing above and half way down the sides of the opening. Each unit has plank door with full height glazed side panel in wider opening outside 4-over-4 paned sash with similar sash above the door. Unpainted timber loft loading door to left hand unit (Badger's Drift). There are several iron strengthening tie plates across the façade.

Badger's Drift has window on each floor with 2-over-2 paned sash to west gable end, and C21st boarded and glazed roof extension set back from the road returning off the brick rear wing.



Badger's Drift & Candlemaker's Cottage, Church Lane

Although converted to residential use, Badger's Drift and Candlemaker's Cottage are important survivals of the small rear service buildings that fronted directly onto what was formerly called Back Lane, which retains its cobbled surface.

### 6 Church Lane (Court House Cottage)

No. 6 Church Lane is an Edwardian, architect-designed two-storey house, with covered carriage entrance at west end and abutting the Court House at east end. Unrendered red brick with chamfered plinth and blue brick banding across the building at window sill level on each floor and at head of ground floor windows. Slate roof with gable end and brick stack with two pots to west end. Cast iron downpipes to each side of the window gables. Prominent lateral front stack with single pot heating first floor, rising off corbelled brickwork to each side of ground floor window, with tumbled in brickwork at each of the three splays as the projecting breast narrows to a square shaft. Dentil coursing to the stack caps.



6 Church Lane (Court House Cottage)

Asymmetrical with room each side of central entrance hall and integral entrance to Court House at east end. All windows have chamfered reveals. The two principal upper floor cross-windows have gabled roofs with painted ornamental bargeboards and false framing with painted infill panels. Two-light window above lean-to canopy to doorway with slate roof, moulded console brackets and framed and boarded cheeks. Step up to Tudor-style painted door with diagonal planking and wrought iron spearhead hinges; knocker and door pull in similar syle. Small glazed vision panel. Ground floor windows have cross-windows as above – left hand window has segmental arch, right hand window has triple four-centred arch

brickwork to accommodate the stack. Ground floor windows have raked sills in blue tiles. Large plank door at right end in semi-circular arch opening creating lobby connection between the house and the Court House.

Built as the caretaker's house, No. 6 Church Lane retains its original, quite elaborate gothic style external detailing and forms an impressively robust, integrally designed but visually contrasting partner to the Court House. The house sits tight against Church Lane (formerly Back Lane).

Building on Church Lane, Eventi UK and adjacent store, at the rear of 126 and 128 High Street (q.v) and attached to No 124.

Small outbuildings forming a pair to rear of No 126 and 128 High Street, left side used for retail purposes, right side as store. Single storey with loft, probably originally used for housing delivery carts etc. Unrendered red brick with finer red brick dressings to the openings. Corrugated asbestos roof with gable ends, east end partially abutting rear of 124 High Street. Downpipes to centre and at east end.

Originally symmetrical pair, now with 6 paned fixed light to left and 4-paned light with margin boards to right to loft storey. Left side with pair of plank doors, right side partially infilled and now with single plank door, outside narrow single light windows (right side with original sill), left side with cross-bars. Ground floor openings have cambered brick arches.

Several 'X' tie-plates across the front elevation. Right gable end is blind, and partially rendered to loft storey level, and low stub wall attached.



Building on Church Lane, Trilbys and Tiaras, at the rear of 124 High Street (included with entry for no. 124)

Relatively unaltered, this simple outbuilding is an important survival of the small rear service buildings with access directly onto Church Lane (formerly called Back Lane) which retains its cobbled surface.



## CLARENCE ROAD

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

Former fire station, now Museum Store. Late C19th, extended to front in C20th. Principally buff brick with thick plat band. Shallow pitched slate roof with gable ends to two storey range, hipped to end single storey range. Single downpipe to front. Two storeys with single storey range stepping up to 1½ storeys at left end. Main range has three window range of 3 light windows, 8 panes per light. 2 similar windows in left gable end. Ground floor has at right end, 8-over-8 paned sash to left and window with shuttered grille (both with cambered brick arches) to right of wider opening with double doorway. Left side of two-storey range has lean-to slate roof with front divided into 3 bays, the left hand bays with shuttered garage door, and 2 adjacent bays filled with chequered red and buff brickwork.

Lower ranges to left end have flat roofed extensions to front, the lower middle section has shuttered garage door to left of blind brick wall in similar



Former fire station

chequered brickwork. Left end has larger shuttered door.

The fire station sits at right angles to the rear of the Civic Centre (built 1937) on its western boundary.

The Fire Brigade moved in 1974 to Kempsters Yard in Castle Street.

## COWPER ROAD

Christian Science Society, Cowper Road (former Wesleyan Methodist Church)

The former Wesleyan Methodist Church, 1923, is a simple rectangular single storey building built gable end on to Cowper Road, of unrendered purple bricks with expressed red brick piers and later porch and stone dressings to the windows. Slate roof, the front wall with a raised gable of brick copings. Circular window near to apex of main gable. Slate roofed porch with similar coped gable. 2-over-2 paned sashes flank the porch which has windows in the side walls and graduated stone steps up to plank door of two leaves in 2 centred arched doorway. Datestone above of 1923. Four 2-over-2 paned sashes to south side, end bay and gable end rendered, four similar sashes and door in central bay to north side.

Chapel house (q.v) sits in line with and to rear of the Chapel.



Christian Science Society

A Wesleyan Methodist church had been built in Highfield road in 1854 but was only used for two years. This chapel started life as a galvanised iron building brought from Hemel Hempstead in 1887. The Church was sold to the Christian Scientist Movement in 1953.

The Chapel House, Cowper Road (former Sunday school)

The Chapel House, early C20th, now converted to residential use. Simple rectangular building of one storey with attic. Unrendered purple brick with red brick dressings. Slate roof with gable ends. Three flat roofed dormers with lead cheeks on south side over three 3-over-3 paned sashes. Small blocked windows near to apex in each gable end, now both blind. Four similar dormers on north side which has 6-over-6 paned sash to left of plank door with overlight and timber and glazed link to former outbuilding to right which has corner stack with large cylindrical pot.



The Chapel House

## ELM GROVE

Kings Road Garage, Elm Grove.

Kings Road Garage is a mid C19th, 1½ storey industrial building of unrendered buff brickwork. Slate roof with gable ends. Ground floor openings have slightly cambered brick arches. Strong horizontal emphasis to fenestration with 4 window range to upper storey, 2 long windows at each end, divided into paired 3-light windows, with similar single 3 light windows between. Raised plank door between two left hand windows above similar plank door with steps up. Five windows to ground floor all of three lights. All lights are uninterrupted by horizontal glazing bars and, where opening, are top-hinged. Bracket for sign between windows at left end.



Kings Road Garage, Elm Grove

Steps up to side door at left gable end. Single storey workshop at right end with former sliding door mechanism extending over 2 left hand windows of main range. Small upper storey single paned window in right gable end.

The Kings Road Garage building is one of the few C19th industrial style and relatively unaltered buildings set just off the High Street.

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## HIGHFIELD ROAD

29 - 31 Highfield Road (Prospect Place Chapel)

Nos. 29-31 Highfield Road consists of an early residential conversion of a former Chapel into a pair of houses. Built c.1854 and later converted to residential use. Unrendered buff brickwork with red brick infilling to former openings. Built gable end on to the road, with C20th tiled roof, no downpipes to front elevation. Deep verge to front with plain bargeboards and single brick stack to centre of ridge with assortment of pots.

Simple but imposing rectangular chapel building, formerly single storey, now converted to two storeys.

The front elevation, which originally had central door with tall window above, now has symmetrical paired façade below the blind lunette in the pediment and widely spaced dentilled cornice, consisting 6-over-6 paned sash to left side and 2-over-2 paned sash with margin glazing bars to right side, both windows with very slightly cambered lintels, over pair of canted bay windows with hipped slate roofs, 2-over-2 paned sashes to the cants and 6-over-6 paned sashes, the right side adjusted to match the margin glazing bars of the window above. Tall outer doorcase on each side with panelled reveals, moulded architrave and cornice breaking forward. Overlight divided into two lights Left side has 4-panelled door, upper 2 panels glazed. Right side has 6 panelled door.



29 - 31 Highfield Road (Prospect Place Chapel)

Side walls divided by piers into 3 three semi-circular arched bays, formerly a tall window in each recessed panel. The north side now has 6-over-6 paned sashes in the arches of the outer bays and a single similar sash to the ground floor of the left hand bay.

Low brick wall to front with iron gates.

This was constructed as a Wesleyan Methodist church c. 1854 but was only used for two years.



### 33 & 35 Highfield Road

Nos 33 & 35 are a pair of three storey houses, formerly semi-detached but now forming end of terrace. Slate roof to 33, with gable end to left side, C20th tiled roof to No. 35. Downpipe at right end. Single room wide, direct entry plan with adjacent doorways. Red brick, left side unrendered, right side rendered. Openings to No. 33 and doorway of No. 35 have cambered brick arches, flat lintels to No. 35's windows. No. 33 has 4-over-8 paned sash to second storey, 8-over-8 paned sash to ground and first floor, all to left of timber door incorporating 'Georgian' fanlight. No. 35 has two light casement on each floor, all to right of plank door, lower half of two panels, upper half with margin glazing bars.

Left gable end is blind.

Nos. 33 and 35 are unusually, three storeys and front directly onto the pavement of Highfield Road, which formerly led up to Highfield House, now demolished.



33 & 35 Highfield Road

### 51 & 53 Highfield Road

Nos. 51 and 53 Highfield Road are a pair of mid C19th two-storey houses at the top end of a terrace of houses. Slate roof with central ridge stack with 3 circular pots. Downpipe at left end, soil stack at right end. Paired single room wide plan with alleyway at right end. Unrendered buff brickwork, with dark red bricks to left elevation. Each house has two 8-over-8 paned sashes over outer doors – that to left with step up has 2 panels to lower half, upper half glazed; 4 panelled door to right side and plank door.

Right gable end is blind.

Nos. 51 and 53 are a relatively unspoilt pair of houses and front directly onto the pavement of Highfield Road, which formerly led up to Highfield House, now demolished.



51 & 53 Highfield Road

### 58 Highfield Road (Chaffcutters)

No. 58 Highfield Road (Chaffcutters) is a detached house, C19th in character but possibly concealing earlier origins. Probably built as two units, but now in single occupation. Unrendered buff and purple brickwork with red brick dressings (with unusual 'ears') to all the openings, all of which have flat arches. Slate roof, hipped at left end, gable end to right. No visible downpipes to front elevation. Axial rendered ridge stack towards right end. 3 window range. All 8-over-8 paned sashes. Ground floor has pair of sashes to left of nearly central door, the red brick dressings linked continuously over all three openings.

No. 58 Highfield Road stands apart and is set back from the mainly terraced housing in the street, with a picket fence to the front. Situated close to the top of the road, it was located immediately adjacent to Highfield House, now demolished.



58 Highfield Road (Chaffcutters)

## HIGH STREET (south side)

### 9 High Street

No. 9 High Street is a two-storey, probably early C19th double-fronted house, now used as retail premises. End of terrace, but adjacent building to east demolished in C20th. Shallow pitched slate roof with gable end to left, and slate hip of range to rear visible. Painted brick. 2-light Yorkshire sliding sash to left, 12 panes per light and 6-over-6 paned sash to right above early to mid C20th double fronted shop front, each side divided into 3 large panes with 4-paned margin lights at the top. Timber door, the upper half glazed. Left gable end wall is blind.

At one time, the shop was run by G. Pearce as a newsagent, tobacconist confectioner and general store.

### 11 High Street

No.11 High Street is a two-storey terraced house, possibly late C17th origins, now forming part of the adjacent retail premises at No 9 (q.v). No.11 is set back from, and partially extends behind No 9. Steep pitched slate roof with brick stack at left end. Timber framing to the upper storey divided into 4 large panels with diagonal upward braces in the side panels. The two inner panels have a horizontal rail at window sill level. There is a 2-light Yorkshire sliding sash on each floor to the 2nd bay from the left. Door to right of ground floor window.

Some early paving stones to immediate pavement outside.

No.11 is part of a terrace formed of a varied group of modest housing mixed with retail or former retail use, in a sensitive and prominent position at the eastern gateway to the Conservation Area.



9, 11 & 13 High Street

### 13 High Street

No. 13 High Street is a two-storey building, probably built as a pair of semi-detached houses, probably C19th but earlier fabric may be concealed. Clay peg-tile roof, stack offset to rear left side. Painted rendered elevation with painted brick dressings to the openings. All openings have cambered arches. Symmetrical disposition of openings with two 2-light casements, 2 panes per light over half-glazed door each side of large central shop window divided into 3 large panels; small quatrefoil ventilation slots drilled through head rail.

Some early paving stones to pavement immediately outside.

No. 13 is part of a terrace formed of a varied group of modest housing mixed with retail or former retail/light industrial use, in a sensitive and prominent position at the eastern gateway to the Conservation Area.

### 15, 17 & 19 High Street

Nos. 15, 17 and 19 form a terrace of 3 small two-storey houses, probably late C19th but earlier fabric may be concealed. Slate roof, slightly higher than the adjacent roofs of No. 13 to left and No. 21 and 23 to right, with stack at left gable end and ridge stack between Nos. 17 and 19, all with cylindrical pots. Downpipes at left end and between Nos. 17 and 19.

No 15 has unrendered plum, deep purple brickwork with red brick dressings; Nos. 17 and 19 have been painted. Single room wide, direct entry houses, Original openings have cambered arches. No. 15's fenestration has been modified to 3-light over 2-light casement to left of door, 2 panels to base and upper half has glazed panes. No. 17 has 2-over-2 paned and No. 19 has 3-over-3 paned tilting sashes on each floor respectively. No 17 has panelled door, upper part glazed, No.19 has 4-panelled door, both incorporating 'Georgian' fanlights.

Spear-headed railings to the front enclosures of each house.



15, 17 & 19 High Street

Nos. 15, 17 and 19 are part of a terrace formed of a varied group of modest housing mixed with retail or former retail/light industrial use, in a sensitive and prominent position at the eastern gateway to the Conservation Area.



## 21 & 23 High Street

Nos. 21 & 23 consist of an integral pair of terraced houses with carriageway at left end. Slate roof, with brick stack with circular pots between the houses, slightly lower than neighbouring ranges to each side. Downpipes at each end. No. 21 has plum brickwork with some lighter red bricks and brick dressings. Single room wide, direct entry houses. All openings have slightly cambered arched heads except the carriageway, which has a flat lintel of brick on edge. The houses form a mirror pair of 2-light casements, 6 panes light on each floor with outer 6-panelled doors, with additional bay at left end of No. 21 with similar casement over carriageway with deep timber lintel and double plank doors

Spear-headed railings and gates to shallow front enclosures to the houses.

Formerly a smithy. Nos. 21 & 23 are part of a terrace formed of a varied group of modest housing mixed with retail or former retail/light industrial use, in a sensitive and prominent position at the eastern gateway to the Conservation Area.

## 25 & 27 High Street

Nos. 25 and 27 form two houses in a terrace, late C19th or early C20th but possibly concealing earlier fabric. Slate roof to No. 27 with gable end to left, C20th pantiled roof to No. 25. Shared ridge stack with circular pots and lower stack to right end of No. 27. No. 25 has painted brickwork and brick dressings; No. 27 is



21, 23, 25 & 27 High Street

roughcast rendered and painted. Single room wide, with No 27 being slightly wider than No. 25. No. 25 has an 8-over-8 paned tilting sash window on each floor to right of plank door with three full-height vertical panels. No. 28 has 3-light casement over 4-light casement with leaded panes to left of 6-panelled door.

Spear-headed railings and gates to shallow front enclosures.

Nos. 25 & 27 are part of a terrace formed of a varied group of modest housing mixed with retail or former retail/light industrial use, in a sensitive and prominent position at the eastern gateway to the Conservation Area.

## 45 (Engleside) 47 & 49 High Street

Nos. 45, 47 and 49 High Street form an integral range of three two-storey-with-basement terraced houses, probably, early to mid C19th. Nos. 45 and 47 are set back slightly from No. 49, which in turn is set slightly back from the adjacent Pightle House. Shallow-pitched slate roof. Brick stack at left gable end, brick stack between Nos. 47 and 49 and at right end of No. 49, the latter set slightly forward of the ridge, with an assortment of circular pots. Unrendered buff brick and similar dressings, quoins painted at left end.

One room wide with entrance halls, No. 47 incorporates carriageway and No 49 has alleyway through to rear. No 45 has flying freehold over half the carriageway. No. 45 has room to left and carriageway entrance to right of door. 2 windows with 6-over-6 paned sashes to left of blind window. 6-over-6 paned sash to left of doorcase with moulded architrave which has paterae in top corners, plain entablature and cornice breaking forward. 4-panelled door incorporating 'Georgian' fanlight. Step up to raised front enclosure and 3 stone steps up to doorway with iron railings with urn finials to front and right. Lower carriage-way to right with impressive, wide almost flat arched opening. Pair of painted plank doors. Left gable end of No 45 is blind, rendered and painted.

No. 47 has 2 window range of 6-over 6-paned sashes above similar door and doorcase to No. 45, to left of 6-over-6 paned sash. Steps up to doorway and railings and gate with urn finials to front.



45, 47 & 49 High Street

No. 49 has 2 window range of 6-over-6 paned sashes over doorcase with moulded architrave, panelled cheeks plain entablature and cornice breaking forward. 6-panelled door. High stone steps and lateral step to adjacent, lower alleyway door with semi-circular arched head, the plank door filling the arch. 6-over-6 paned sash to right above basement sash window with flat timber lintel protected by own, low spear-headed iron railings.

Nos. 45, 47 and 49 sit up high nearing the top of the rise on the south side of the High Street and are a relatively unaltered, well-proportioned terrace of 3 mid-Victorian houses.

## 55 & 57 High Street

Nos. 55 & 57 form a pair of mid C19th houses at the end of a row on the corner of the High Street and Highfield Road. Slate roof, gable end to left. Shared central brick stack with circular pots. No. 55 has unrendered red brick façade with painted brick dressings; left gable end is in purple brick and extends to rear as a continuous outshut. No. 57 is painted brick. Shallow projecting piers at each end. Single room wide, direct entry plans. Mirrored arrangement of openings but with contrasting ground floor fenestration. Original openings have very slightly cambered arches. No. 55 has 6-over-6 paned sash above larger 8-over-8 paned sash to right of 6 panel door with narrow overlight. No. 57 has 6-over-6 paned sash over projecting triangulated window of 8 panes each side (the top 2 panes are opening lights) with flat roof and supported on single bracket. Stone step up to door which has 2-panelled base and 9 glazed panes to the top half.

Nos. 55 & 57 front directly onto the pavement. They occupy a prominent position on the corner of the High Street and Highfield Road. The end piers provide extra status to these small houses.

## 59 High Street (Chalk and Cheese)

No. 59 High Street is a mid to late C19th house and retail premises. C20th tiled roof, with downpipe at left



55, 57 & 59 High Street

end. Brick stack to left end. Painted brick and double-fronted timber shop-front with semi-circular arched doorway to left end. Two large windows to upper storey, unusually of 16 panes with the central 4 panes being tilting lights. Stone step to 6 panelled door and plain overlight to left end. C20th shopfront with plain fascia and large window (left side is divided horizontally into two) above panelled stall each side of entrance doorway of two leaves, each leaf panelled at base and upper half glazed, with plain overlight.

No. 59 occupies significant position on the High Street and retains a modest shop front and interesting windows

## 61 & 63 High Street

Nos. 61 and 63 are a pair of houses in a varied row of buildings on the south side of the High Street. C20th tiled roof, downpipe at right end. Painted brick elevation with painted stone dressings. Single room wide with entrance hall plans. Each side has a prominent two-storey canted bay window with moulded cornice running round the bay and connecting to the canopy of the outer raised doorway which has stone steps and railings (on both sides to left-hand steps, and only on inner flank to right hand steps) up to round-arched doorway with door with 3 panelled base and 'cartouche' glazed panel in upper half, and 6-panelled door to right, the upper two panels glazed, with plain fanlights, keystones and scrolled bracketed canopies, the front edge with central 'z' shaped profile. The left hand canopy has two large Classical headstones above each bracket.

Single 1-over-1 paned sashes to main and canted side windows. The heads of the bay windows have chamfered pointed heads to the lintels, concealed on the left side by narrow timber fascia running round the head of the bay.

Nos. 61 & 63 are a relatively unaltered pair of houses with late Victorian decorative detailing.

## 65 & 67 High Street

Nos. 65 & 67 High Street are a pair of mid to late C19th houses in a varied row on the south side of the High Street. C20th roof. Shared brick stack with circular pots. Unrendered buff brickwork and dressings. One room wide and entrance hall with



61, 63, 65 & 67 High Street

integral alleyway, the doorway to right side alley is raised up. All openings have flat arches apart from alleyways which have semi-circular arches and basement windows are slightly cambered. No. 65 has two 6-over-6 paned sashes over similar sash and basement Yorkshire sliding sash to right of doorcase with moulded architrave, panelled cheeks and cornice breaking forward. Stone steps up to 4-panelled door. Alleyway to left has plank door filling the arch. Dwarf brick wall to shallow front enclosure.

No. 67 has similar arrangement of openings, fenestration, doorcase and door except that there is an



additional 6-over-6 paned sash over the alleyway; two separate stone flights up to main and alley doors; hand rail and bootscraper to inner flange of steps to main door. Painted picket fence to front enclosure.

Nos. 65 and 67 are a relatively unaltered pair of mid Victorian houses in a prominent and slightly raised position on the High Street.

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#### 69 High Street (Coleshill House)

No. 69 High Street is an imposing double-fronted house, built in 1882 (by datestone), now chiropractic clinic. Two storeys and semi-basement. Slate roof with brick stacks at each end. Unrendered buff brickwork with painted stone dressings, right hand bay and plinth.

The balanced façade has a 3 window range, the right hand window built out as a full height canted bay with gable roof. All sashes are 1-over-1 panes. Upper floor windows all have segmental arched heads with scrolled ends, those to left and over porch have projecting architraves with shaped lugs. Window to left of porch has flat cornice breaking forward and similar lugged architrave. Bay window to right of porch has moulded cornice to the gables, roundel with date of 1882 in the centre of the gable, heavily moulded 'tongued' heads to the cants. 2-light casements to basement. The slightly projecting porch has moulded semi-circular-arched head supported on piers with moulded capitals and high canopy with swept roof supported on 5 shaped brackets and eared cornice.

Flight of 5 steps up to porch, further 2 steps up to outer 4-panelled door with glazed fanlight with name 'Coleshill House' lettered to follow the arch and single



69 High Street

step up to inner door also of 4 panels, the upper 2 panels glazed.

Shallow front enclosure with dwarf brick wall and wrought iron railings to front and flanking steps. The house sits prominently on the south side of the High Street opposite Holliday Street and retains much of its late Victorian detailing.

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#### 71 High Street (Poplars)

Poplars is a substantial two-storey house in a row of varied buildings on the south side of the High Street. Late C19th but possibly with earlier fabric concealed. Slate roof with overhanging eaves. Tall gable end brick stacks with tall reducing shafts and assorted circular pots. Downpipe to left of bay at left end and to right end. Central pediment with moulded cornice, finial and central oval with name 'The Poplars' in incised lettering. Painted render with stone dressings to the 'in and out' quoins, label moulds, bay lintel cornices and porch surround. Three rooms and offset entrance hall, expressed as pedimented central bay which has 2 window range over window to left of entrance flanked by two-storey canted bays with moulded cornices between the storeys and hipped roofs. All windows have 1-over-1 paned sashes. Windows to pedimented bay have stone label moulds with returned ends. Four wide stone steps up to entrance door which has shallow piers with incised columns and engaged finials to the moulded capitals and heavily scrolled bracketed and detached moulded cornice breaking forward above doorway. Pointed Gothic arch with shaped overlight with the house name picked out in Gothic gold lettering above flush 6-panelled door with original door furniture.

Blue Heritage Trail plaque to left of door. Hedge to shallow front enclosure which has lost its front railings.



71 High Street

One of a number of substantial nineteenth century middle-class houses along the High Street, only a few of which have remained as residencies. It takes its name from the tall Lombardy poplars which used to line this part of the High Street. The actor Sir Michael Horden was born here in 1911. It was also the home of William Cooper, who established and owned the large factory works in Ravens Lane (q.v Cooper House) at the time of his death in 1885.

## 73 & 75 High Street

Nos. 73 & 75 pair of late two-storey C19th houses. Slate roof with crested ridge tiles surviving except to right hand section. Brick ridge stacks with red brick dressings and circular pots. No. 73 has unrendered purple brick with blue bricks to the chamfered plinths and red brick dressings which include projecting moulded bands at upper floor lintel level and just below sill level, which step down at outer ends. No. 75 is painted. Pair of double-fronted, central entrance hall houses with shared central alleyway. Each house has 2 window range of large 3 light windows, 2 panes per light, with slightly cambered heads, above hipped slate roof spanning canted bay window to each side of entrance door. The bays have 2-over-2 paned sashes with 2-paned overlight to centre with similar arrangement to outer cants but reduced to 1-over-1 pane with one paned overlights to the inner cants.

Three stone steps up to door with elegant handrails and end posts with octagonal shafts and finials to each pair of steps. No. 73 also retains single baluster with ornamental wrought iron decoration on each side of middle step. Two 4-panelled doors with three glazed panes at the top. Plain overlight.



73 & 75 High Street

Former railings to very shallow front enclosures do not survive. Semi-circular arched door to central alley with moulded brick arch and plank door.

Right gable end of No. 75 is rendered with slate-hanging to the gable.

Nos. 73 & 75 are a relatively unaltered pair of well-detailed C19th houses occupying a prominent position on the south side of the High Street.

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## 81 High Street (JL Kitchens and Interiors)

No. 81 High Street turns the corner of the High Street with Victoria Street and is a two-storey mid C19th corner shop with accommodation over. Hipped slate roof with brick stack to left end with circular pots. Downpipe at each end. Unrendered dark red brickwork with chequered burnt headers and red brick dressings.

Each elevation has flat-arched 8-over-8 paned sash above shop window which turns the corner, each window being divided into 3 panels, smaller panes to the outer lights. Plain fascia with cornice and gutter.

Timber glazed door across the cant.

No. 81 fronts directly onto the pavement and sits prominently at the corner of the High Street and Victoria Road. It forms an integral group with No. 1, Victoria Road (q.v).



81 High Street



### 83 High Street (The Goat PH)

The Goat is a purpose-built two-storey mid C19th public house on the site of an earlier inn. Slate roof with overhanging eaves, hipped ends, tall rendered shaft to left end with circular pots. Downpipes to each end. Upper storey of unrendered buff brick with brick dressings. Plat band and ground floor of front elevation painted. Four window range with offset entrance. All sashes are hornless, 6-over-6 panes with flat arches; ground floor openings are wider and have margin glazing bars, 4-panelled shutters and wrought iron basket railings at the base. Large central wrought iron sign bracket with decorative swirls and spear-headed point. Stone steps up to doorcase with moulded architrave, pilasters with 'flush' incised columns, panelled reveals, plain entablature and cornice breaking forward. 6-panelled door, the upper 4 panels glazed. Side elevation to Victoria Road has 6-over-6 paned sash to left and blind window to right over two 3-over-3 paned sashes flanking projecting chimney shaft. Metal sign with Victoria Road name below right hand sill.

Blue Heritage Trail plaque to right of door. Stone drinking troughs to pavement outside. The public



83 High Street (The Goat PH)

house fronts directly onto the pavement.

The Goat occupies a prominent position on the corner of the High Street and Victoria Road. A good example of a purpose-built C19th public house. It is said that drovers would stay here while their cattle were pounded in the three 'closes' that gave their name to the lane by the side of the Rex.

### 85, 87, 89 High Street

Nos. 85, 87 and 89 High Street are an architect-designed ensemble, part residential part office/retail, built 1865 (by date in gable). Decorative clay peg-tile roofs with blue tile fishscale banding, shaped timber bargeboards, trefoil-headed crested ridge tiles, and tall brick stacks with moulded cappings to the bases and tall shafts. Box guttering and downpipes. Two storeys, ground floor of red brick with diaper patterns using burnt headers and with some stone dressings. Mock applied timber-framing to the upper floor, and to ground floor right hand bay, with criss-cross pattern framing and painted rendered infill to the window bays and the adjoining panels of blood red patterned brick.

Integral group framing a cobbled courtyard and entrance with gatepiers, consisting of Nos. 85 and 87 together forming a double pile semi-detached pair to left side, and No. 89 a detached range at right angles on the corner of High Street and Three Close Lane to the right. Nos. 87 and 89 have entrance doors facing each other across the carriage entrance.

All windows resemble 'cross-mullions' incorporating 2-paned opening casements below the cross mullion. Nos. 85 and 87 have asymmetrical arrangement, No. 85 with a larger projecting 3-light bay gabled window at first floor level with large 3-light window, 3 panes per light; date in Gothic lettering '1865' in 2 framed panels above and cross-bracing in 3 panels below. Single light window with 3 panes to left. Narrower flush window bay to right with gabled roof and 2-light window, 3 panes per light. Pair of single light windows to each facet at the right hand corner with cross-bracing in the panels below. Ground floor has lean-to porch with fishscale tiled roof supported on shaped brackets springing from foliate corbels. Stone steps up to 4-centred arched doorway with chamfered reveals and timber door with chevron planking below 2 glazed panes at the top. Four-light window below projecting



85, 87, 89 High Street

bay with heavy stone lintel with moulded arris and shaped ears, with chamfered reveals and stone sill. 4-lights, 3 panes per light. Canted bay window to right, with a hipped fishscale tiled roof with single paned window with two-paned overlight to front and single paned windows with overlight to the cants. Steps up to door across the canted corner with 4-centred arched doorway with chamfered reveals and timber door with chevron planking below 2 glazed panes at the top. Impost blocks with foliate corbels supporting scrolled brackets up the oversailing upper storey. Similar framing to right gable end with two single light windows, 3 panes per light above door.

Engaged brick gate piers with moulded bases and cap to carriage entrance with double gates with spiked tops.

No. 89 has 3-light window, 3 panes per light to upper floor with elaborate applied framing in gable above over projecting bay window with fishscale tiled roof, 4-light window, 4 panes per light, with cross-framing in



three panels below. Steps up to door across the canted corner with 4-centred arched doorway with chamfered reveals and timber door with chevron planking below 2 glazed panes at the top. Impost blocks with foliate corbels supporting scrolled brackets supporting angled bay window with steep pitched gabled roof with trefoil-head bargeboards and 3-light window, 3 panes per light with cross-bracing in 3 panels below. Courtyard elevation is blind at first floor level, single light window to ground floor.

The applied framing continues around the right hand front corner of No. 89, which has a single upper storey window, but is otherwise blind. Cast iron road sign with Three Close Lane name set low to left hand end. Rear s. gable end has moulded barge boards and central 3-light first floor window in tall 2-centred arched surround with fishscale tiling in the arch. Nos 85, 87 and 89 form an ornate and well-balanced, interesting group sited prominently on the corner of the High Street and Three Close Lane.

#### 111 High Street

No 111 High Street is a former house, now offices, turning the corner of the High Street into Rectory Lane. Two storeys with basement. Mid C19th. Shallow hipped slate roof. Rendered stacks at each end with circular pots. Downpipe at right end. Unrendered buff brick to High Street with simple plat band and dressings in the same brick, including toothed quoins at the corner, otherwise purple brick with red brick dressings to Rectory Lane. High Street elevation has wide canted bay with hipped roof, an entrance now into right cant and slightly recessed flanking bay; 5 window range and blocked former principal entrance door extending up Rectory Lane, further extended in C20th at rear.



111 High Street

Canted bay has 2-over-2 paned sash on each floor flanked by 1-over-1 paned sashes to upper floor and similar sash to ground floor left side. Right side cant has been converted from former window to entrance door with 6 panelled door with tall overlight incorporating glazed lower section and signboard above. Narrow 1-over-1 paned sash to right; the door and this window are framed by the iron stair railings and wide brick and stone steps leading up to them. 1-over-1 paned sash to each floor to bay at right end.

Low spear-headed iron railings on dwarf brick wall to each side of steps.

Rectory Lane elevation has 5 window range of 6-over-6 paned sashes over 4 sashes with grilles to left of entrance with fine basket arch now with C20th door and window and infill brickwork. Sign with Rectory Lane road name low to right end. Prominent position on corner of Rectory Lane and High Street adjacent to listed 'The Red & White House', where the rhythm of 1-over-1 pane sashes and front railings are continued.

#### 115 High Street

No. 115 High Street is a low 2-storey range, to the left of and formerly servicing Admiral House, now shop. There is a joint to the brickwork suggesting No. 115 was added, but in a complementary style. Slate roof with overhanging boarded eaves, with ridge tucking into eaves of Admiral House to right and abutting the flank wall of 'The Red & White House'. Unrendered buff brick. 2 window range of 3-over-3 paned sashes over central shop front with end pilasters that have scrolled brackets supporting moulded cornice that breaks forward over plain fascia. Large 3 panel front, the windows divided horizontally into 2 large panes and with four-centred arched heads. Low timber panelled stall. Integral slightly recessed door up step which has upper half glazed, 2 panels to base, and plain overlight. Entrance to alleyway to left has cranked head to stone lintel. Doorway to right end with 2 steps and handrail to left hand flank to 6 panelled door with slightly cambered arched head.



115 High Street

No. 115 forms an integral part of Admiral House.

### 123 High Street (Hamiltons)

No. 123 High Street is a narrow former house now estate agents tucked between the imposing, taller house to left and the carriage entrance to range to right, the ridge of the slate roof being at the same level as this neighbour. Offset brick stack to rear left end and brick stack to right end, set forward of the ridge with 2 tall circular clay pots. Downpipe to right end. Painted render. Single 6-over-6 paned sash above projecting shopfront which has pilasters with scrolled brackets supporting plain fascia that breaks forward surmounted by bracketed moulded cornice that also breaks forward from the fascia. Shop front divided into 2 large panes with shaped heads and thin glazing bars and margin lights. Two rectangular ventilation grilles, one blocked to painted stall below. Steps up to recessed integral doorway. Semi-circular arched doorway to right with step up to plank door filling the arch and round-headed glazing to the top.

No. 123 High Street is a good example of a relatively unaltered, small shopfront.



123 High Street

127 High Street - This has now been listed

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

Large boarding House for Berkhamsted School, Late C19th, principally 1890 and extended at rear in 1894. Tiled roof with gable ends, hipped to rear wing. Brick stack between the two front and rear gables and at each end of rear range and at end of rear wing. Yellow brickwork with stone dressings. Mainly two storeys with basement and attic storeys to both front and rear ranges. The second storey of the lower rear wing is also half attic storey.

Asymmetrical frontage, the house appearing as a semi-detached pair of villas to the High Street, both L-shaped on plan with adjacent projecting wings to the centre but with the right hand wing projecting further towards the street than its neighbour. The wing to the right has a plain gable, but that to the left has a half-hipped roof and the window of the attic storey is treated as a European style gable with pinched cheeks with two stone kneeler blocks at the base. The fenestration to the two villas mirror each other except for the principal projecting bay windows, which include both the basement and ground floor levels. On the left side the bay is canted with a hipped tiled roof and a 2-light window to the front and single light windows to the cants on each floor; the right hand bay is square, has a stone roof and a window of 3-lights on each floor.

Above these, each wing has paired sashes to the first floor and single window to the attic storey. The paired and triple sash windows are set in chamfered reveals with chamfered stone sills and lintels, the latter carried down to form moulded impostes and divided by colonettes with foliated capitals. Pointed relieving arches to the upper floor windows of the wings. The wings are flanked by entrance bays, each with a single light window over 4-panelled door, the upper two panels glazed with overlight, under a tiled lean-to canopy supported on the outer edge by shaped timber brackets. All sashes are 1-over-1 panes except the attic storey windows which are 2-over-2 panes. Ornamental iron railings on low stone walls to front and stone steps up to front doors.



131 & 133 High Street

Rear range has two adjacent gables to centre flanked by dormers with segmental heads; rear wing has two half dormers facing Chesham Road.

'The Berkhamstedian of 1890 states that 'the (first) Junior Boarders were temporarily lodged in St John's till the Headmaster could unite into one Overton House (formerly the residence of Dr. Hobson, the School Doctor) and the adjoining house....With the exception of Sibdon House, Overton and St John's were the first houses to be lit by electricity in Berkhamsted....In 1894 Mr Gowring added to the House by building the Prep. Room, with Long Dormitory above the House Tutor's Study.'

Overton House sits in a prominent position on the High Street and on the east side of Chesham Road, the stretch from the High Street up to former entrance drive of Incents being occupied solely by the School's boarding houses of Overton, St Johns and Incents, all built in the late C19th and which as a sequence unify this lower, more open stretch of the road.

*The Berkhamstedian, Supplement to Vol. LXIII, No. 307, September, 1951.*



#### 149 & 151 High Street (Thai Cottage and Oakleys)

Nos 149 & 151 is a tall three storey building forming pair and purpose-built with shops to ground floor and accommodation above. c.1880s. No.151 turns the corner off the High Street into Prince Edward Street. Hipped slate roof with central ridge stack with 5 circular pots. Principally red brick with buff brick dressings, with patterned quoins to the corners, four banding courses to the upper two storeys (at top and at mid window height) picked out in black bricks and lozenge patterns to west end in buff and black brick. Stone dressings to window lintels. Each pair has two 2-over-2 paned sashes on each floor, the first floor windows being larger. All the windows have scrolled bracketed cornices beaking forward over the lintels which have green glazed patterned inset tiles to No. 149. No. 151 has plain lintels with incised rectangle. Deep fascias to the shopfronts. No. 149 has late C20th frontage in dark stained timber with entrance door to right of 2 large paned windows above stall riser. No. 151 has large glazed panel to each elevation and glazed door across the canted corner.

Flank wall to No. 151 above shop front has first floor rendered. Banding courses continue round to top storey with 3 lozenges to each of the two panels.

Nos. 149 and 151 front directly onto the pavement and occupy a prominent position – emphasised by their three-storey height, on the corner of the High Street and Prince Edward Street. No. 149 was a shoe shop and No. 151 was a gent's outfitters in the 1930s.



149 & 151 High Street

#### 161 High Street (Civic Centre)

Purpose-built civic offices and former Police Court, 1938, now Civic Centre. Hipped clay tiled roof, partially hidden by parapet wall. Unrendered darker red and purple brick with narrow tile-on-edge to the flat window arches and inner arch of the semi-circular arched doorway and stone dressings to the central entrance, flanking plinths and forming continuous sill below upper floor windows. Nicely proportioned, symmetrical façade with blind brick panels to the parapet above 3 sashes on each floor above and below plat band; those to upper storey are 8-over-8 paned sashes, those to ground floor are 8-over-12 paned sashes. The arches to the upper floor windows have Modernist motif tile-on-edge keystones as does the entrance door, the latter in stone. Shallow projecting central bay has open stone pediment built into stepped parapet. On piers flanking narrow double doors at first floor level with 8 panes each to the glazed upper part, giving access to shallow stone balcony with wrought iron railings. Semi-circular arched entrance has stone plinth and imposts. Pair of iron gates fixed to inner face and 5 stone steps leading up to inner doorway. Lanterns to each side of arch, that to left retains blue glass with white 'Police' lettering. Plinth stones to each side of doorway, that to left inscribed 'Erected by the Berkhamsted U.D.C



161 High Street (Civic Centre)

Council A.D 1938, that to right recording 'Opened by the Chairman Councillor W. Pitkin JP laid the foundation stone and the building was opened in 1938.

Wrought iron bracket above capping of central bay. Flagpole to right of right end upper floor window.

Flank walls with buff bricks above gates with similar arches and iron gates to side alleys.



### 167 High Street (Proffitt & Holt)

No. 167 High Street is a retail premises and carriage entrance, formerly motor engineers premises, with accommodation above in a row of shops on the south side of the High Street. c.1920, possibly earlier fabric concealed. Two storeys and attic storey. Half-hipped clay tiled roof with raised coped edges, returned at the front end. Central unrendered brick ridge stack. Wide central dormer, with blind centre panel with gablet roof flanked by two-light windows. False timber framing with painted infill panels to first floor with horizontal rails above and below and bracing in the panels flanking the windows. No 'studs' above the top rail. 2-light window to right and 3-light window to right, divided into two panes with heavy central glazing bar. Shop fascia runs across the carriage way and shop front; shop front has fluted pilaster with central roundel and fluted, bracketed head at right end; single large glazed pane with 3 toplights with plain leaded lights to right of door across the cant of two leaves, each leaf with single panel to base, remainder glazed, and overlight divided into 4 panes with similar leaded lights. Bollard to left corner edge. Shop front continues round to left side in same style as three large paned windows with toplights, flanking the carriage-way.



167, 169 & 171 High Street

Carriage entrance picked out in granite setts to pavement. No. 167 fronts directly onto the pavement.

### 169 & 171 High Street

Nos. 169 and 171 High Street is a retail premises with accommodation over in row of retail shops on south side of the High Street. c.1920s, possibly earlier fabric concealed. Single storey with half storey above. Double-fronted shop with side entrance. Low clay tile roof running parallel with the High Street and bookended by flank walls of No. 167 and No. 173.

False framing with painted roughcast rendered infill panels to upper storey. Two 3-light cross-windows, 4 over 6 panes, which break through the eaves to form shallow raking dormers. Pronounced shop front with bracketed end and cornice breaking forward over deep fascia. Large paned recessed window to each side of glazed entrance door with plain overlight. Entrance door with panelled reveals to right end.

Nos. 169 and 171 front directly onto the pavement, a low range adjacent to No. 173 which is a late C13th cross-wing encased by later alterations.

### 175 & 177 High Street

Nos. 175 and 177 High Street are a pair of office/retail premises with accommodation above. c.1900. Built as a pair but with individual façade detailing. Two storeys with prominent attic storey. Clay peg-tiled roof, stacks to each end, running parallel to the High Street but the façades expressed as two large gables, that to right formed as Dutch gable in brick with heavily moulded pediment and 3 light window under slightly cambered arch with alternating diamond and rectangular paned leaded lights to the outer lights; that to left has moulded painted timber bargeboards and false framing and roughcast rendered painted infill in the upper gable, with curved bracing springing from stub brick piers to front of recessed balcony bay which has balcony door, the upper part of the door glazed, and single paned sidelights, all with diamond and square paned lead lights. Decorative wrought iron balcony balustrade. Unrendered brick and timber bay windows and shopfronts, No. 177 breaks forward slightly of No. 175 and is slightly narrower; the moulded brick cornice above the first floor windows unifies the frontage by running across both façades. Downpipes at each end and to sides of bays with hoppers.



175 & 177 High Street

First floor to left has canted bay window, right side has square projecting bay both with pedimented roofs.

Each side has pair of sashes, left side with similar sashes to the cants, right side forming tripartite sash with side and end sashes. All sashes are 1-over-1 paned with chequered patterned lead lights in the top sashes. Leaded panels below the sills.

No. 175 also has canted ground floor window with flat pointed arch to large single paned window to the front and 1-over-1 paned lights to the cants, the mid-rails matching the head of the centre pane. Brick below the sill with moulded plinth. Cornice of window is carried over doorway to right which is 6 panelled and has

moulded architrave and plain overlight. No. 177 has early C20th canted bay shopfront with plain timber fascia over single large pane with 3 paned toplight to the front and single pane to each cant with toplight. Door with single panel to base and upper half glazed, with plain overlight.

Nos. 175 and 177 High Street front directly onto the High Street and occupy the position of an aisled hall, the service cross-wing of which dating from the C13th still survives as No. 173 High Street.

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#### 179 High Street (Betfred)

No. 179 High Street is a purpose built retail premises with triple bayed shopfront with accommodation over. Probably C19th, remodelled c.1920. Three storeys. Hipped slate roof with deep eaves. Rendered stacks at each end with moulded caps. Colourwashed red brick to upper storeys, painted and rendered window sections, cornice and corner pilasters, rusticated to first floor level, timber and glazed shopfront; flank walls in buff brick, right side partially rendered. Two window range, the first and second storey windows being integrated as shallow bays with pilasters, window sills and cornices with blind panels breaking forward slightly from the eaves cornice; 3 panelled section between the windows. Triple 1-over-1 paned sashes with moulded reveals. The full width shopfront consists of pilasters at each end, deep frieze with bracketted ends; 2 recessed doors, each 4-panelled, left side has upper 2 panels glazed, and overlight, flanked by 3 canted bays with large single paned windows (left side with mid-rail) with very thin columns and delicate fine eared and foliated capitals and frieze of triglyphs and roseate heads.

No. 179 fronts directly on the pavement. An early and daring example of a shop with large plate glass windows and Art Nouveau detailing. Previously the Star Tea Co Ltd (tea merchants).



179 High Street

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#### 199 High Street (NatWest Bank)

No. 199 High Street is a purpose-built bank, early C20th, Classical style. Single storey. Flat roof concealed by parapet of brick but with panels of balustrading of 6 pillars and engaged half pillars at each end. Unrendered brick, chequered in red and purple bricks, with 'in and out' quoins in relief and window arches in red brick. Stone dressings to the plinth, keystones, entablature, doorway and parapet balustrades. Simple rectangular detached building, at right angles to the High Street, later C20th additions to rear. Symmetrical with tall semi-circular windows, one to each side of central door and three to each flank wall, splayed panes to the top, 9 panes to the upper three-quarters and single pane at base. Steps and later flanking ramps up to door, which has panelled reveals, moulded architrave and moulded pilasters, scrolled brackets at the head supporting cornice breaking forward with egg and dart moulding to the soffit and open swan neck pediment with foliated scrolls and pedestal base in centre. Timber door of 2 leaves, with 4 glazed panes per leaf; narrow overlight with criss-cross mouldings towards the outer edges.



199 High Street (NatWest Bank)

Deep stone entablature with moulded cornice breaking forward immediately above window keystones.

The bank is set back from its neighbours, with generous spacing between them; it is an elegant and modest example of a purpose-built bank dating from the early C20th.



#### 247 & 249 High Street (Ask)

Nos. 247 and 249 High Street, formerly a retail premises with accommodation above, now a restaurant. Early C20th. Two storeys and attic storey. Tiled and steeply pitched hipped roof, with deep eaves and unrendered brick stack at left end with clustered shafts set at angles and circular pots. Two half-hipped dormers to front and to right side, all with 2-light casements, 8 panes per light. Downpipes with hoppers at each end. Purple brick to upper floor and right flank, rendered brick and timber 'shopfronts' to ground floor.

Symmetrical 6 window-range frontage with double-fronted former showrooms to each side of central entrance. Upper floor has 6-over-6 paned sashes. Ground floor projects as front bay with flat roof and deep fascia over showroom window now divided into 3 lights with overlights each side of recessed doorway which had pair of doors divided by pier. Rendered wall to front with ramp and steps behind. 2 sashes on each floor to right flank, the ground floor windows with red brick dressings.



247 & 249 High Street (Ask)

Once the site of the Royal Oak beer house, which was demolished in 1909. The building housed the showroom of the Great Berkhamsted Gas, Light & Coke Company, which later became part of the Eastern Gas Board. Raised up and set back from the road, Nos. 247 & 249 High Street occupy a prominent position on the south side of the High Street, adjacent to the Sayers Almshouse.

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

Terrace of five houses. Late C19th. Two storeys. Slate roofs with gable ends; unrendered stacks at each end and two brick ridge stacks. Downpipes at left end, to left side of second and third bays and each side of fourth bay. Unrendered buff brick with purple brick to the 'quoins' at ends and between each house, red brick dressings to the upper floor and door arches, and painted stonework to the bays. Row of five houses, single room wide with entrance halls. Nos. 251 and 253, and Nos. 255 & 257 form two pairs with adjacent doorways; No. 259 has doorway at right end. All houses have large tripartite sash 2-over-2 panes per light with 1-over-1 paned sidelight sashes and cambered brick arch. Canted bay window below with flat roof with central roundel in panelled entablature with dentilled frieze, moulded cornice and detached thin pilasters with moulded bases and capitals. All with 2-over-2 paned sashes flanked by 1-over-1 paned sidelights. The bays have elegant low window canted box railings with rope-twisted ironwork on top of the bay and on the projecting sills.

All doorways have cambered brick arches. Stone steps up to 4-panelled door and overlights. Terrace name



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

sign 'Camilla Terrace' above No. 253 door. Ornamental railings between the pairs of houses, with plain railings usually to the outer flanks. Low brick wall to front; only 259 has front parking area and picket fence to side.

Nos. 251, 253, 255, 257 and 259 are set back from the road. They are a remarkably unspoilt terrace of well detailed late Victorian houses.

#### 261 High Street (The George PH)

No. 261, High Street is a public house, late C19th but possibly with earlier fabric concealed. Two storeys. Slate roof, formerly hipped at both ends, extended as slightly lower gable ended roof to left end, all with overhanging eaves supported on pairs of shaped brackets at intervals above plain cornice that forms part of heads to right hand side windows. Unrendered brick ridge stack and rendered stacks at each end. Painted render with toothed rusticated quoins. All windows have bracketed sills. 3 canted bay windows, flanking entrances, the two to left are 2 storeys below the cornice; right end bay is single storey. All bay windows have hipped roofs and 2-over-2 panes to central sash and 1-over-1 paned sidelights, with troughs of the



261 High Street (The George PH)



pilasters picked out in coloured paint. Single moulded panels to the front and cants below the first floor bays. Cellar entrance below left hand bay. Metal bracket with inn sign above left hand door with 2-panelled base and glazed upper half to left and wall sign above similar door but with taller panels to the base to right. Right end bay has tripartite sash with 2-over-2 paned central

sash flanked by single paned sidelights, all with rope edged reveals at first floor level.

The George fronts directly onto the pavement and sits forward off the adjacent Camilla Terrace, attached at left end. Alleyway to right.

#### 271 & 273 High Street

Nos. 271 and 273 are two adjacent houses, now thrown into a single detached unit and used as offices. Late C19th but possibly with earlier fabric concealed. Two storeys. Slate roofs, both hipped. Rendered stack to left end with square posts and rendered ridge stack with circular pots. Downpipes to left end, in angle of Nos. 271 and 273 and between 2 left hand bays of No. 273. Painted render, with plat band across the whole façade. No. 271 has entrance hall to right of principal room, No. 273 has 4 window range, probably originally a double-fronted house with central doorway now blocked.

All windows have 1-over-1 pane sashes. No. 271 has two storey canted bay with hipped roof to left of window (with small window to right) over doorway with single pane sidelights with toplights each side of 6-panelled door with overlight. Brick steps and painted rendered flank walls with capped end piers. No. 273 has 4-window range of sashes on each floor and shallow pilasters between the bays and to right of end window. Dwarf wall to front with chamfered stone capping and ornamental railings with trefoil-headed panels, stepping



271 & 273 High Street

up to right end and enclosing shallow front garden enclosure.

The house sits up from the road and, in form, massing and appearance complements Boxwell House, a listed building immediately to the west.

#### 291 & 293 High Street

Nos. 291 & 293 High Street are two houses adjacent to the Quaker chapel which sits back from the road to the east of the house. C.1890s. Two storeys with cellar. C20th tiled roof, the main range hipped, with gables to the wing and central dormer with moulded bargeboards, brick stack at right end and to inner face of left hand wing. Downpipe to inner angle of left hand wing, soil stack to inner angle of right hand wing and downpipe to front inner corner of right hand wing. Buff brickwork with red brick dressings to arches and banding.

Main range has projecting wings with room on each floor each side of offset door and principal room, the left hand wing extending to rear and forming separate residence. 3-over-3 paned sash to each floor to the wings with cambered brick arches. Similar sash to main range window which breaks through the eaves and has a gabled roof and cast iron window box over canted bay window with hipped roof and 3-over-3 paned sash and 1-over-1 sidelights all to left of small 1-over-1 paned sash over lean-to roof in angle of wing with timber cheeks and bracket to left side. Stone steps up to 4-panelled door, the upper two panels



291 & 293 High Street

glazed and with overlight and narrow panel to right with glazing to the upper panel and overlight,

The house is mostly set slightly back and raised from the road, but the right hand wing fronts directly onto the pavement. Dwarf brick wall with blue half round cappings and iron railings. Gate to left end set back in rear wall of front enclosure.

### 295, 297 & 299 High Street

Nos. 295, 297 and 299 High Street has ground floor shop premises, now offices, spanning length of ground floor, with accommodation also now offices above. Late C19th with C20th shopfront. Slate roof with hipped ends, no stacks. Unrendered purple brick to first floor and timber shop front with vertical slate 'paving' to the stall risers. Long near symmetrical range with 5 window range of 2-over-2 paned sashes (2 right hand sashes only have single panes to the lower light.) Ground floor has balanced arrangement with continuous fascia over boarded panels flanked by pilasters at left end and two each side of slightly recessed central entrance bay. This has glazed door flanked by 12 paned lights and with 2 paned overlight. Intermediate pilasters break up the large flanking windows into three 16 paned lights. No. 299 has plastered doorcase and 4-panelled door at right end.



295, 297 & 299 High Street

Nos. 295, 297 and 299 front directly onto the pavement.

### 303 High Street (Venetian Villa)

No. 303 High Street is house with former retail premises at ground floor. Venetian style. Two storeys and attic storey. Probably late C19th. Slate roof with tall brick stack at left end. Downpipes to each side. Buff brickwork with red brick dressings with 'in and out' quoins and some banding. Narrow one room wide plan. Attic storey has 2-light window, 2 panes per light breaking through the eaves with slate gabled roof and shaped bargeboards. Eaves have brick cornice and two courses of studded bricks below. Prominent balcony style pilastered tripartite window to first floor which has central 2-over-2 paned window with 1-over-1 paned sidelights, each window with lozenge or diamond chamfered and moulded panelled base between the pilasters. Cornice breaking forward at top with detached fixed flanking louvred shutters. Ground floor has cornice breaking forward over plain fascia over 9 paned shopfront with 3 toplights to left of door with panelled base and 4 panes to upper half and 4 paned tall overlight. Pilasters each side of door and shop window, with knobbed mouldings at mid-window level, troughed mouldings above and below, flanked by tall round-arched brick niches with buff brick in the niches. Blind panel also with buff brickwork in the recess below the shop window.



303 High Street

No. 303 has a lively Italiante style frontage and fronts directly onto the pavement.



## HIGH STREET (North side)

2, 4, 6 (Rose Cottage) & 8 High Street

Two pairs of two storey houses with attic storey forming integral long 6 window range, the right end house (No. 2) now converted to veterinary premises. Mid C19th but possibly with earlier fabric in right gable end and concealed. Clay tiled roof with fishscale tile banding at intervals up the front pitch of the roof and moulded brick verges at right end. Downpipe to left of No. 8's door, and to right end of No 6. Soil stack to right of No 4's door. No. 2 has unrendered red brick with red brick dressings. Nos. 4, 6 and 8 have been painted. Stone plat band and continuous string at upper window arch level stepping up as label mould over the windows. All original ground floor openings have individual label moulds with returned ends above doorways with chamfered reveals and windows with bracketed sills. All original window openings also have chamfered reveals. Brick stacks at each end and to ridge. Single room wide and entrance hall houses, No. 2 converted to retail.

All original fenestration has 3 panes per light with four-centred arched heads to each light.

Nos. 2 & 4 have two 3-light windows to right of 2-light window to upper floor No. 2 now with wide shop window to front in two large panels to right of door all with overlights and 2-paned window to side with similar overlight. No. 4 with glazed door to left of 3-light window.

Nos. 6 & 8 to left side have symmetrical arrangement of outer 3-light windows on each floor each side of 2-light window above central open alley with semi-



2, 4, 6 & 8 High Street

circular-arched doorway with chamfered reveals, flanked by doors, that to left is 4-panelled, the upper 2 panels glazed, that to right has strapwork panels.

Right gable end is unrendered showing altered openings, now with two 2-light casements to first floor and attic storey, the latter flanking niche containing clay bust. Single storey with attic rear extension in unrendered brick with tiled roof

Front enclosures to all apart from No. 2, where the shop fronts directly onto the pavement. No. 6 with picket fence in poor repair; hedging to Nos. 2 & 8

Nos. 2, 4, 6 and 8 form an integral range set back from and adjoining the Bull Public House to the left end, but prominent due to the tall gable end and location opposite Swing Gate Lane. Relatively unaltered and with some interesting detailing.

52 & 54 High Street

Nos. 52 & 54 form a pair of two storey houses at end of a row on the north side of the High Street. C19th but possibly with earlier fabric. C20th roof with stack to rear left side and stack at right gable end, with circular clay pots. Unrendered brick, changing from red/orange to purple brick above upper floor mid window height, suggesting the roof has been raised at some point. High rendered and painted plinth. Single room wide, direct entry plan, with adjacent doors.

Asymmetrical window arrangement with two 6-over-6 paned sashes above similar sashes to each side. Windows have slightly cambered arched heads. Lean-to tiled porch supported on timber brackets spanning both doors, 4-panelled door incorporating 'Georgian' fanlight, 6-panelled door to right. Dwarf brick wall to left and at right end, with picket fence and gates to shallow front enclosure.

The change in brickwork continues across to No. 56 (q.v) which suggests they were modified to two full storeys at the same time. Nos. 52 and 54 are an unassuming pair of houses on the busy High Street that retain some traditional fenestration.



52 & 54 High Street



## 56 High Street

No. 56 High Street is a terraced two-storey house forming a row with No 52 and 54, but with slightly higher roof, to right and set back from No. 58 to left. C19th but possibly with some earlier fabric. C20th roof with brick stack set forward from the ridge at the right end. Downpipe also to right end. As with Nos. 52 & 54, No 56 has unrendered brick, changing from red/orange to darker brick above upper floor mid window height, suggesting the roof has been raised at some point. High rendered plinth. Single tilting sash, 6-over-6 panes on each floor with slightly cambered arched heads to right of lean-to entrance porch, brick to base, flanking and side lights and panelled door incorporation 'Georgian' fanlight, with machine-tiled roof C20th brick wall and railings to front.



56 & 58 High Street

The change in brickwork continues across to Nos. 52 and 54 (q.v) which suggests they were modified to two full storeys at the same time. No. 56 forms an unassuming residential group with Nos. 52 and 54 on the busy High Street.

## 58 High Street

No. 58 is a two-storey retail premises. C20th roof, no stacks. Painted brick elevation. 2 window range, the 6-over-6 paned sashes boarded over, over double-fronted shop front also boarded and painted over with wider shop window to right of boarded up recessed door with narrow overlight, all under tilting fascia.

Forms unit with single storey, flat-roofed shop to left which was Holliday's Bicycle Shop, the name retained in Holliday Street, the road running adjacent off the High Street. The shop to left has deep fascia turning the corner and retains its early C20th fenestration pattern, broken into 3 sections to front, door to left side of middle section, and continuing round to Holliday Street; this is of 4 lights with horizontal bar dividing the upper third; similar bar with 3 panes over large single panes per light to outer sections, but missing to 2 vertical lights in central section both to right of door with overlight.

## 66, 68, 70, 72 & 74 High Street (Sibdon Place)

Nos. 66, 68, 70, 72 and 74 form a long, integral terraced range of two storey houses collectively called Sibdon Place. Architect-designed, c. 1860s. Slate roof with gable ends, projecting at right end with shaped brackets at eaves level. Downpipes to right of central bay and right side bay. Brick stacks, to the ridge and two taller shafts set forward from the ridge at each end, that to left end has tall circular clay pot. Unrendered deep red brickwork with buff brick and some stone dressings.



66, 68, 70, 72 & 74 High Street (Sibdon Place)

Balanced composition of 5 houses, with projecting central two-storey canted bay with flanking wings which have single storey canted bays to the centre and terminate in tall, shallow projecting end bays. Nos. 66 and 74 therefore form a balanced outer pair each with entrance door abutting the end bay with window above and two windows in each floor of the projecting end bays, which have overhanging gables with thin moulded bargeboards supported on shaped brackets and open tracery panels in the apex, capped by ornamental clay finials. The windows sit in a recessed two storey panel with a pointed arched head filled with flower and leaf brick moulded panels, and with further panels below each upper floor sash divided into 12 moulded block tiles. The outer course of brickwork to the arch is picked out in buff brickwork which also appears to the cambered arches of the windows and as four bands across the bay – the band at impost level to top windows has brick moulded frieze with repeating 'sycamore fruit' motif.

The banding continues across the whole of the façade. Nos. 68 and No 72 are identical intermediate houses with 2 sashes, the left sash being narrower over the door to left of canted bay with hipped slate roof. No. 70 has central two-storey canted bay window with ornamental clay finial to hipped roof, moulded stone cornice above ground floor windows, which have sycamore fruit decoration at impost level and terrace name block in recessed panel below first floor window with incised Gothic lettering picked out in black paint. Remarkably the entire fenestration pattern with 1-over-1 paned sashes except to wider bays. All windows have stone sills and buff brick, slightly cambered arches.

All doorcases have moulded architraves with cornices slightly breaking forward and 6 panelled doors, the upper 2 panels glazed, except to No. 68 which has been replaced.

Similar fenestration to flank wall of No. 66 overlooking Ravens Lane.

Low brick wall to front of No. 66 with rounded stone capping but railings missing. Nos. 68, 70, 72 and 74 have taller banded brick piers with pyramidal stone

cappings and rounded stone cappings to dwarf walls with spear-headed railings and gates.

This is a remarkably unaltered and well-detailed Victorian terrace of residential houses, sitting quietly on the High Street with shops to each side.

#### 88 High Street (Art at 88)

No. 88 High Street is a two-storey retail premises with shop to ground floor and accommodation over. Probably late C19th or early C20th but possibly earlier fabric concealed. Low-pitched tiled roof partially hidden by rendered parapet wall, with capped stack at left end. Raised coped gable end to right end. Red brick above rendered shop window. Double-fronted with side entrance to accommodation incorporated in the shop front. Two window range of unusual canted bay windows with flanking piers that bracket out at the top to support a moulded cornice spanning the whole of the bay, but breaking forward to the central window. Each window had 2-paned top sash over single pane with 1-over-1 pane sashes to the sidelights. Deep fascia over shopfront which has rendered piers flanking larger single pane window to right with 5 paned top light and narrower single pane window to left with 3 paned overlight of glazed door with overlight. Glazed door and overlight to left end.

No. 88 fronts directly onto the pavement. It retains some interesting window detailing

#### 90 High Street (inc 90A & B) (Hubert Figg)

Retail premises consisting of shop with offices over. C.1890s. Two storeys with attic. Built gable end to the High Street, turning corner with w. flank wall onto Manor Street. Slate roof, hipped to front end but with the ridge brought forward over wide attic dormer with stub piers to each side and moulded verges. No downpipes to main elevation. Rendered brick stack to left side with tall shaft (second paired stack now removed) Painted render with painted dressings. Shallow corner piers and central pier to flank wall breaking this elevation up into two panels. Plain



88 & 90 High Street (inc 90A & B)

quarter round strings spring off the pier capitals up to a narrow panel set below the moulded cornice; on the flank wall these panels have recessed inner panels, and a small round window sits in the splay above the central pier. All other windows have impost mouldings, those to the upper floor and attic have semicircular arched windows, those to ground floor on flank elevation have basket arches, second window from left end is blocked door and left end window has been partially infilled. All other windows have 1-over-1 pane sashes. Panels below the windows. Deep fascia sign with cornice above breaking forward and bookended by moulded brackets. Large plate glass window each side of central glazed door with overlight. Rear extension in similar style continues down Manor Street.

At one time this was a Berkhamsted District Co-operative Society shop.

#### 92 High Street

No. 92 High Street has shop to front part, turning the corner between the High Street and Manor Street, rear section formerly a house, now part of the shop premises, fronting on to Manor Street. Two storeys. Mid C19th, but with possibly earlier fabric concealed. Shopfront probably early C20th. Shop bay to front, former house with symmetrical arrangement of windows on each floor flanking door. Slate roof, hipped to front end. Downpipe to left of house door. Purple brick with red brick dressings, the toothed quoins being linked between the ground and first floor windows. Painted timber shopfront. Single sash to upper floor front, 3 sashes to side elevation, all 8-over-8 paned sashes. Sash windows to ground floor replaced with 1-over-1 pane windows each side of doorcase with thin pilasters and shaped brackets supporting shallow canopy. Stone step up to 4-panelled door incorporating 'Georgian' fanlight. Shop window has slender fascia over wide half-glazed door



92 High Street



with 2-paned overlight across the canted corner, flanked by large windows horizontally divided into three with upper section further divided into 4 panes. Each stall riser divided into two panels. Cast iron sign with road name 'Manor Street' at left end of flank elevation.

Low, unassuming integral shop and house which occupies prominent position on corner of High Street and Manor Street.

#### 96, 98, 100, 102 & 104 High Street

Purpose-built, architect-designed parade of 5 shops with accommodation over. 1930s in Tudorbethan style. Two storeys with prominent attic storey. Tiled roof, half-hipped with unrendered massive brick stacks to ends and two to ridge, with moulded caps and shafts. Exposed rafter ends and shaped bargeboards to dormers. False timber framing with white painted infill render. The narrow framed panels at first floor are divided by two horizontal rails at sill level and upper light level. Large dormers have Venetian arched mouldings below the windows. Moulded 'jetty' beam over curved fascias, and brick with timber shop fronts to ground floor. The shops are built as two pairs with a narrower bay at right end.

The two pairs of shops to left have a symmetrical composition of smaller 3-light dormer each side of two large 5-light dormers above 4 window range of canted bay cross-windows with 3 centre lights and canted single lights. Each pair of shops has mirror arrangement of shop windows with one large panel, off-centre door and narrower panel. Larger panels have 16 paned toplights, narrower panels have 4 paned toplights. Recessed doors, with panelled bases, upper part glazed with 4-paned overlights. Brick pier with moulded blind panel at top between Nos. 98 and 100 and Nos. 102 and 104. Rounded triple-arched



96, 98, 100, 102 & 104 High Street

doorway with outer moulded edge and metal gate between Nos. 100 and 102. Brick stall risers to Nos. 96 and 98, painted to Nos. 100, 102 and 104.

Narrower bay to right end has 3-light dormer similar to its neighbour over 3-light flush window above recessed door and narrow panel shop window.

Rendered left end.

Relatively unaltered parade of interwar shops.

#### War Memorial (by St. Peter's Church), High Street

War memorial. Stone cross on tall shaft on triple tiered octagonal moulded base. The monument bears the inscription TO OUR GLORIOUS DEAD and has eight panels bearing the names of the fallen from 1914-18 to the middle tier and four panels of names from 1939-45 to the upper tier.

This first world war memorial originally stood in the High Street close to Water Lane. The names of second world war dead were added, and in the 1950s the monument was moved to a position by the West door of St Peter's church.



War Memorial



### 124 High Street

Former house with shop, now estate agents to ground floor with offices to rear and above. Low 2-storey range built at right angles to the High Street. C19th but with earlier origins and fabric concealed. Clay tiled roof with stepped brick verge to front gable end (hipped in C19th) Unrendered brick, buff to front gable end with red brick dressings, and mix of red and purple brick to flank elevation facing the Church, again with red brick dressings. Timber shop front.

3 window range to right flank, two to left are 8-over-8 paned sashes, that to right end is 6-over-6 panes over, from left, 8-over-8 paned sash, narrow 4-over-4 paned sash, C20th door, 8-over-8 paned sash, C20th door, (with low bollard to left) and 6-over-6 paned sash. All openings have slightly cambered brick arches.

Blue heritage plaque at first floor level.

Single storey lean to at rear.

Front gable has 8-over-8 paned sash above fascia breaking forward over double fronted shop front with large glazed window, that to left side is narrower, each side glazed door. Brick to stall risers.



124 High Street

No. 124 occupies a sensitive position directly opposite the west entrance to St Peters Church, the flank elevation fronting directly onto the cobbled Church Lane, and terminating the row of shops known as Grab-All Row.

See also entry for building at rear on Church Lane (now Eventi.UK).

### 126 & 128 High Street

Nos. 126 and 128 are two shops with accommodation over. c.1880s. 3-storeys, with two ranges at right angles to the High Street and running back to Church Lane. Slate roofs with central valley and unusually gambrel ends to the High Street, with bracing and vertical planking in the gambrel. No 126 has raised ridge slates at staggered intervals. Brick stacks to left side of each range. Downpipes to outer sides. Unrendered dark red brick with red brick dressings and some engineering blue bricks and stone dressings. Though they form a pair, the elevations are treated very differently.

No. 126 has a pair of windows to the top storey formed of 2 over 2 paned sashes with chamfered reveals and cambered brick arches in alternating blue and red brick. Stone band at sill level. At first floor level there are two semi-circular arched windows, 1-over-1 paned sashes set under a large semi-circular headed relieving arch with foliated impost blocks, roll-moulded architrave, keystone with incised base and fishscale above plain tile infilling above the windows. Shop front is partially concealed by later fascia but has canted single pane window and recessed door to left with overlight set between C19th troughed pilasters at each end with shaped brackets and mid-height cartouche motifs. Brick stall riser.

No. 128 has single central 2-over-2 paned sash over similar impost band across the façade but bracketed below the window to top storey. First floor has less flamboyant treatment to its neighbour, with a tripartite sash 2-over-2 panes with 1-over-1 paned sidelights, with projecting brick architrave which has cambered arch and outer label mould with returned ends. Deep fascia above projecting cornice with narrow fascia over canted shopfront with window



126 & 128 High Street

divided into 2 panels with cambered heads and glazed door to right.

An unusual pair of C19th shops with individually treated facades, forming part of Grab-All Row.

Building at the rear on Church Lane, now Eventi UK attached at rear (q.v).

### 134 High Street (Home & Colonial)

Tall 4-storey purpose-built retail premises. 1930's. Range at right angles to High Street, extending back to Church Lane. Roof not visible behind pediment. Rendered front elevation. Timber shop front. Full height piers at outer edges to each side of piers flanking central windows and rising to eaves level to terminate in a moulded cornice which only spans between these inner piers. Piers have incised banding at intervals, defining head, mid-rail and sill-level of the windows at each of the top 3 storeys, the bands being wider at window head level. Blind panels below the 3rd and 4th storey windows. 3rd and 4th floor each have 3 tri-partite sashes with 1-over-1 pane sashes both to centre and side lights. 2nd floor has 3 windows with single panes and 3 paned toplights. Ground floor has deep fascia double-fronted shop window, each side divided into 3-over-3 large panes, the stalls painted, and the inner panels canted in to 6 panelled door with plain overlight.

Brandons probably built the premises as a large store. Imposing building forming part of Grab-All Row which rises strikingly besides its neighbours.



134 High Street

### 136 & 138 High Street

Nos. 136 & 138 High Street is a retail premises with accommodation over. Early C20th. Two storeys and prominent attic storey. Built parallel with the High Street, with rear range at right angles extending back to Church Lane. Double-fronted shop with wide single bay accommodation over. Clay tiled roof which sits lower than its neighbours, brick stack to right end and tall brick stack to left end, and higher hip of rear extension visible. Downpipe to left end. Brick and false timber framing with rendered infill panels and timber shop front. Wide central bay with a window on each floor, consisting of twin 6 over single pane sashes with 2 over single pane sidelights. The upper window breaks through the eaves with prominent gabled roof. False-framing in the gable, in 3 panels to each side of the window bay, in 10 panels between the windows, and in 11 panels across the façade between the fascia and first floor window, all with roughcast render infill panels. Brickwork flanking first floor window and framing above. Timber shop front has plain fascia and each side of double fronted shop front with twin panelled stall riser beneath window divided into 2 large panes, each pane with 3 paned toplights, canted in to recessed part glazed door with similar 3 paned overlight.



136, 138, 140 & 142 High Street

Nos. 136, 138, 140 and 142 High Street were built on the site of a low timber-framed hall and cross-wing house in the early C20th, forming part of Grab-All Row. There is a straight joint between Nos. 136/138 and its neighbour to the left, but the style suggests the latter was built soon after Nos. 136 & 138.

### 140 & 142 High Street

Nos. 140 and 142 High Street is a retail premises with accommodation over. Early C20th. Three storeys and attic. Built parallel with the High Street, extending back

to Church Lane. Double-fronted shop with two room wide accommodation over. Clay tiled roof with raised rendered gable ends with rounded brick copings with returns at the eaves. Brick stacks to each end, that to right backing onto tall brick stack of neighbouring property. Flat roofed double dormer window with 2-over-2 paned sashes. Originally there was a pair of front gables over the windows but these have been removed. Downpipe to left end. Red brick to front, the 'quoins' of the window sections picked out in different mortar, with false timber framing between the windows



and timber shop front. 2nd and 3rd storeys have 2 paired sashes, all 6-over-6 panes, on each floor with 4 panels of false framing between them. Original shop appears to be substantially in tact with deep fascia bookended by scrolled brackets and troughed pilasters. Stall riser divided into 2 panels with large single paned shop window to each side of and canted in to glazed door. 6 panelled door with tall overlight and dropped fascia to left end.

'The Home and Colonial' and subsidiary lettering to left gable end

Nos. 136, 138, 140 and 142 High Street were built on the site of a low timber-framed hall and cross-wing house in the early C20th, forming part of Grab-All Row. There is a straight joint between Nos. 140 and 142 and its neighbour to the right, but the style suggests Nos. 140 and 142 were built soon after Nos. 136 & 138.

#### 146 High Street

No. 146 High Street is a low, two storey retail premises with accommodation above. C19th but possibly with earlier fabric concealed. Slate roof, tall axial stack to right end and stack set forward of the ridge at left end. Painted brick, double fronted timber shop front. Range runs parallel with the High Street and extends back to Church Lane at the rear. 3 window range of C20th 16 paned tilting sashes above 19th shopfront with fascia and moulded cornice and fluted pilasters. Single large paned window to left and wider window divided into two sections to right of glazed door.



146, 148 & 150 High Street

No. 146 forms part of Grab-all Row.

#### 148 & 150 High Street

Nos. 148 and 150 High Street is a low, two storey retail premises consisting of two shops with accommodation above. C19th but possibly with earlier fabric concealed. Slate roof, gable end to left where there is a narrow break, the oversailing upper storey of No. 152 nearly meeting the gable end of No. 150 over the alleyway through from Church Lane. Painted brick; double fronted shop front to No. 148 and single

shop front to No. 150. Range runs parallel with the High Street and extends back to Church Lane at the rear; No. 148 occupies two right hand bays; No.150 single left hand bay. 3 window range of 3-over-3 paned sashes above shopfronts with continuous fascia. Single large paned windows to each side of glazed door to No 148 and single large paned window to left of glazed door to No.150.

Nos. 148 and No 150 form part of Grab-all Row.

#### 152 High Street

No. 152 High Street is a retail premises with accommodation above. 3 storeys. C19th but possibly with earlier fabric concealed. Slate roof, brick stack with circular pots at left end. Painted render above painted brick and timber double-fronted shop front. Range runs parallel with the High Street and extends back to Church Lane at the rear.



152, 154 & 156 High Street

Two window range with 3-over-3 paned sashes on each of the two upper floors, all with painted splayed voussoirs and central keystone. Brick stalls to simple double-fronted shop front which has fascia above large paned window with 4-paned toplight each side entrance with door of two leaves and 2-paned overlight.

There is a narrow break where the oversailing timber-framed upper storey of No 152 cranks out to nearly meet the gable end of No 150 over the alleyway through from Church Lane.

C19th but possibly with earlier fabric concealed. Slate roof, gable end to left, buff brick stack with circular pots set forward from the ridge at right end (Large stack at left end demolished in C20th). Downpipe at left end. Painted render above integral timber shop fronts. Toothed quoins at right end only. Range runs parallel with the High Street and extends back to Church Lane at the rear.

No. 152 forms part of Grab-all Row.

All openings to first and second floor have pilasters supporting flat arches and cornices breaking forward

#### 154 & 156 High Street

Nos. 154 and 156 High Street is a retail premises, now estate agents, with accommodation above. 3 storeys.



supported on shaped and scrolled brackets. No 154 has window on each floor divided into 3 horizontal lights, the top light tilting. No 156 has 8-over-8 paned sash over tripartite sash, 6-over-6 panes with 2-over-2 paned sidelights. Integral timber shop fronts with pilasters at each end and flanking adjacent doorways, each pilaster with brackets dividing up the fascia and

supporting timber cornice breaking forward. Shop front to left side breaks forward and has 6-over-6 panes to centre, 4-over-4 panes to each side; right side is divided into 36 panes. Doors glazed with similar small panes. Brick to stall risers, set on edge to No. 154.

Nos. 154 and 156 form part of Grab-all Row.

204 High Street (with 1 Lower Kings Road at the rear of 202 High Street)  
206 High Street (Petals)

Semi-detached pair of houses with retail premises to ground floor and accommodation above. C19th but possibly with earlier fabric concealed. Three storeys with shops being part single storey, part two storey. Hipped slate roof to main range with overhanging eaves. 2 tall brick stacks at left end, the principal stack with offsets and part rendered stack at right end all with circular pots. No 206 has slate roof, gabled to front with wave moulded bargeboards; sheeted roof forming catslide to adjacent shop. Rendered facades, left flank to Lower Kings Road is unrendered brick above first floor level. The three storey main range is set back from the High Street with the shops projecting as part two-storey, part single storey range.

High Street elevation has 2 windows to each side of top storey, those to left side are canted bays with 1-over-1 paned sashes to each cant and shared downpipe between. Right side has 6-over-6 panes sashes to top storey and small single light window with toplight to left of 3-over-3 paned sash.

Right side shop projection has horizontal timber boarding to front end of monopitch roof, very deep fascia above shop front with single large pane to left and two large panes to right of doorway. Left side front gable has two 4-paned windows to each side of higher first floor window, the left side window continues round to Kings Road elevation as continuous row of seven 4-paned windows, each alternative window has upper half as opening toplight. Ground floor has large paned glazing to two elevations, with integral door with 2 paned overlight and step up to adjacent lower door at juncture with No. 1. Shopfront to 1 Lower Kings Road has pilasters



204 & 206 High Street

with plain shop sign between the pilaster heads and tilting plain fascia above. Recessed glazed door with canted single large paned shop window each side. Single canted window above to first floor but partially recessed in boarded reveals with 4-paned window with 2-paned overlight and narrow 2-paned window with single paned toplight to each of the cant. No other openings to Lower Kings Road flank wall of main range. Fenestration to rear, visible from Lower Kings Road has mostly original fenestration; the window reveals and lintels are in red brick, and there are plat bands between the storeys.

Nos. 204 and 206 High Street and No 1 Lower Kings Road occupy prominent position on the corner of the High Street and Lower Kings Road

Park View Cottage, High Street (behind 214 High Street)

Park View Cottage is a detached house situated to the rear of 212 & 214 High Street. Mid to late C19th with C20th additions at rear. Two storeys. Clay peg-tiled roof with slate ridge and unrendered stacks to each end of front range with circular pots. Cast iron guttering and downpipe at left side. Unrendered grey brick with red brick dressings to lintels and quoins of the window openings, the quoins linked between the lower and upper storey. Original window openings have slightly cambered arches. Principal room to each side of central entrance hall with parallel service wing projecting to rear left side. Originally probably symmetrical façade with 3-over-3 paned sash to each side of central stone plaque inscribed 'Park View Cottage' to upper storey. Ground floor has similar



Park View Cottage, High Street

sash to left and canted flat-roofed bay window, with 2-over-2 pane sash flanked by 1-over-1 paned sashes to the cant, to right of doorcase which has panelled reveals. Fluted applied columns, plain entablature and cornice breaking forward above. Door has 2-panelled base, upper half glazed, and plain overlight above.

Park View Cottage is an unusual residential survival in the heart of Berkhamsted with a courtyard to front, the setting enhanced as a result of the proximity of the former barn, now part of Nos. 212 & 214 High Street (q.v).

#### 212 & 214 High Street

Nos. 212 and 214 form part of a large retail premises that also includes Nos. 216, 218 and 220 High Street. Probably C16th origins to the rear but front section re-developed in C20th. Flat roof behind parapet, and rear range with clay peg-tile roof and part brick, part weatherboarded walls. Low, two storeys, single storey to rear range. Unrendered brick above. 3 window range of 6-over-6 paned sashes with tile on edge arches, below cornice and parapet. Double fronted shop window with deep fascia above large paned windows each side of pair of recessed glazed doors.

Timber framing in retained rear range. H.C Ward & Son occupied the property in C19th and early C20th, later Sharlands, now M & Co. Fronts directly onto the pavement. Wide alley to right gives access to Park View Cottage (q.v).



212 & 214 High Street

#### 218 & 220 High Street

Nos. 218 and 220 form part of a large retail premises that also includes Nos. 212, 214 and 216 High Street. Early to mid C19th but possibly earlier fabric concealed. Three storeys. Slate roof with brick stacks with circular pots at each end. Downpipe to right end. Unrendered buff brick with painted moulded cornice at eaves and rendered plat band between first and second floor. Two window range of 3-over-3 paned sashes on each floor, the first floor sashes being taller than those above. Slightly cambered brick arches to windows. Double fronted shop window with deep fascia (possibly concealing original fascias) above large paned windows each side of pair of slightly offset recessed glazed doors, the window to the right divided by pier towards right end into 2 unequal sections.

Nos. 218 and 220 is the tallest building in the range as the roof steps down to the right. H.C Ward & Son occupied the property in C19th and early C20th, later Sharlands, now M & Co. Fronts directly onto the pavement.



218 & 220 High Street



### 224 High Street (Dickmans)

No. 224 High Street is a long-established retail premises with accommodation above. Mid C19th, possibly earlier fabric concealed. Three storeys. C20th tiled roof, gable to right end. Downpipe at right end with hopper. Buff brick ridge stack with circular pots. Unrendered buff brickwork and stone dressings to windows. Wide tripartite sash to upper storey over canted stone bay window, with window on each floor to right. All openings have cambered heads, 1-over-1 paned sashes and wrought iron window box rails with fleur-de-lis ends. Keystones and bracketed sills to all windows except the canted bay. Projecting ground floor shop window is rare survival. Canopy and fascia with early C20th lettering 'Chemist' to left and 'Optician' to right of H.H. Dickman. Bracketted ends and pilasters with lozenge design, repeated in the top lights to the shop window, divided by very thin columns into three large panes, the central bay breaking forward slightly, and wider fourth bay to entrance at right end. Marbled stall risers and chequered tiling to the entrance bay. Stone arched recessed door.



224 High Street

Built at the same time as Nos. 226 and 228 High Street, which shares similar fenestration. Remarkable survival of chemist shop with unaltered front.

### 226 & 228 High Street

Nos. 226 & 228 is a retail premises with accommodation over. Mid C19th, possibly earlier fabric concealed. Three storeys. Slate roof, front gable to left end with moulded bargeboard. Tall brick shaft to left side. Downpipe to left side of front wing. Unrendered buff brickwork and painted stone dressings to windows. Built as an L-shape with front projecting 3-storey wing and the top of the 'L' running into No. 224 High Street (qv). Wide tripartite sash to each of the upper storeys of the projecting wing and window on each floor over semi-circular arched opening to right. All openings have cambered heads with keystones, 1-over-1 pane sashes and wrought iron window box rails with fleur-de-lis ends. C20th shop front with deep fascia with panelled pilasters and shaped brackets to the ends. Symmetrical arrangement of door of two leaves with moulded pilasters and headrail to centre with continuous overlight, flanked by large paned windows with 2 paned toplights and 2 panelled stall risers.



226 & 228 High Street

Built at the same time as No. 224 High Street, which shares similar fenestration.



### 230 High Street (Santander)

Retail premises with accommodation above. Tall 3 storeys with attic storey. C.1910 in Queen Anne style. Clay tile roof with stone coped raised gables and coped parapet. Tall unrendered brick stack at each side. 3 flat-roofed attic dormers with 6 over 6 paned sashes. Three blind panels to the parapet, Unrendered brick to front in red brick, the bays divided bay by vertical bands of darker brick, and rubbed brick dressings. Downpipes towards each side. Timber shop front. Symmetrical 3 window range with range built parallel with the street, upper floor windows with 6-over-6 paned sashes, first floor with 6-over-9 paned sashes. C20th full width shop front with end pilasters with fluted stone frieze below shaped brackets. Deep fascia of 3 paned window with toplights to right of recessed double doors with overlight and 6-panelled timber door at left end.



230 & 232 High Street

### 232 High Street

No. 232 High Street is a retail premises with accommodation above. C.1930's, but possibly earlier fabric concealed. Low two storeys with attic storey. Gabled tiled roof concealed by prominent 'Dutch' gable with brick-on-edge and tiled coping. Purple and dark red brick façade, with two soldier courses of bricks across, defining the base and middle of the gable; timber shop front. Semi-circular arched window with leaded lights, 9 panes to the opening casement and splayed fanlight above. Brick arch and raked sill in brick with 'in and out' quoins expressed in brick and tiles. 5-light gently bowing window with 18 leaded panes to each light – second from left has opening

toplight. Unusual tilting lintel of troughed tiles. Stone sill. Symmetrical shop front with canted bay window of 9 large panes to front and 3 paned sidelights and panelled stall riser, each side of door of two leaves, 8 panes above panelled base, and 2 paned overlight.

No. 232 fronts directly onto the pavement and has an expressive but modest C20th façade.

### 234 High Street

No. 234 High Street is a retail premises with accommodation on first floor. Low two storeys. Clay peg tile roof with gable end to right, abutting 236 to left end, partially concealed by low parapet with moulded capping above two courses of tiles moulded with 'X' motif. Downpipe with decorative fluted hopper at left end. Mainly painted brick to upper storey but with unrendered brick, moulded and dentilled frieze with piers at each end with blind panels. Canted bay window with two lights and single lights to the cants, all single pane with top light and pediment over the bay, each side of panel with entablature, the central section breaking forward as pediment. Shop front with two canted bay large paned windows each side of central glazed door.



234 & 236 High Street

Blue Heritage Trail Plaque in central panel stating 234, which fronts directly onto the pavement to be an 'Early Victorian Bakery'

### 236 High Street

No. 236 High Street houses a shop and part of the adjacent shop premises to left side with accommodation over. Early to mid C19th. Three storeys. Slate roof with gable ends, no stacks. Downpipe to left end. Painted render. 2-window range, 3-over-6 paned sashes to upper storey, 6-over-

6 paned sashes to first floor. Double fronted timber shop front, left side now incorporated into 236A, with plain fascia and recessed glazed door with panelled base, and 2 panels above, to left of canted bay shop window with single large panes to the front and sides and brick stall riser. The part of No. 236 A's shopfront which extends across No. 236 to left side also has large canted window, divided into three panes.

No. 236 fronts directly onto the pavement.

### 236A & 238 High Street

Nos. 236A & 238 High Street is possible late C17th or C18th house divided into two retail premises with accommodation over. Low two storey range with partial attic storey, parallel with the High Street. Clay peg-tiled roof with unrendered brick stack with circular pot to left end and small gabled dormer half way up the roof slope towards left end with Yorkshire sliding sash of 4 panes each sash. Simple projecting headers forming dentil course below eaves. Downpipe to right end. Painted brick to left, rendered brick to right, both with timber shop fronts. Left side has 8-over-8 paned hornless sash above modest shop front with cornice breaking forward over plain fascia and large single pane and panelled stall riser to left of recessed glazed door with single panel in base. To right is long 4-light window, 4-panes per light, second from left and opening casement, above fascia that runs across part of No. 236 (q.v.) and has canted shop window in 3 large panes to right of glazed door with overlight.

Nos. 236A & 238 are an early and modest pair of shops with good survival of early traditional features including the tiled roof, irregular fenestration and shop fronts.



236A & 238 High Street

### 240 High Street

No. 240 High Street is a retail premises with accommodation over. Probably early to mid C19th but possibly with earlier fabric concealed. Low two-storey building. Slate roof with gable ends, downpipe at right end, unrendered brick stack to right end. Painted brick and timber shop front. 2 window range of 3-over-3 paned sashes. Full width shop front with plain deep fascia and off-centre door to left side.

An unassuming shop premises that fronts directly onto the pavement.



240 High Street

### 242, 244 & 246 High Street

Nos. 242, 244 & 246 High Street consists of pair of retail premises with accommodation over. Early to mid C19th. Slate roof with gable to right end and unrendered brick stack at each end, that to right has assortment of pots. Downpipe at left end/ Painted dentilled cornice. Brick, painted to left side and colourwashed red brick to right. Timber shopfronts, that to right modified in late C20th. Built parallel to the High Street with 3 window range of 3-over-3 paned sashes, very slightly cambered heads to the arches above central semi-circular arched doorway with moulded impost and painted timber door to alleyway. Double fronted shop front to each side, with large panes, that to left has panelled stall risers and cants



242, 244, 246 & 248 High Street



back to recessed glazed door with panelled base, that to right has deeper fascia and late C20th front.

Nos. 242, 244 & 246 are a pair of shops fronting directly onto the High Street and forming part of a row of shops that have modest late C19th/early 20th style shopfronts.

#### 248 High Street

No. 248 High Street is a retail premises with accommodation over. Mid C19th with early C20th shopfront. Two storeys. Slate roof, hipped at left end,

unrendered brick stack to right end. Painted render and double-fronted timber shop front, 2 window range of 2-over-2 paned sashes over shopfront which has deep fascia and end and centre pilasters and panels to the stall risers with glazed door with narrow overlight and similar panelled base to right of middle pilaster.

No. 248 breaks forward slightly and forms an end stop to the continuous row of shops fronting directly onto the High Street and stretching eastwards to Lower Kings Road.

#### 258 & 260 High Street

Nos. 258 & 260 High Street are a retail premises with accommodation over. c.1950s but possibly with earlier fabric concealed. Two storeys. Clay tile roof with gable ends, partially concealed behind brick parapet. No stacks or downpipes to front elevation. Purple brickwork with tile-on-edge dressings to the window arches. Timber shop front. Range runs parallel with High Street. 4 light window with rectangular leaded lights, the centre two windows with toplights, flanked by single light windows. Bricks cornice breaks forward over two courses to form parapet, with brick on edge capping. Shopfront has projecting stepped stone bracketed ends to deep fascia over windows with large panes and overlights to the front and inner cants, flanking recessed glazed door with 3 panelled base and glazed overlight. Brick stall risers. C20th door to left end with 8 paned overlight.

Nos. 258 & 260 fronts directly onto the High Street.



258 & 260 High Street

#### 262 High Street

No. 262 High Street is a retail premises now restaurant with accommodation over. C17th origins but much altered in C20th and again c.2010. Three storeys, dropping to two storeys in right end bay. Shallow pitched slate roof with unrendered brick stack to right end of three storey range. Downpipe at right end. Painted render with timber shop front windows.

Range runs parallel with High Street with double fronted shop window and entrances between and to left end. Two 8-over-8 paned sashes to top storey of raised section and 2 light casement, 6 panes per light between and below them to the first storey, with 3-over-6 paned sash to dropped bay at right end.

Continuous narrow fascia across whole façade, moulded top and bottom. Full storey height bowed window with 20 large panes and 32 paned flush window to right of entrance with door of two leaves, 3 panes over panelled base to each leaf. Each window flanked by thin pilasters. Door of two leaves at left end, 3 panels per leaf.



262 High Street

No. 262 fronts directly onto the High Street and stands in a prominent position at the bottom of Cowper Road. Timber-framed origins and noteworthy large ground floor windows.

## 264 High Street

Retail premises with accommodation above. Early C19th. Slate roof with tall brick stack and downpipe to left end. Painted render and double-fronted timber shop front. Single bay width. 3-light window, 8 panes per light over plain fascia and large paned shop window each side of heavily recessed glazed door.

No. 264 fronts directly onto the High Street and is the tallest of this range of four shops with the roofs stepping down from right to left.

## No 266 High Street

No. 266 High Street is a retail premises with accommodation above. Probably late C19th. Two storeys. Slate roof. Downpipe to left side. Painted brick and timber shop front. Painted stone dressings. Single bay width. Tripartite sash with 1-over-1 paned sashes, flanked by pilasters to entablature with chamfered lower edge and cornice bracing forward above, over early C20th shop window with raking fascia and flanking pilasters and shaped end brackets with shop front split into 2 large panes and with moulded step to base. Doorway to right side has cambered head with similar chamfered soffit and shaped bracket surviving to left side and cornice breaking forward above. 4-panelled door, the upper panels glazed and plain overlight.

No. 266 fronts directly onto the High Street and forms a central anchor in this range of four modest shops with the roofs stepping down from right to left.



264, 266 & 268 High Street

## 268 High Street

No. 268 High Street is a retail premises with accommodation, now restaurant over. C19th but possibly with earlier fabric concealed. Two storeys. Clay peg-tile roof with gable end to left and tall buff brick stack to right end. Painted render, but almost the whole of the front elevation is glazed, with large window divided into 3 sections to first floor and double-fronted shop window divided into larger inner pane and narrower outer pane, flanking glazed door. Red post box in left hand bay.

No. 268 fronts directly onto the High Street and forms the third in this range of modest shops with the roofs stepping down from right to left and which retain their C19th form.

## 270 & 272 High Street

Nos. 270 and 272 High Street form a retail premises, now restaurant, with accommodation over. Low, two storeys. Slate roof abutting No 268 to right and continuing over No 274 (q.v.) to left. No stacks. Downpipe to left end. Painted brick to upper storey and painted render to ground floor, with timber shop front. 2 full storey height flat roofed canted bay windows to upper floor with 2 paned light, upper part tilting, and 1-over-1 paned sashes to the side lights. Ground floor splits into 2 sections, that to left has 3 panelled door to left of shop window with 9 large panes, both with slightly cambered arched heads; right side has curved shop windows, 20 panes to left and 12 panes to right, bowing in to glazed door which has a step down. Continuous cornice breaking forward over narrow fascia with reeded pilasters to each side of shop window to right and at left end.

Nos. 270 and 272 fronts directly onto the High Street and forms an anchor in this range of modest shops with the roofs stepping down from the right and which retain their C19th form.



270 & 272 High Street



## 274 High Street

No. 274 High Street is a retail premises with accommodation over. Probably C19th with frontage remodelled in early C20th. Low, two storeys with upper storey breaking above the eaves. Slate roof, running parallel with High Street but with two prominent gables with clay finials, bargeboards and overhanging eaves supported on shaped brackets; forming the whole of upper storey front elevation. No stacks. Timber shopfront. Each gable has projecting 3-light cross-window with moulded lintel and false timber framing with painted roughcast render to the infill panels. Raking fascia across frontage bracketed at ends and to centre at head of fluted pilasters which split it into two large paned shop windows, right side has recessed glazed door with panelled base with overlight at right end.

No. 274 fronts directly onto the pavement and sits in a range of modest shops which retain their C19th form and which stretch from 258-280 High Street.



274 High Street

## 278 & 278A High Street

Nos. 278 and 278A High Street are a retail premises, now estate agents, with accommodation over. C19th, but possibly with earlier fabric concealed. Low 2 storeys. Slate roof, no visible stacks. Painted brick and timber shop windows. Range runs parallel with High Street and has a mirror pair of shop windows with doorways to the outer sides. 2 nearly full-height canted bay windows with flat roofs and 2-over-2 paned sashes and 1-over-1 paned sashes to the cants. Continuous fascia with thin moulded pilasters at each end over two large paned shop windows, that to left divided into two, and glazed doors with panelled bases to each side.

Nos. 278 and 278A front directly onto the pavement and is the lowest of a series of roofs that steps down from the right end.



278, 278A & 280 High Street

## 280 High Street

No. 280 High Street is a retail premises with accommodation above. Probably early C19th. Two storeys. Slate roof with gable ends, no stack visible and no downpipes. Painted bricks and timber shop window. Range runs parallel with the High Street, with single-fronted shop window. Single window of 2 panes to upper floor over narrow fascia over shop window to right divided into 3 large panes, flanked by pilasters

with edge mouldings to right of doorcase with flush columns in the pilasters, panelled reveals and half-glazed door with moulded architrave to the glazing, plain panelled base and overlight.

No. 280 fronts directly onto the pavement and forms the end of a long row of modest shops that retain their C19th scale and form and stretch back to 258 High Street.

### 284 High Street

No. 284 High Street is a detached house, now used as offices. Probably late C19th. Two storeys. Slate roof with gable ends and brick stack to right end. Downpipe to left end. Painted render. Double-fronted house running parallel with the High Street. Symmetrical front elevation with window on each floor, all with C20th 2-paned windows, flanking central doorcase with panelled reveals and cornice breaking forward. Glazed door with overlight. Rendered wall to right flanking alleyway.

No. 284 is a modest domestic style C19th building with symmetrical façade fronting directly onto the High Street.



284 High Street

### 320 & 322 High Street

Semi-detached pair of villas; c.1900. Two storeys and attic storey. Slate roof with gable ends and clay looped ridge tiles. Brick stacks at each end set forward and back from the ridge. Steep pitched projecting gable roofs to full-height bays have shaped bargeboards and spike finials. Downpipe to each end and to centre. Rooflight to No 322. Unrendered red brick with stone dressings. One room wide and adjacent entrance hall mirrored plan. Both villas retain original style fenestration and detailing. All windows have stone lintels and slightly cambered heads, which is repeated in the window sash heads. Projecting bays have small 1-over-1 paned sash to attic above a pair of sashes on each floor, all with single lower panes and upper pane divided into lower half of 2 panes and upper half of 12 panes. Similar arrangement to each side of the bays with sash with single pane to lower half and upper half divided into single lower half and upper half of 6 panes. Similar principal sash over basket arched stone lintels to the doorways with incised spandrels and roll moulded soffits carried down the brick reveals. 4-panelled recessed doors, upper two panels glazed, with half-glazed and panelled sidelights and overlight. Left flank wall of 322 is unrendered.

Nos. 320 is linked to C20th veterinary surgery at east end in same style. Nos 320 and 322 form the end of a row of 4 other similar paired, well detailed, imposing villas which sit back from the High Street. Nos. 320 and 322 are identical to Nos. 324 and 326 (q.v.).

Construction of the five pairs of villas appears to have been in 3 phases with work commencing from the west end in 1891; the detailing to each of the phases reflects subtle architectural changes over a decade or so.

### 324 & 326 High Street

Semi-detached pair of villas; c.1900. Two storeys and attic storey. Slate roof with gable ends and clay looped ridge tiles. Brick stacks at each end set forward and back from the ridge. Steep pitched projecting gable roofs to full-height bays have shaped bargeboards and spike finials. Downpipe to each end and to centre.



320 to 328 (even nos.) High Street

Rooflight to No. 324. Unrendered red brick with stone dressings. One room wide and adjacent entrance hall mirrored plan. No 326 retains original style wooden fenestration; No. 324 windows replaced in late C20th. All windows have stone lintels and slightly cambered heads, which is repeated in the window sash heads. Projecting bays have small 1-over-1 paned sash to attic above a pair of sashes on each floor, all with single lower panes and upper pane divided into lower half of 2 panes and upper half of 12 panes. Similar arrangement to each side of the bays with sash with single pane to lower half and upper half divided into single lower half and upper half of 6 panes. Similar principal sash over basket arched stone lintels to the doorways with incised spandrels and roll moulded soffits carried down the brick reveals. Outer arches infilled with two-leaved glazed doors and overlights.

Left flank wall of 326 is unrendered and has only a pair of sashes to the attic storey and single ground floor sash.

Nos. 320 and 322 sit back from the High Street in a row of 4 other similar paired, well detailed, imposing villas. Nos. 324 and 326 are identical to No. 320 and 322. (q.v.) Construction of the five pairs of villas appears to have been in 3 phases with work commencing from the west end in 1891; the detailing to each of the phases reflects subtle architectural changes over a decade or so.



### 328 & 330 High Street

Semi-detached pair of villas; c.1890s. Two storeys and attic storey. Slate roof with gable ends. Brick stacks at each end set forward and back from the ridge. Steep pitched projecting gable roofs to full-height bays have shaped bargeboards and spike finials. Downpipe to each end and to centre. Rooflight to No. 328. Unrendered buff brick with extensive red brick and some stone dressings. Double moulded stone cornice between attic and first floor windows in the bay with small four-leaf moulded tile decoration. One room wide and adjacent entrance hall mirrored plan. No. 330 retains original style wooden fenestration; No. 328 windows replaced in late C20th with tilting sashes except to attic storey. All windows have stone at the springings and red brick slightly cambered heads, which is repeated in the original window sash heads.

Projecting bays have small 1-over-1 paned sash to attic with Gothic arched head above a pair of sashes on each floor, all with single lower panes and upper pane divided into lower single pane and 4 panes at the top. Similar arrangement to each side of the bays with sash with single pane to lower half and upper half divided into single lower half and upper half of 6 panes. Similar principal sash over basket arched brick lintel to the doorways with roll moulded soffits carried down the brick reveals. Both Nos. 328 and 330 have filled in outer arch with two-leaved glazed doors and overlights.

Nos. 328 and 330 sit back from the High Street in a row of 4 other similar paired, well detailed, imposing villas. Nos. 328 and 330 are identical to Nos. 332 and 334. (q.v.). Construction of the five pairs of villas appears to have been in 3 phases with work commencing from the west end in 1891; the detailing to each of the phases reflects subtle architectural changes over a decade or so.

### 332 & 334 High Street

Semi-detached pair of villas; c.1890s, work being undertaken to No. 334 at time of survey (September 2013). Two storeys and attic storey. Slate roof with gable ends. Brick stacks at each end set forward from the ridge. Steep pitched projecting gable roofs to full-height bays have shaped bargeboards and spike finials. Downpipe to each end and to centre. Unrendered buff brick with extensive red brick and some painted stone dressings. Double moulded stone cornice between attic and first floor windows in the bay with small four-leaf moulded tile decoration. One room wide and adjacent entrance hall mirrored plan. Both villas retain original style wooden fenestration. All windows have painted stone at the springings and red

brick slightly cambered heads, which is repeated in the original window sash heads. Projecting bays have small 1-over-1 paned sash to attic with Gothic arched head above a pair of sashes on each floor, all with single lower panes and upper pane divided into lower single pane and 4 panes at the top. Similar arrangement to each side of the bays with sash with single pane to lower half and upper half divided into single lower half and upper half of 6 panes. Similar principal sash over basket arched brick lintel to the doorways with roll moulded soffits carried down the brick reveals. Outer arches filled with two-leaved glazed doors and overlights. Nos. 332 and 334 sit back from the High Street in a row of 4 other similar paired, well detailed, imposing villas. Nos. 332 and 334 are identical to Nos. 328 and 330. (q.v.). Construction of the five pairs of villas appears to have been in 3 phases with work commencing from the west end in 1891; the detailing to each of the phases reflects subtle architectural changes over a decade or so.

### 336 & 338 High Street

Semi-detached pair of villas; 1891 by datestone. Two storeys. Slate roof with gable ends. Rendered brick stacks at each end set forward from the ridge.

Projecting gable roofs to full-height bays, less steeply pitched than neighbours, have shaped bargeboards.

Downpipe to each end and to centre. Rooflight to No. 336. Unrendered buff brick with extensive red brick and some stone dressings. Moulded stone cornice above first floor windows in the bays with small four-leaf moulded tile decoration. Flat band with stone mouldings above and below similar tiles across whole façade. House name stone 'The Limes' to No. 338 and datestone to No. 336. One room wide and adjacent entrance hall mirrored plan. Both villas retain original style wooden fenestration; All windows have stone at the springings and red brick slightly cambered heads, which is repeated in the original window sash heads. All sashes are 1-over-1 panes, with a pair on each floor to the bays and to each side, and sash over basket arched brick lintel to the doorways with roll moulded soffits carried down the brick reveals. Both No 336 and 338 have outer arch filled with 4-panelled doors, the upper panels glazed and overlights. Nos. 336 and 338 sit back from the High Street at the end of a row of 4 other similar paired, well detailed, imposing villas.

Construction of the five pairs of villas appears to have been in 3 phases with work commencing from the west end in 1891; the detailing to each of the phases reflects subtle architectural changes over a decade or so.

## HOLLIDAY STREET

### 7 & 8 Holliday Street

Pair of two-storey semi-detached houses, c.1870's, detached at right end, adjoining Nos. 9 & 10 (q.v.) to left end. Colourwashed red brick with some tuck pointing surviving, brick piers at each end with painted stone capitals and painted stone dressings to the openings. Slate roof with stacks at each gable end, that to right with four circular pots, that to left with single pot. Downpipe at left end and to left on No 7 windows.

Symmetrical pairing, one room wide plan with central alleyway with semi-circular arched opening and plank door. Each side has outer window on each floor and inner window over doorcase beside alley doorway. No/ 7 has C20th fenestration with tilting lights. No 8 retains all 6-over-6 paned sliding sashes, that to top left has margin glazing bars. All window openings have moulded keystone and flanking lozenge design to lintels, painted 'in and out' quoins and bracketed sills. Doorcases have shallow engaged columns, panelled reveals and plain entablatures with cornices breaking forward. No. 8 has 4-panelled door, the upper 2 panels glazed with plain overlight. No. 7 has C20th 2-panelled door.

C20th dwarf front brick walls to each side. Holliday Street runs parallel with Manor Street and Ravens Lane down from the High Street; on all 3 streets there are similar elegant pairs of houses.

### 9 & 10 Holliday Street

Nos. 9 and 10 Holliday Street are a pair of two-storey semi-detached houses set slightly back from and adjoining Nos. 10 & 11. (q.v.). Red brick with painted lintels and unusually buff brick 'in and out' quoins to the openings. C20th tiled roof, gable end to left. Central



7, 8, 9 & 10 Holliday Street

brick stack set slightly forward of the ridge, with circular ceramic pots.

Near symmetrical arrangement, single room wide and entrance hall plan, but with alleyway with semi-circular arch and plank door filling the doorway to right end. Each unit with two 8-over-8 paned sashes over door to left of wider 8 paned sash with margin glazing bars. Pilastered doorcases have chamfered design to the columns, panelled reveals, plain entablatures with cornices breaking forward. Each has rectangular overlight and 4-panelled door, the upper 2 panels with moulded surrounds.

C20th low brick wall to shallow front garden.

Apart from the change to the roofing material, this pair of houses is relatively unaltered. Holliday Street runs parallel with Manor Street and Ravens Lane down from the High Street; on all 3 streets there are similar elegant pairs of houses.



## LONDRINA TERRACE

1, 2, 3, 4, 5 & 6 Londrina Terrace

Nos.1-6 Londrina Terrace, consisting of terrace of six two-storey houses, built late1930s in Modernist style. White painted rendered walls, except for window sills and stacks in buff colour; the panels framing the two pairs of doorways were picked out in similar coloured brick, but that to Nos 4 & 5 has been painted white. Green pantiled roof, hipped at each end, the eaves slightly lifted and swept up to the end and bays flanking the entrance bays, with symmetrical disposition of black painted downpipes in the angles where the pitch changes and integral soil stacks above the two pairs of central doorways. Four brick ridge stacks.

Much of the fenestration has been replaced but all openings to the front retain their original sizes. No. 1 retains original fenestration with black painted Crittall frames. Vertical single-light 4-paned window to stairs to left of 3 light window, 4 panes per light over 4-light window also 4 panes per light. Original door at left end with three-quarter height triple panels to base and 6 paned glazed upper quarter. Bracketed flat-roofed canopy with ogee cornice. No 6 mirrors No. 1 and although fenestration has been replaced, the pattern of lights is to the original design. Nos. 2 and 3 and Nos. 4 & 5 form mirrored pairs, and each have expressed brick panels framing the pair of doorways. All retain their porch canopies. The fenestration is distributed similarly to No. 1 except that there is an



1, 2, 3, 4, 5 & 6 Londrina Terrace

additional 2-light window immediately above the brick panel. Windows to Nos. 2, 3, and 5 have been changed to smaller paned casements; No. 4 retains the original pattern of lights, although the fenestration has been replaced.

Nos. 1-6 have generous front gardens with boarded or picket fences; the openness is reinforced by the open grassed verges leading to the footbridge in front of the gardens.

Nos. 1-6 Londrina Terrace forms a group of examples of Modernist architecture with the footbridge (q.v.) and the High Street parade of shops. Financed by E. Greene, who lived at the Hall, now demolished.

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Footbridge over the canal to Little Bridge Road, Londrina Terrace

Footbridge spanning the canal, built 1930s' 'Humpback' footbridge in restrained Modernist style, white painted rendered parapet walls with chamfered edged coping stones and thick rectangular piers at each end. Only the north-west pier retains its 'diamond' capping stone. The bridge is supported on two piers each side of the canal which are expressed on the external faces of the bridge and have Modernist style motifs to the 'capitals'. Elliptical arch to centre, and 'bullnose' designs to the flanking arches between the principal support and end piers.

The footbridge forms a group of examples of Modernist architecture with Nos. 1-6 Londrina Terrace and the High Street parade of shops. Financed by E. Greene, who lived at the Hall, now demolished.



Footbridge

## LOWER KINGS ROAD

1 Lower Kings Road (Haydens Cook & Dineware with 204 High Street at the rear of 202 High Street)

Included with 204 & 206 High Street (q.v.)  
13 & 15 Lower Kings Road

Retail premises consisting of pair of shops with accommodation over. Late C19th. Three storeys. Slate roof with unrendered brick stacks at each end. Two top floor windows are expressed as slightly raised gables with wavy bargeboards and drop finials. Downpipe to centre, at right end and to left flank. Painted rendered brick. Two single bay width shops with two storeys of accommodation above. Two 2-over-2 paned sashes to each of the upper floors, first floor windows have painted splayed lintels with keystones. Simple shop front to left with low panelled stall riser, single paned shop window, steps up to recessed door and deep fascia above canopy. Panelled piers to each side of shop to right, which has C20th glazed shopfront.



1 Lower Kings Road



13 & 15 Lower Kings Road

Nos. 13 & 15 front directly onto the pavement and, as a C19th 3 storey pair of shops, occupy a prominent position on the east side of the road.

### 21, 23, 25 & 27 Lower Kings Road

Nos. 21, 23, 25 & 27 Lower Kings Road forms a terrace of retail premises, originally consisting of 2 pairs of units but the right hand two units have been thrown into one to form a restaurant, all with accommodation over. Late C19th. Two storeys. Slate roof with tall brick stack with pot at left end. Each single bay unit has large upper floor window, all 2-over-2 paned sashes, expressed as slightly raised gable with shaped bargeboards and all with finials (except No. 25). Painted brick and timber shop fronts. The largely original shop fronts are mirrored pairs, each with large paned window with 2 paned top light, curving in to recessed half glazed door with panelled base, glazed toplight and panelled reveal. Twin fluted pilasters between Nos. 25 and 27 and at each end of No. 23, that to right end is wider. No. 27 stall riser changed from timber panel to brick.



21, 23, 25 & 27 Lower Kings Road

Nos. 21, 23, 25 and 27 front directly onto Lower Kings Road and is a largely unaltered example of four early C20th shops.

### 35 & 37 Lower Kings Road

Nos. 35 and 37 Lower Kings Road is a double-fronted shop, originally 2 units, single storey to left with accommodation over right side. Late C19th. Slate roof to right, built gable end to street, flat roof to left. No 35 has unrendered buff brick to upper floor with red brick dressings to the gabled verge on corbelled brackets, to the window arches and as banding at sill and eaves level. Chamfered blue engineering bricks to sills.

Large semi-circular arched window to centre of gable with outer moulding and raised keystone. 2-over-2 paned sash. Small 2-over-2 paned sash to right end. The shop fronts consist of long fascia across whole facade with bracketed ends and panelled pilasters at each end, between the shop fronts and at left end of right hand shop window. Each shop front consists of very large single pane canted in at right end to glazed



35, 37, 39, 41 & 43 Lower Kings Road



door with overlight. Stall riser slightly deeper to left hand shop window. 6 panelled door at right end with glazed overlight.

Nos. 35 and 37 were for many years an ironmongery business, The shop fronts directly onto the pavement and the upper storey shares an industrial appearance with the adjacent Nos. 39, 41 and 43 (q.v.)

39, 41 & 43 Lower Kings Road (Berkeley Gallery)

Nos. 39, 41 and 43 form a linked group of retail premises with accommodation over. No 39 mid to late C19th, Nos 41 and 43 added in late C19th. Slate roofs, wide asymmetrical gable end to left side and hipped slate roof to right. Clay ridge and hip tiles. Finial to gable. Unrendered buff brick stack with offsets to right flank of No. 39. Unrendered buff brickwork with red brick dressings to the gable verges, the window openings and to banding to gable end at eaves level and above fascia. Timber shop fronts. Built as two asymmetrical ranges, both at right angles to Lower Kings Road and with wider gable-ended range to left and hipped range to right.

No. 39 has symmetrical 3 window range of 6-over-6 paned sashes. Nos. 41 & 43 has elegant round window in centre of gable with red brick surround with moulded

outer edge and base fanning out into apron with curved ends. Opening filled with vertical timber boarding and smaller oblong glazed light. 2-over-2 paned sash below and to right end with slightly cambered arched opening. Shop windows across whole façade, that to left side has panelled pilasters, that to left side divided into two large panes, with flanking pilasters and fascia with large bracketed ends. Left side cants in with glazed pane and overlight to left of half-glazed door with panelled overlight. Right side has large central glazed pane with panelled pilaster and glazed door (now fixed) to left end with glazed sidelight and overlight and recessed doorway to right end flanked by panelled pilasters with bracketed heads. Tiled stall risers.

Flank wall brickwork of No. 43 is painted cream and retains extensive large black and red lettering relating to types of carriages (Landaus, Victories, Waggonettes etc.) that could once be purchased here. The three windows on each floor have been punched through later.

Nos. 39, 41 and 43 front directly onto the pavement and the upper storeys, and although built in two phases, the two ranges have an integrated industrial appearance which is shared with the adjacent Nos. 37 and 39 (q.v.) The lettering is of historical interest, recording its former use as a carriage works.

Tower House, Lower Kings Road (behind 222 High Street)

The Tower House is now a detached structure, not occupied at time of survey (September 2013). Originally part of the Girls School which occupied the listed premises on No. 222 High Street (now Britannia Building Society) from 1888 to 1902. Two storeys. The south gable end of the building has been rebuilt and the 1897 OS Map clearly shows that it once extended towards the rear of the High Street premises. Built as a classroom extension to the original school, these remaining truncated two bays have a tiled roof with gable ends and central brick ridge stack. Unrendered buff brick with red brick dressings to the flank wall cornices, as banding between the storeys and to window arches and 'in and out' quoins and to the quoins and parapet of the stair turret. Built at right angles to the High Street, the front (north) elevation has a large 4-light window in the gable horizontally divided by two cross bars, the lower lights divided into 3 panes. 3-light cross-window to ground floor, the lower lights also divided into 3 panes to right of modified doorway which has C20th door and wooden architrave. Semi-octagonal stair turret at north-east corner with narrow single pane windows below the cornice and crenellated parapet. C19th shoulder arched stone doorway with badge shields to each of the shoulders and heavy vertical plank framed and ledged door with spear-headed iron hinges has been reset in re-built end gable. Two 3-light cross windows to east flank upper storey and similar 3-light window to west flank upper storey. Single timber roof truss between the bays.



Tower House, Lower Kings Road

The Tower House has important historical associations having formed part of the fabric of the original Girls School premises.

## MANOR STREET

1, 2, 3, 4, 5 and 6 Manor Street (Manor Cottages)

Nos. 1, 2, 3, 4, 5 & 6 Manor Street form an integral range of six mid C19th terraced two-storey houses. Single room wide, direct entry plan, arranged as range of 3 each side of alleyway. The range drops between Nos. 3 & 4 to accommodate the fall in levels. All unrendered brick, with mix of plum and buff and colourwashed red brick dressings used as quoins to the corners and openings, and to link the ground floor and upper storey windows.

Hipped roof, the upper range (Nos. 1,2 & 3) has been replaced in C20th, lower range retains slate. Brick stacks at the hips and at the break, with an assortment of clay and ceramic circular pots. Downpipe to right of No. 3's door and between Nos. 4 & 5.

All openings have slightly cambered arched openings except the alleyway opening which has semi-circular arch. No. 1 has 8-over-8 paned sash on each floor to right of 6-panelled door, the upper 2 panels glazed. No. 2 has C20th 2-light with single top light window on each floor to left of 6 panelled door incorporating top 'Georgian fanlight'. Stone step. Similar 4-panelled to No. 3 which has 8-over-8 paned sash on each floor.

Plank door to right to alleyway with inset stone above inscribed 'Manor Cottages'. No. 4 has 8-over-8 paned sash to each floor to left of door, the lower half of 2 panels the upper part glazed and incorporating 'Georgian fanlight'. No 5 has timber door with 2 panels



1, 2, 3, 4, 5 & 6 Manor Street

to base, upper 2 panels glazed. 2-light window on each floor to right with 6 paned casement and 2 paned toplight to each light. No. 6 has step up to 4-panelled door to right of 8-over-8 paned sash on each floor. Right end is blind brickwork, left end has been painted. Flint wall surviving to the left side alley.

Shallow gardens to front, with some stub walling. Manor Street has significant interventions on both sides of the street but the character of the locally listed buildings and the former industrial heritage has informed the design and massing of these interventions. The houses on the west side of the street are historically connected with the development of Pilkington Manor, to which all the land bounded by Manor Street, Chapel Street and Castle Street used to belong.

10 & 11 Manor Street

Nos. 10 and 11 Manor Street are a pair of mid C19th, double fronted, semi-detached houses. Hipped slate roof with central and end stacks with an assortment of circular ceramic and clay pots. Downpipes to each end. Colourwashed red brick to the front elevation with buff brick dressings which consist of quoins, piers at ends, to centre and flanking the central door and upper floor window and as plat band between the storeys. At eaves level, the cornice is 3 bricks deep, matching the plat band, but with alternating red and buff bricks in the middle course. All windows have eared stone lintels with incised keystone and flanking lozenge decoration.

Each house is symmetrical with room each side of entrance hall. 3-over-3 pane sashes on each floor flanking 2-over-2 paned sash above pilastered doorcase with plain entablature and cornice breaking forward, 2-light overlight and 4-panelled door. Shallow garden with dwarf railings and gate across the fronts of Nos. 10 and 11. Side wall of No. 10 is unrendered, No. 11 is painted.

Nos.10 & 11 form a pair with Nos. 12 and 13 Manor Street (q.v.). As both No. 10 & 11 retain original detailing, their strong identity as an unaltered pair of houses is mutually reinforced.



10 & 11 Manor Street

Manor Street has significant interventions on both sides of the street but the character of the locally listed buildings and the former industrial heritage has informed the design and massing of these interventions. The houses on the west side of the street are historically connected with the development of Pilkington Manor, to which all the land bounded by Manor Street, Chapel Street and Castle Street used to belong.



## 12 & 13 Manor Street

Nos. 12 and 13 Manor Street are a pair of mid C19th, double fronted, semi-detached houses. Hipped roof, No. 12 retaining its slate roof, No. 13 replaced in C20th, with central and end stacks with an assortment of circular ceramic and clay pots. Central Downpipe. Colourwashed red brick (more of the colourwash and some tuck pointing survives to No.12) to the front elevation with buff brick dressings which consist of quoins, piers at ends, to centre and flanking the central door and upper floor window and as plat band between the storeys. At eaves level, the cornice is 3 bricks deep, matching the plat band, but with alternating red and buff bricks in the middle course. All windows have eared stone lintels with incised keystone and flanking lozenge decoration.



12 & 13 Manor Street

Each house is symmetrical with room each side of entrance hall. No. 12 has 3-over-3 paned sashes on each floor flanking 2-over-2 paned sash above pilastered doorcase with plain entablature and cornice breaking forward, 2-light overlight and 6-panelled door. No. 13 has 8-over-8 paned sashes on each floor flanking 4-over-8 paned sash (ie reduced in height so that its sill is now higher than the flanking sashes) above doorcase with engaged fluted columns, plain entablature and cornice breaking forward and 4-panelled door incorporating top Georgian fanlight.

Shallow garden with brick piers and picket fence to No 12 and dwarf railings and gate to No.13. Side wall of No. 12 is painted and No. 13 is unrendered. Outhouse

with twin plank doors and hipped slate roof set back to right of No.13.

Nos. 12 and 13 Manor Street form a pair with Nos.11 & 12 (q.v.).

Manor Street has significant interventions on both sides of the street but the character of the locally listed buildings and the former industrial heritage has informed the design and massing of these interventions.

The houses on the west side of the street are historically connected with the development of Pilkington Manor, to which all the land bounded by Manor Street, Chapel Street and Castle Street used to belong

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## 14 Manor Street (Belgrave House)

No. 14 Manor House (Belgrave House) is integral with No. 21 Chapel Street (q.v.). Late C19th. Two storeys with half basement storey, so that the entrance door, is raised and reached by flight of 3 stone steps to the recessed porch. Slate roof, hipped at left end with slightly projecting eaves. Unrendered red brick with painted quoins, plinth, projecting bays and door surround. The recessed door has semi-circular arch with applied columns and brackets supporting triangulated projecting canopy over the doorway with 3 circular motifs (echoing the motif to the doorway of No. 21 Chapel Street). The motif is repeated on the brackets. 4-panelled door flanked by two storey canted bay windows with hipped roofs, and single paned sashes to the cants each side of 2-over 2-paned sashes. Basement has 4 paned windows.



14 Manor Street (Belgrave House)

Plum bricks to left side elevation. Low iron railings to each side of steps.

Manor Street has significant interventions on both sides of the street but the character of the locally listed buildings and the former industrial heritage has

informed the design and massing of these interventions. The houses on the west side of the street are historically connected with the development of Pilkington Manor, to which all the land bounded by Manor Street, Chapel Street and Castle Street used to belong.

## 15 Manor Street

No. 15 Manor Street is of an integral build with No 20 Chapel Street (Bayley House) (q.v.). Two storey double-fronted house, c.1866. Unrendered plum brick with red colour-washed brick dressings. Slate roof with bracketed eaves, brick stack to right end with ceramic pot and tapered clay pot. Downpipe to each end.

Symmetrical, with principal room each side of central entrance hall. All windows have bracketed sills. 3-over-3 paned sashes on each floor flanking narrower 2-over-2 paned sash over doorcase with engaged flat columns, panelled reveals, and plain entablature with cornice breaking forward. Overlight with margin glazing bars and 6-panelled door. Right gable end is painted. Low single storey C20th extension set back from road with gable ended slate roof and two 2-over-2 paned sash windows.

Manor Street has significant interventions on both sides of the street but the character of the locally listed



15 Manor Street

buildings and the former industrial heritage has informed the design and massing of these interventions.

## MILL STREET

### Adelbert House, Mill Street

Adelbert House is a detached house, originally built for manager of Water Works, now a residence owned by Berkhamsted School. Late C19th. Slate roof with crested ridge tiles and stacks set forward and back from the ridge in buff brickwork at each gable end.

Cast iron rainwater goods. Buff brickwork with red brick dressings forming 2 bands at mid ground-floor window and upper floor sill level, eaves and quoins, colour-washed to the window arches. Symmetrical, with room each side of entrance hall. Integral lean-to kitchen/scullery at right angles to rear screened behind high wall.

2-over 2 paned sash over tripartite sash with 1-over-1 paned sashes to centre and sidelights flanking 4-panelled door, the upper 2 panels glazed, with narrow glazed overlight. Elegant metal swept porch canopy with open metal trellised cheeks. Gate piers to front boundary wall have stone cappings with the name 'Adelbert' and 'House' to either side.

Adelbert House has historical links with the former



Adelbert House, Mill Street

Water Works and is a good example of an unaltered late C19th detached house. In the late C19th it was the only building on the west side of Mill Street, and a reminder that at that time Mill Street was primarily residential.

The asbestos-roofed classroom attached at west end and the later lean-to on Mill Street is not included in the local listing.

### Gymnasium, Berkhamsted School, Mill Street

Purpose-built gymnasium. 1937-8, by H.P.G Maule. Steel framed ('the first of this type on the school premises, due to shallow water table) with dark purple and some deep red brick elevations. Plain tiles to roof with gables to each end, and hipped roof to stair turret. Eaves to all gables are slightly swept up with corbelled 'ear' detailing.

Main range rectangular on plan but with prominent projecting stair turret to front. High single storey ground floor accommodating gymnasium with full attic storey and intermediate floor at left end. Single storey (with attic and basement) wing accommodating changing rooms to rear left end with stack for boiler.



Gymnasium



Symmetrical frontage facing onto Mill Street, with the window bays expressed as shallow panels with piers in between and at the ends. Large gable at each end with tripartite arrangement of 2-light flanked by single light casements, all 3 panes per light. Tall opening below, that to left end has brick panel to central section with 12 paned window above and door of 2 leaves below with panelled base and 4 panes to upper half of each leaf. Right end has glazed door of two leaves with 5 panes per leaf and integral window above split into 9-over-9-over-6 panes. Steps up to door at left end, single step up to left end. Both of these tall openings have brick cornices breaking forward above the flat arch. Between these and the stair turret on each side is a further tall window in 3 sections with 6-over-6 over-10 panes. Hipped dormer with 2-light casement, 3 panes per light above. Stair turret has a 6-over-9 paned window on each floor to front, and window to each floor on south side, 9 panes at top, 6-over-6 panes to ground and first storey. North side has similar arrangement but with door of 2 leaves to ground floor with panelled base and 3 panes to upper half of each leaf. All casements are in metal, painted black.

Series of 3 windows of 2 lights, 4 panes per light at top and intermediate level to each gable end, with similar arrangement at ground floor level at north end but of 3 panes per light and with blind panel instead of central window and flanked by 2-light windows.

At the rear, the arrangement is replicated, except with the rear range extending from the north end bay and omitting the stair turret and replacing it with a tall opening, where a central gable has been added above, replacing one of the three flat roofed dormers, but sympathetic to the design of the large gables at each end.

The Gymnasium was designed by HPG Maule who in partnership with W.A Forsyth had designed the Music School and Library. They were a well respected London partnership, working on many churches (eg Aston Rowant, Bethnal Green, Edlesborough and Putney) and country house restorations (eg Kinnaird Castle) and new buildings such as Aston Bury Farmhouse, Islington Cemetery Chapel, the Swedish War Hospital in Paddington Street and No 2 Culross Street in London.

The Gymnasium occupies a prominent position on Mill Street. It is a good, relatively unaltered example of a purpose-built school gymnasium of the 1930's. An earlier design by Maule envisaged light rendered walls, coped parapets to and gables and a flat roof to the stair turret – the building as executed is softer and more vernacular, blending more effectively with the other brick buildings on the campus. These drawings gained 'a conspicuous space in the 1936 royal Academy Exhibition architectural section'

#### Music School, Berkhamsted School, Mill Street

Purpose-built Music School, 1926, by Forsyth and Maule. Tiled roof with raised stone copings to the gable ends, apices with gablets (originally conceived to carry tall finials) and stone kneelers and brick corbels at the eaves. Brick stack to boiler room at rear of stair wing. Cast iron rainwater goods with hoppers dated 1926. Thin red and orange bricks with some burnt headers mixed in.

Main range rectangular on plan, two storeys with upper floor music room open to trussed roof of 3 bays and ground floor divided axially into practice and teaching rooms; lower combined entrance/stairwing extending from centre of east side, flanked by projecting single storey service rooms with hipped roofs. Fenestration is symmetrically distributed and all windows have chamfered reveals, drip moulds and steeply sloped brick-on-edge sills. Frames are of timber with metal casements. Clockface on s.gable. Each gable end has stepped tri-partite window of 2-lights to centre with 4-over-6-over-8 panes flanked by single light windows with 6-over-8 panes to upper storey. Ground floor has three 2-light windows, 8 panes per light, linked by continuous drip mould. Elevation facing Mill Street has central window with Dutch gable and cross-window of 2-lights, 6-over-8 panes per light, over 3-light flanked by 2-light windows, all 8 panes per light. Stair wing has entrance doorway on s. side with chamfered pointed arch and drip mould, and stone step up to heavy panelled timber door of 2-leaves. 2-light cross-mullioned stair window to gable end.



Music School

The Music School was designed by W.A Forsyth and H.P.G Maule who had also designed the Library and Gymnasium. They were a well respected London partnership, working on many churches (eg Aston Rowant, Bethnal Green, Edlesborough and Putney) and country house restorations (eg Kinnaird Castle) and new buildings such as Aston Bury Farmhouse, Islington Cemetery Chapel, the Swedish War Hospital in Paddington Street and No 2 Culross Street in London.

The Music School occupies a prominent position, aligned with Mill Street. It is a well-detailed, unaltered example of a purpose-built Music School of the 1930's.

Staff Cottages, Berkhamsted School, 2 Mill Street

School building, currently used as sanatorium with accommodation over. Probably 1920's. Clay tile roof with cast iron rainwater goods and gable ends with moulded bargeboards to the wings and single storey range. Central axial square brick stack with oversailing courses to the cap and brick stack projecting from catslide roof at w. end. Brick plinth with twin row of chamfered blue engineering bricks to capping and exposed, black-painted pegged framing with unpainted roughast rendered infill above.

Principal range of two storeys with single storey range in line at east end, which has a gabled and louvred vent close to the ridge on both elevations. Principal range has axial central range with two smaller gabled dormers to s. side flanked by large gabled wings, the east wing projects forward on s. side; w. wing has integral service rooms under catslide roof that sweeps down low at w. end. Entrance on s. side is off-set towards w. wing.

Large cross-mullioned windows to ground floor to s. side of main range, all 4 over 8 panes. The window to the projecting wing has been modified. Offset entrance door to w. wing with overlight Upper floor has 2 and 3-light casements, 8 panes per light.



Staff Cottages

Single plank door close to juncture with main range on s. side of single storey range, with two 2-light, 2-over two paned, cross-mullioned windows to right.

North side has scattered fenestration with 3-light window, 6 panes per light in e. wing and two casements 4 panes light to upper storey of central range. Entrance in outshut to w. wing,

The building has its back to Mill Street but forms a prominent, angled entrance feature leading through to the main quad. Further research is required to understand the original function of the building.

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## PARK VIEW ROAD

### 1 Park View Road (The Chapel)

Former Catholic Church, now offices, 1909. Slate roof with gable ends. Purple unrendered brickwork with red brick dressings to the verges, cornices, window openings, buttresses and tower shaft. Tall brick stack on south side. Originally single storey, built at right angles to Park View Road with aisle on north side and entrance in south flank wall.

Gable to street has prominent central brick shaft buttress with offset, bracketed timber base for statue and corbelled support for projecting louved timber bellcote with lead sheathed pointed cap and apron. Outer buttresses flank narrow 3-light window, 3 panes per light, with pointed arch above horizontal 2 paned window with cambered arch each side of shaft and with moulded roundel tiles to plat band in darker red clay in between. The roof is cranked to the north side aisle with single paned window and cambered arch. South flank wall has 5 tall 3-centred arched windows with chamfered brick mullions. Gabled slate porch canopy supported on timber brackets to first bay with door of two panelled leaves, the upper panels glazed.



1 Park View Road (The Chapel)

3 light window 3 panes per light to each of the 6 south side bays, divided by shallow buttresses. Two upper floor lights at west end retain decorative leaded lights. Roof lights added to each side.

General de Gaulle was a regular member of the congregation during his wartime exile in Berkhamsted (1941-2). The building was in use as a Catholic Church up to 1967.



## PRINCE EDWARD STREET

Victoria Church of England School & Nursery, Prince Edward Street

School, 1897-1903. Buff brick with red brick dressings, False timber-framing to the gables with unpainted roughcast render. Tiled roof, all gables with painted bargeboards. Tall thin timber and lead covered crocketed spires to each block. North block nearest to Prince Edward Street has cross-wing at each end with shaped bargeboards flanking 4 gabled dormers to both sides, each of three lights with rectangular leaded lights. Central gabled entrance on east side with brick Tudor arched doorway with moulded brick surround, the roof extending to each side as outshuts. Two large gables to each outer pitch of the cross-wings, those to north with large windows divided into 5 by 3 panes with rectangular leaded lights facing north, with door punched through into right hand window.

South block has series of 4 large gables running east/west and single large 9-pane window with gabled dormer with shaped bargeboards at south end.



Victoria Church of England School & Nursery

The foundation stone for the first school was laid by Thomas Halsey, MP for West Hertfordshire on 13th July 1897. In 1903 sufficient new classrooms and accommodation were added around the school hall to enable the creation of the Victoria Girls School.

## RAVENS LANE

1, 2, 3 & 4 Ravens Lane.

Nos. 1, 2, 3 and 4 Ravens Lane are a terrace of 4 two-storey cottages, with No. 1 being much altered and with access to it now from the adjacent Baptist Church. Unrendered buff brickwork with slate roof.

Two ridge stacks between pairs of houses. Downpipe to right of No. 4's doorway. Single room wide, direct entry plan now with modified access to No. 1.

Originally the terrace comprised two symmetrical pairs of houses; Nos. 3 & 4 retain this form but with fenestration of No. 4 altered to single pane windows.

No. 3. retains an 8-over-8 paned sash on each floor.

No. 2 is mirror image of No. 3 with similar sash on each floor. Nos. 2-4 retain their doorcases with stone steps, moulded surrounds and rectangular overlights (No. 2 has been reduced). The cornices break forward, those of Nos. 2 and 3 are conjoined. No. 4 has 6-panelled door, No. 3 has 4-panelled door, No. 2 has 6-panelled door incorporating 'Georgian' fanlight. All original window openings have cambered brick arches. No. 1 has had original openings blocked and a 2-light casement inserted on each floor, each



1, 2, 3 & 4 Ravens Lane

casement of 4 panes with 2-paned toplight. The upper floor window breaks through the eaves slightly with a flat roof.

Nos. 1-4 Ravens Lane are situated near to the top of the street and adjacent to the Baptist Church, and press up against the pavement. Ravens Lane runs parallel with Manor Street and Holliday Street off the High Street.

### Brownlow House, Ravens Lane

Brownlow House was formerly the Brownlow Arms and sits at the corner of Chapel Lane and Ravens Lane, facing on to the latter. Purpose-built as a public house in the early C20th, it replaced an earlier public house on the site. Two storeys. Steeply pitched hipped tiled roof with slightly swept eaves which have a pronounced overhang. Two tall stacks with offsets to left end. Downpipes to each end. Unrendered purple grey bricks with red brick dressings. Moulded plat band has dentil bricks at intervals, the upper storey breaking back slightly. Right hand corner of wall chamfered on the intersection of the two streets.

Symmetrical front elevation to Ravens Lane with double sashes on each floor, 2-over-2 paned twin sashes to top floor, 4-over-2 paned sashes to ground floor. Ground floor windows have slightly cambered arches, with darker bricks to the lintels. Round arched blind panel with name 'Brownlow House', formerly 'Brownlow Arms' above impressive door surround with shallow brick piers and semi-circular arch formed of tile slips with moulded bricks to the outer edge. Doorframe has panelled sides and thin chamfered plasters with plain fanlight. 4-panelled door.

Side elevation to Chapel Street has panel in centre cutting through the plat band with moulded brick s



Brownlow House, Ravens Lane

surround and a window on each floor with similar fenestration. Blue enamel road sign for Chapel Street fixed below left hand window. Rear t-shaped extension with hipped roof in similar style with toilet block with hipped roof in the angle.

The former public house sits hard against the pavements and occupies a prominent position on the corner of the two streets. Interesting survival of an early C20th purpose built public house sited off the main High Street.

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### Cooper House, Ravens Lane

Cooper House was built at the turn of the C19th and C20th as the main office for Cooper's extensive works. Now converted to residential use. All painted brick with gable-ended roof hidden by front parapet. Cast iron downpipes at left end and in angle of adjacent building to right end. Prominent central entrance but the front elevation has asymmetrical arrangement of 2 bays to left and 3 bays to right of central bay. The bays are articulated by shallow projecting piers with blind panels with heavily moulded plat band incorporating dentil decoration and more elaborate frieze to top with four-leafed square panels forming the base of the entablature with dentil and moulded corning above.

The dwarf parapet wall also has cornice and slate capping. All windows are 1-over-1 paned sashes with cambered arched heads. The two left hand bays have paired sashes in each bay and on each floor; the right side has a single sash in each bay and to each floor.

Similar single sash to central bay over 'Cooper House' and leaf motif in the open pediment. Stone steps up to semi-circular arched doorway with pilastered surround, and inner moulded architrave incorporating prominent keystone and moulded impost blocks. Door of 6 panels, filling the arch.



Cooper House, Ravens Lane

Flagpole attached to centre of parapet wall. Left gable end has single large 3-light window with cambered arch to upper storey.

Cooper House is set back slightly from the road with shallow flower beds and dwarf brick wall.



5, (The Old Bakery) 6, 7, 8, 9 & 10 Ravens Lane

Nos. 5-10 Ravens Lane form an impressive and relatively unaltered, integral group of terraced houses, all c.1870's. No. 5 sits more prominently in the street at the head of the group with a double-fronted plan and slightly raised roofline, Nos. 6-10 are all single room width houses.

Colourwashed brick with some surviving white tuck pointing, and fine cut bricks to window lintels. Engaged brick piers to each end of No. 5, between Nos. 7 and 8, between No. 8 & No. 9 and to the end of No. 10 with stone moulded capitals which continue as strings across the whole of the façade and forming label moulds to the upper storey windows (similar to Nos. 15 & 16 Chapel Street (q.v.)) All windows have bracketed stone sills. Slate roofs, with bricks stack at each end of No. 5, thin stack to right end of No. 6, and stacks between No. 7 and No. 8, between No. 8 and No. 9 and at left end of No. 10, backing onto stack of adjacent terrace, all with an assortment of square and circular pots.

No. 5 has 3 window range of 6-over-6 paned sashes, with 6-over-6 paned sash to left and flat-roofed canted bay window to right also with 6-over-6 paned sash and 2-over-2 paned sidelights. Doorcase to No. 5 has shallow engaged reeded columns, panelled reveals and plain entablature with cornice breaking forward. Door has 2 panels to base and upper half glazed with margin bars and matching overlight.

Nos. 6 & 7 and Nos. 9 & 10 are built as matched pairs with adjacent doorways and conjoined cornices. 6-



5, 6, 7, 8, 9 & 10 Ravens Lane

over-6 paned sashes to the whole of the range. All doorcases to Nos. 6-10 have plain pilasters with simple incised decoration, plain entablatures and cornices that break forward. All have stone steps up to 4-panelled doors, the overlight reduced in height to No. 6.

The houses all front directly onto the pavement. This is a remarkably unaltered terrace of 6 houses. A hierarchy is expressed in the contrast between No. 5 and the remaining houses, but the detailing harmonises the whole group.

Ravens Lane runs parallel with Manor Street and Holliday Street off the High Street.

## RECTORY LANE

The Old Rectory, Rectory Lane

Former Rectory. Mid C19th, altered at rear in C20th. Slate roof largely concealed by brick parapets. Two clusters of Tudor style chimneys with diagonally set brick shafts, 3 shafts to left side, 4 shafts to right side. Unrendered buff and some grey bricks with stone dressings to the cornice, parapet, bays, window surrounds and porch, which is constructed of dark red bricks. Double-fronted cross-plan with principal room each side of hall with principal entrance on east side. Two storey canted bay window with two-light cross window and single-light cross-windows to the eaves; upper floor lights divided into two panes, each side of semi-circular arched doorway, now blocked. Porch to east side has parapet, pedimented at the centre over stone heraldic shield with swags and festoons. Moulded cornice has grotesque creatures at the corners. Tudor style doorway with moulded stone architrave and hoodmould terminating at the end of the returns in stone bosses. Steeply pointed arched doorway with foliated spandrels. Timber doorway of two leaves, 3 panels to each leaf, with diagonally set planks. Single light windows to each cheek. Irregular 2 and 3-light cross windows with slightly cambered



The Old Rectory, Rectory Lane

moulded lintels and 'in and out' quoins in stone above and to sides. Rear service range rebuilt as two-storeys in C20th.

The Old Rectory is set in grounds at the end of Rectory Lane. The original building on this site was the birthplace in 1731 of the poet and hymnist, William Cowper. See also former Coach House (q.v.)

Former coach house to The Old Rectory, Rectory Lane

Former coach house to Old Rectory, probably late C19th. Hipped slate roof. Unrendered buff and purple brick. Simple rectangular single storey building. Tall, nearly full-height double plank doors to centre with strap hinges – right side had glazed panel at top, now infilled. Blocked opening to left with wide flat arched opening punched through at later date to left end. Single plane window to right and plank door at right end. Original openings have cambered arched openings.

The coach house is a rare survival of an unconverted service building.



Former coach house to The Old Rectory

Cemetery piers and gates (northwest), Cemetery, Rectory Lane

Three tall finely jointed brick octagonal piers with moulded plinths and stone at the base, at mid-level to the rear faces and to the moulded cappings. 1842. Pedestrian gate to left and wider carriage entrance to right. Single gate to pedestrian gate, double gates to carriage entrance. Original gates were hung on pintles (which survive to pedestrian gate) on inner faces but now moved to lateral face for pedestrian gate and outer faces for carriage gates. Gates have mid-rail with alternating full-height and mid height barley-sugar twist uprights. Alternating scrolled and 'claw' heads to full uprights. All full uprights have alternate lower and upper tier with scrolled motif; each alternate uprights has upper and lower scrolled motif.



Cemetery piers and gates

The piers and gates form an imposing entrance off Rectory Lane to the cemetery but are in poor condition. This new cemetery was opened in 1842 on a ground behind the Elizabethan manor, Egerton House (now the site of the Rex Cinema), by Carlotta Catherine Anne, Countess of Bridgewater and widow of John Egerton, 7th Earl of Bridgewater. The cemetery, situated between Three Close Lane and the old St Peter's rectory, was extended in 1921.

Brick decorative arch, Cemetery, Rectory Lane

Free standing arch, c.1842 brick with moulded brick to the arch and stone dressings. Unrendered buff brick with red brick dressings. Arch has pediment with moulded stone capping and elliptical brick arch with double moulded brick surround with stepped stone offsets to each side. Finial has been removed.

Inscriptions to the pediment in three narrow stone bands, very weathered on south side. Weathered south side inscription ... Labour ... Love/Then Enter Into This House. Crisper inscription on north side 'There/Remaineth Therefore/A Rest To The People of God

This new cemetery was opened in 1842 on a ground behind the Elizabethan manor, Egerton House (now the site of the Rex Cinema), by Carlotta Catherine Anne, Countess of Bridgewater and widow of John Egerton, 7th Earl of Bridgewater. The cemetery, situated between Three Close Lane and the old St Peter's rectory, was extended in 1894 and 1921.



Brick decorative arch, Cemetery, Rectory Lane



## THREE CLOSE LANE

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

Ensemble of piers and caretaker building to Cemetery. Late C19th. Caretaker's building backs onto Three Close Lane, the gable forming an integral part of the boundary wall to left and against which the left hand gatepier abuts. Unrendered dark purple and some buff brickwork with red dressings and stone cappings to the piers and half-round blue capping bricks to the boundary wall. Gatepier to right side has lost stone capping, left side has moulded base, quatrefoil decoration to front and chamfered top brought to an octagonal point. The original gates have been removed and replaced with an indented concave wall.



Cemetery piers, gates and building

The small caretaker's building has corrugated iron roof. Capped stack to road end. Plain bargeboards to cemetery. Gable end facing onto cemetery has blocked doorway with integral side window under cambered brick arch.

The cemetery was originally opened in 1842 on a ground behind the Elizabethan manor, Egerton House

(now the site of the Rex Cinema), by Carlote Catherine Anne, Countess of Bridgewater and widow of John Egerton, 7th Earl of Bridgewater. The cemetery, situated between Three Close Lane and the old St Peter's Rectory, was extended in 1894 and 1921.

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## VICTORIA ROAD

1 Victoria Road

No. 1 Victoria Road forms an integral range with No. 81 High Street (q.v) Two storey house, mid C19th. Slate roof hipped at right end with brick stack to the hip and wide brick ridge stack with numerous circular pots. Cast iron soil stack at left end. Unrendered dark red brickwork with chequered burnt headers and red brick dressings. Symmetrical arrangement of room each side of entrance hall but with additional bay at right end, which has no ground floor opening.

Flat-arched 8-over-8 paned sash windows on each floor (that to ground floor left of door has been replaced) flanking narrower 6-over-6 paned sash above doorcase. Doorcase has pilasters with incised decoration, plain entablature and cornice breaking forward. 4-panelled door with overlight. Additional 8-over-8 paned sash to upper storey right end.

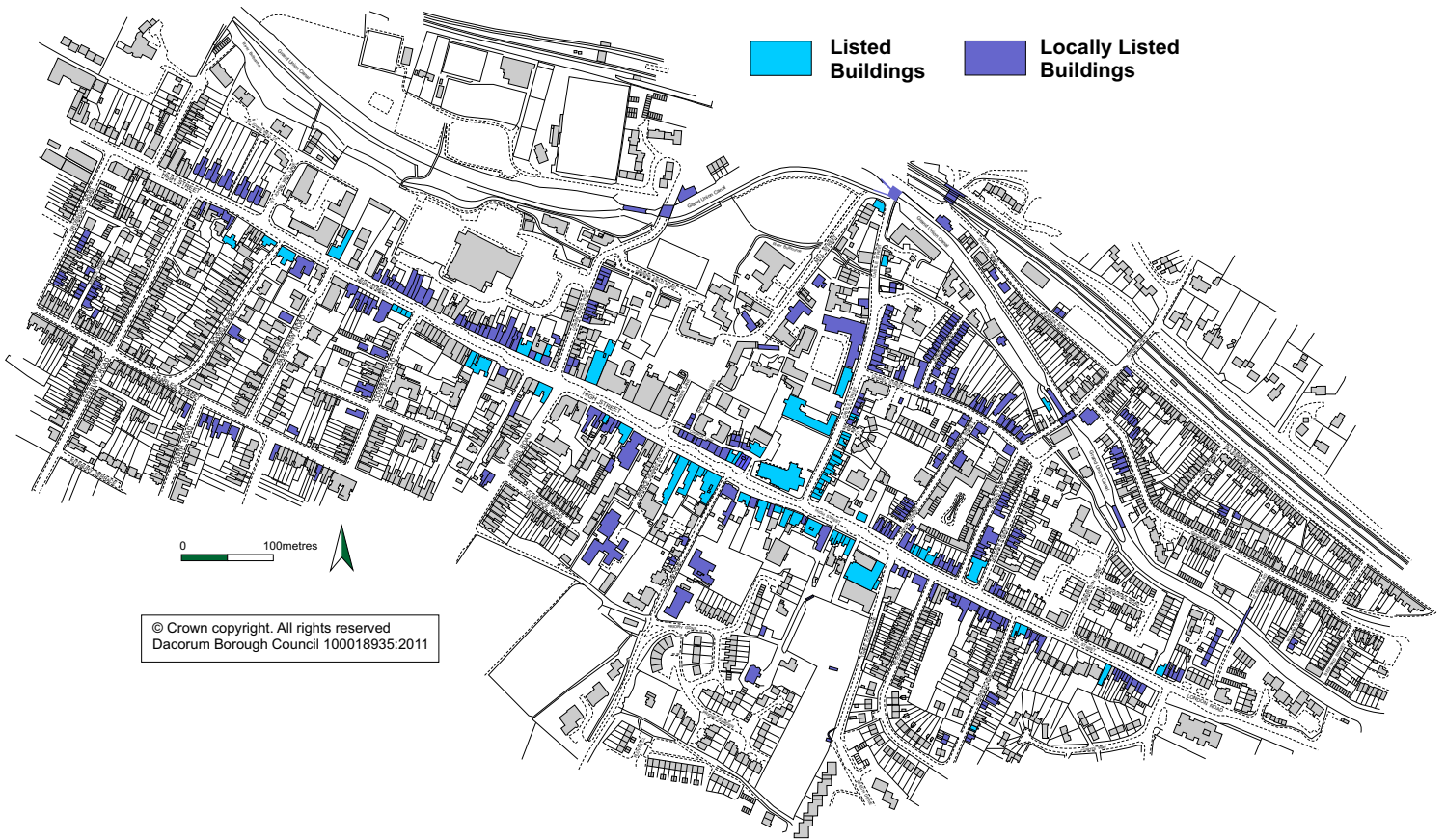
Cast iron sign with Victoria Road road name to left of ground floor left hand window.



1 Victoria Road

No. 1 has high quality brickwork and a relatively unaltered façade. It fronts directly onto the pavement and is an integral continuation of No. 81 High Street, which turns the corner up Victoria Road.

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





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

### BROWNLOW ROAD

The Brownlow Rooms, Station Approach, Brownlow Road

The Brownlow Rooms are now used as a Montessori School but were originally built as Lord Brownlow's waiting room. 1875. Flat roof concealed by high parapet. Downpipes to each side of door, at each end and to left of entrance wing door. Buff brick with red brick to the plinth, darker bricks above the windows, blue/grey engineering bricks to the plinth capping and window architraves and some red brick in the arches of the openings. Stone dressings including wing cornices and parapets, that to left side heightened in red brick. Central waiting room with higher brick parapet that breaks back slightly from false crenellations. Lower flanking wings with lower stone parapets, that to right provides additional room, that to left forms entrance to station, all single storey. Central section has symmetrical layout large doorway with door with 2 panels to base and 2 glazed upper panels flanked by narrow sidepanel with upper half also glazed and tall 2 paned overlight. The door is flanked by pairs of 1-over-1 paned sashes. Wing to right has triple window of 3 1-over-1 pane sashes. All openings have cambered brick arches springing from stone imposts and roll moulded chamfered architraves. Moulded stone sills to windows. Entrance to left has shallow hipped roof glazed canopy on lattice iron work supported by cast iron brackets.

The construction of the Birmingham to London Railway began in 1834; the local contract was given to W. & L. Cubitt who employed 700 labourers at its peak of building works. It can be seen as having been partially



The Brownlow Rooms

mapped on the 1841 Tithe Map, not proceeding past Ravens Lane, through land owned by Lord Brownlow (Adelbert Egerton) of Ashridge (Map 4). The original Elizabethan-style railway station, which had no platforms, was replaced in 1875 by the present station buildings. The London and Birmingham Railway was taken over by The London and North Western Railway (LNWR) in 1846. In 1858 a third line was added and in 1875 a fourth line was constructed along with extensive sidings, making further expansion of the local economy possible. In 1923 the LNWR became part of the London, Midland and Scottish Railway (LMS) before being nationalised in 1948 (British Railways). The building of the waiting room on this side of the railway is a historical reminder of the importance of the Ashridge Estate which it faces. The open bollarded pavement and space in front allows views of the rooms.

### The Lodge, Berkhamsted Castle, Brownlow Road

The Lodge is the caretaker's cottage and ancillary buildings built in the grounds of Berkhamsted Castle. 1865 by datestone with extension. Single storey with attic storey. Clay peg-tile roofs, main range with gable end brick stacks, that to left has large offset and circular pot, and also built-in leaded light windows with brick ropework pilaster at the corner; stack to right end is taller. Both stacks have bracketed toothed cappings. Further stack to rear end of service building. Buff with some dark yellow and lighter red with dark red dressings to the openings and quoins. Some stone dressings. Flint to the flank wall and timber framing to the arcae posts. Downpipe to left end and to right of entrance door. Asymmetrical arrangement with offset entrance door, one room to left and two rooms to right, with service block at right angles at left end linked by single storey arcaded range.

Main range has two dormers with steeply pitched, gabled roofs, with projecting verges with 'saw-tooth' patterning supporting on projecting stone imposts and bracketed toothed verge detailing. Each dormer has 2-light window with diamond leaded lights; the left hand window in each case has opening casement to the lower 2/3rds of the light. Darker red bricks to front of cheeks and flat arches. Three similar 2-light casements to ground floor, which have 'in and out'



The Lodge

brick quoins. Stone sills to all principal windows. Gabled tiled canopy to porch with framing in the gable and supported on shaped timber brackets on shaped stone imposts and 1865 datestone above lintel. Vertical planked door with moulded arrises and heavy wrought iron hinges. Open sided, arcaded shelter on timber posts braced at the top with single bay to front, 2 bays to rear and 4 bays to side wraps around right end with hipped tiled roof, covering bench around front corner. Range at left end has C20th 3-light window to front with ventilation slit in gable, plank door to inner face and two 2-light windows to the left flank. Arcaded range linking the two of 3 bays with similar braced posts and two 3-light, 3 panes per light, windows in the recess.

## CAMBRIDGE TERRACE

### 1 Cambridge Terrace

No. 1 Cambridge Terrace is a detached house. Late C19th. Two storeys. Tiled roof with gable ends, the left end bay drops slightly. Downpipe at left end. Brick stack at right end with circular pots. Unrendered buff brick, plinth painted. Room to each side of entrance hall. Two 2-over-2 paned sashes to upper floor. Similar sash to left and tripartite sash to right with 2-over-2 panes flanked by 1-over-1 pane sashes. All window openings have slightly cambered brick arches. Doorcase with pilasters and low entablature with dentilled cornice breaking forward slightly. 4-panelled door.



1 Cambridge Terrace

No. 1, Cambridge Terrace faces Nos. 2, 3 & 4 in a small terraced street forming a cul-de-sac off George Street that includes only these four houses.

### 2, 3 & 4 Cambridge Terrace

Nos. 2, 3 & 4 Cambridge Terrace are a terrace of three houses. Late C19th. Two storeys. Slate roof with gable ends. Unrendered brick stack between Nos. 2 & 3 and at right end, both with circular pots. Buff brick, No. 2 is painted. Single room wide, direct entry plans. All openings have slightly cambered brick arches. Nos. 2 & 3 form mirror pair with 6-over-6 paned sash over similar sash between the doors, that to No. 2 is of narrow planks with small glazed panel with lean-to slate roof supported on shaped brackets, that to right is panelled. No. 4 at right end has 2-over-2 paned sash over similar sash to right of panelled door.



2, 3 & 4 Cambridge Terrace

Nos. 2,3 & 4 Cambridge Terrace face No. 1 in a small terraced street forming a cul-de-sac off George Street that includes only these four houses, all of which are relatively unaltered. Small unenclosed gardens to front.

## CASTLE STREET

Road bridge over the Grand Union Canal, Castle Street.

Road bridge. Early C19th. Unrendered buff brick with some blue engineering brick at base of and stone cappings to top of parapet walls Basket arch, the underside of the arch is rendered.

Described as The "New Brick Bridge" of 1819 it crosses the Canal by the former Castle public house at T-junction of Castle Street and Station Road. Tow path on north side. The original bridge has undergone only a few alterations in nearly 200 years. Plaque on east outer parapet wall records Francis Egerton of Berkhamsted, The Canal Duke, 1736 to 1803.



Road bridge over the Grand Union Canal



## GEORGE STREET

The Rising Sun PH, George Street

The Rising Sun PH is a purpose-built, canalside public house. C.1860's, possibly with earlier fabric concealed. Two storeys with attic storey and cellar. Slate roof with gable ends. Unrendered brick stack to centre with six circular ceramic pots. Downpipe to centre. Unrendered red brick with rendered gable ends, turning the corner to include the 'in and out' quoins. Two 2-storey canted bay windows with hipped slate roofs just below the eaves, all with 3-over-3 paned sashes with 1-over-1 paned sidelights except bottom left which has 6-over-6 paned sash. Steps up to door to right side with pilastered doors which have flush applied columns, plain entablature and cornice breaking forward. 4-panelled door.



The Rising Sun PH

A good example of a relatively unspoilt, purpose-built canalside public house.

1, 3, 5, 7, 9 & 11 George Street

Nos. 1,3,5,7,9 & 11 form a terrace of six houses. Probably mid C19th. Two storeys. Shallow pitched C20th roof with gable ends. Three unrendered brick ridge stacks with assortment of stacks. Unrendered purple/grey bricks with red brick dressings to the openings. Stone wedge lintels. Each house is single room wide, direct entry plan. All originally had 8-over-8 paned sash on each floor to right of door. Nos. 1 & 3 retain sashes, C20th door to No. 1, plank door to No. 3 with small glazed panel. No. 5 has C20th windows. 2-light casement, 9 panes per light with 3 paned toplight above bowed window with 8 panes to each of the 3-lights. Plank door with small glazed panel. No. 7 has C20th windows, 2-light casement, 6 panes per light with 2-paned toplights, over bowed window with 8 panes to each of the 3-lights. Lean-to porch shared with No. 9; 'Stable' door has 3 panels to base and 9 paned toplight; No. 9 has door with 2 panels to the base and 12 panes to upper half, each door has 8-paned sidelight to left side. No. 9 & 11 have 2-light casement, 6 panes per light and 2-paned toplights on each floor. No. 11 has C20th lean-to porch with glazed door with 15 panes.



1, 3, 5, 7, 9 & 11 George Street

Set back from the road, the houses form a strong, slightly angled line near the junction of George Street and Gravel Path and have front gardens bounded at front by brick wall mostly retaining its rounded brick cappings. This is a landmark group and probably represents the beginning of the development in George Street.

13 & 15 George Street

Nos. 13 & 15 George Street are a pair of semi-detached houses but abutting No 17 over shared alleyway. Late C19th. Two storeys. Slate roof with gable end brick stacks with oversailing courses to the caps. Downpipe to right end. Purple brick with red brick dressings to the quoins and openings, rendered to No. 15. Mirror plan, single room wide, direct entry plan with the entrance doors adjacent. All openings have slightly cambered arches. Each house has 8-over-8 paned sash on each floor outside door, which are both 6-panelled. Gable end to No. 13 painted render.

Dwarf brick wall to front with chamfered stone cappings, no rails.

Nos. 13 & 15 are an unspoilt pair of C19th houses, in a cluster.



13 & 15 George Street

## 12, 14, 16, 18 & 20 George Street

Nos. 12 to 20 George Street form a terrace of five model-type cottages. C.1900. Two storeys and attic storey. Half-hipped tiled roof, Nos. 18 & 20 replaced in C20th. Stack set forward of the ridge between Nos. 12 & 14 and at end of 16; capped ridge stack between Nos. 18 & 20, where the roof drops slightly; there are tile capped copings between Nos. 14 & 16 and Nos. 18 & 20. Dormers have gables and bargeboard, with false-framing above 3-light windows – Nos. 12 & 14 have 6 panes per light; Nos. 16 and 20 with leaded lights, No. 18 with tilting lights, 6 panes to the upper part, single pane to lower section. Downpipes to left of No. 16's doorway, to right side of No. 18 and to left of No. 20's doorway. Redbrick, upper storey unpainted roughcast render except at left end where the brick is carried up as a pier. Plat band defined by red brick tiled and chamfered upper band and lower band of toothed, slightly projecting dentilled headers. Alleyway doors have segmental arched heads with projecting moulding above and soffit below. Single room wide with entrance halls and alleyways between Nos. 14 and 16 and Nos.18 and 20. All houses have cambered arched heads with large 3 light window on each floor, each window with a 9 paned upper sash and single paned lower sash (those to No.12 & 18 have been replaced in C20th) and similar single light window above the lean-to porch roofs which are supported on shaped timber brackets springing from stone impost. No.12 with half-gazed door, 2 panelled



12, 14, 16, 18 & 20 George Street

base, top incorporating 'Georgian' fanlight; No.14 with 6-panelled door; No. 16 has 6-panelled door the upper panels glazed; No. 8 has 6-panelled door; and No. 20 has original door with panelled base, glazed upper section of 2 panels and top section of two rows of panes, the upper panes with arched heads. Plank doors to alleyways. All doors have 6-paned overlights

Low brick walls to shallow front enclosures. No. 20 retains original railings. Nos. 12 to 20 appear typical of improved housing from 1890 to 1910. The group also carries various small inscription stones –“A.E.D”, “D.K.D” “B.R.D.” etc: they are believed to have been built for the sons of William Dwight (1843-1917).

## GRAND UNION CANAL

Broadwater Lock (no. 53) on the Grand Union Canal by the road bridge on Lower Kings Road

Canal lock, c.1800. Brick retaining walls with stone coping. 2 pairs of gates with sluices and winding gear. Cast iron bollards. Brick steps at east end.

The Grand Junction Canal was opened from Brentford to Tring in 1798 and the entire route was completed in 1805, linking the Thames with canals in the industrial midlands. One of 20 locks constructed between Boxmoor and the Cow Roast



Broadwater Lock (no. 53)

Gas Lock (no.2) on the Grand Union Canal (including tramline), opposite the Sacred Heart Church and close to Park Street footbridge

Canal lock, c.1800 with later alterations by date plaque 1875. Brick retaining walls with stone coping. 2 pairs of gates with sluices and winding gear. Cast iron bollards. Twin sets of brick steps at east end.

The Grand Junction Canal was opened from Brentford to Tring in 1798 and the entire route was completed in 1805, linking the Thames with canals in the industrial midlands. One of 20 locks constructed between Boxmoor and the Cow Roast



Gas Lock (no.2)



Rising Sun Lock (no. 55) on the Grand Union Canal by the Rising Sun PH, off George Street

Canal lock, c.1800 with later alterations. Brick retaining walls with stone coping. 2 pairs of gates with sluices and winding gear Cast iron bollards. Twin sets of brick steps at east end.

The Grand Junction Canal was opened from Brentford to Tring in 1798 and the entire route was completed in 1805, linking the Thames with canals in the industrial midlands. One of 20 locks constructed between Boxmoor and the Cow Roast.



Rising Sun Lock (no. 55)

## GRAVEL PATH

The Boat PH, Gravel Path

Purpose-built public-house. Earlier origins but largely rebuilt in C20th. Twin hipped tiled roofs largely concealed behind brick parapet with clay ridge and hip tiles. Brick stack to left flank wall facing onto Gravel Path and tall stack to single storey range at right end. Downpipes at each end and to centre, all with hoppers. Two storeys, but appears as single storey from Gravel Path/George Street. Single storey range attached to right end. Red/orange brick with chamfered cornice and plinth bands. Brick on edge to parapet. 2 window range, 2-light casement window to left, 6 panes per light and 3-light window to right 6 panes per light with louvred vent to top of left hand casement. Both have cambered arched heads. To left side there is a shallow projecting glazed doorway with cornice breaking forward and glazed overlight and sidelights; two-leaved outer door and half-glazed, half-panelled inner door. To right is flat-roofed projecting bay with similar glazing to the French windows and panelled bases. Similar French windows to single storey range. Steps down from road on left side to paved area which is bounded by brick wall with metal



The Boat PH, Gravel Path

railings and brick piers where it borders onto the canal towpath. 3 windows to left flank wall onto Gravel Path with single light to left of 3-over-3 paned sash and twin sashes to right. George Street elevation has steps up to 2 doorways in recess, otherwise blind wall sweeping down at left end.

An inn stood here in the C19th. Although substantially rebuilt in the C20th, the choice of red brick and quality of architectural details mean that the Boat makes a positive contribution as a landmark on this crucial site.

12 Gravel Path (on corner with Ellesmere Road)

No. 12 Gravel Path is a house and former shop that turns the corner of Ellesmere Road and Gravel Path. Probably late C19th but with later alterations. Two storeys. Slate roof with gable ends but hipped at the corner and to narrower C20th extension at left end. Brick stack at right gable end with single pot. Unrendered purple and grey bricks with red brick dressings to the quoins and to and between the window openings. C20th extension is painted render. L-shaped with former shop window turning the corner. The shop window has been infilled with brickwork and 8-over-8 paned sashes introduced – that to Ellesmere Road elevation appears to be re-introduced to original position beneath the original lintel that had been concealed by the shop fascia. Similar 8-over-8 paned sash to Gravel Path elevation at first floor.

Ellesmere Road elevation has 4-over-8 paned sashes (openings reduced in height) flanking central 8-over-8 paned sash above 8 panelled door, the upper 2 panels glazed, with 8-over-8 paned sash to left. Brickwork shows road sign was attached to brickwork at right end above former shop front.



12 Gravel Path

C20th extension at left end breaks back and has slightly lower roof line. No windows visible on Ellesmere Road elevation.

Slate plaque to right of door records this as 'Old Willoughby's Store; small date brick above of 1937. Both elevations front directly onto the pavement and No. 12 occupies an important corner position on one of the principal entry points into the Conservation Area.

## LOWER KINGS ROAD

### Castle Mill, Lower Kings Road

Former mill, 1910. Now converted to housing. Flat roofs. Downpipes to right end of each range. Unrendered buff brick with some red and blue brick dressings, the latter particularly used in the plinth. Refaced in brick and new glazing introduced at time of conversion. Canal façade consists of taller 5-storey range to left and deeper 4 storey range to right. Left hand range has single recessed panel between piers, range to right is divided by piers into 3 recessed panels.

Taller range to left has 2 windows to each floor, only those to ground and top floor have segmental headed arches and brick banding extending across the façade at sill and arch springing levels. Fourth floor has similar banding but only at sill level. Plat bands with oversailing courses between first and second, and immediately below 3rd floor windows.

Symmetrical block to right has 2 windows on each floor in recessed panels to each side of single window in narrower recessed panel. All windows have segmental brick arches, all in red brick apart from second and third floor openings which are in blue brick (3rd floor was loading door and has railings) and red brick banding at sill and springing level. Two bottom right windows had been enlarged with steel girders as lintels, now infilled with full-height glazing

In addition to the conversion of the existing mill buildings, a block of three storeys with basement garage and attic storey with a curved roof has been added at the right end, with a glazed link across to the original building, and an additional storey with flat roof added to the four storey range. The rear of the building but now consists of 3 staggered blocks set diagonally to Lower Kings Road, the two original blocks with similar recessed panels, the third block being an added entrance/stair hall, with a single storey addition with gently curving roof in the angle (originally there was a



Castle Mill, Lower Kings Road

two-storey office range across this angle); added/top storeys in timber cladding and the prominent new range and glazed link to the left.

Castle Mill was constructed for a local farmer and corn merchant who lived at Broadway farm in Bourne End. The business, started by James Goodall Knowles, specialised in grinding a variety of grains, mainly for use in animal feeds. The mill, equipped with a modern roller mill powered by either oil or steam, took full advantage of its position, a small wharf allowed grain to be delivered at one side of the building by canal boat, whilst wagons transported grain by road on the opposite side of the mill. The mill closed after the Second World War and was occupied by offices until its conversion in 2011. Apart from the Warehouse (q.v) Castle Mill is the only recognisable and substantial former industrial building that survives on the canal's banks within the Conservation Area.

### 56 Lower Kings Road (Station House)

No. 56 is a former station master's house, principally detached but abutting station building at east side. Two storeys. Early C20th. Slate roof with tall brick stacks to raised and stone coped gable ends and circular pots. Downpipe to left of porch. Unrendered brick, mixing lighter red and pink brick with dark red dressings to the cornice and colourwashed red bricks to the porch and openings which extend in bands across the whole façade at sill level to both storeys and above the ground floor windows. The cornice has oversailing courses incorporating headers in the second band of two courses to form dentils, extending up into the course above with concave bricks above each dentil. Painted stone sills. All openings have slightly cambered arches, the arches of the windows to the upper floor breaking into the cornice. (See also Nos. 26 & 27 Station Road, q.v.) Symmetrical plan with room each side of entrance hall. C20th fenestration Two 2-light cross-windows on each floor flanking similar single window over gabled brick porch with slate roof, with oversailing courses on moulded imposts in the pediment, painted lintel and 4-



56 Lower Kings Road (Station House)

panel door, the upper panels glazed. Glazed overlight with 'Station House' and '56' in gold lettering.

No. 56 is set back from the road and has a surfaced forecourt.



Berkhamsted Station and adjoining arcaded wall of raised track, Lower Kings Road.

Station buildings and arcaded wall of raised track, 1875. Hipped slate roofs with slate cappings and deep bracketed overhangs to main range and flanking wings. Tall brick stack to ridge of left hand wing with stone offset. Buff brickwork with stone dressings, some red brickwork to plinth, arches and banding at ground floor sill level and blue engineering bricks to plinth. Arcade has red and buff brickwork above similar arches to station building with patterning in red and cream brick and stone impost, and dark red and blue bricks to the piers.

Central range appears as two storeys but booking hall occupies the full height, flanked by slightly projecting single storey wings. 'Upper' storey has 3 window range to front consisting of pairs of 1-over-1 paned sashes with central slender column supporting moulded capital, with tightly jointed cream bricks with roll-moulded edges set back slightly from the face brickwork and supporting similar stone impost. Segmental arches to windows with alternating red and cream bricks to centre and right arches but with triple red bricks to left side. 'Square and star' decoration in the brickwork between the windows at impost level using red, blue and cream bricks. Similar pair of windows in each of the flanking wings. Fenestration and decoration carried round in same style to flank walls at ground and first floor level. Triple canopy with shallow hipped glazed roofs supported on wrought iron brackets springing from moulded stone springers. Central door and flanking single 1-over-1 paned sashes with similar reveals and segmental stone heads. Moulded stone sills to these windows. Postbox to right of door. Outer wall of left wing has 3 windows in similar style and door at each end, that to left end is wider and has part glazed side panels.

The arcade consists of 13 arches running from the road bridge in behind the right hand wing. Segmental



Berkhamsted Station and adjoining arcaded wall

arches echoing those of the station, varying slightly in width, to create covered arcade and springing from alternating thick and more slender piers. Third arch from wing is infilled with taxi hire office with 3-light cross-window filling the arch with brick infill below and door in left side wall. Parapet capping surmounted with hopped fencing.

The construction of the Birmingham to London Railway began in 1834; the local contract was given to W. & L. Cubitt who employed 700 labourers at its peak of building works. It can be seen as having been partially mapped on the 1841 Tithe Map, not proceeding past Ravens Lane, through land owned by Lord Brownlow (Adelbert Egerton) of Ashridge (Map 4). The original Elizabethan-style railway station, which had no platforms, was replaced in 1875 by the present station buildings. The London and Birmingham Railway was taken over by The London and North Western Railway (LNWR) in 1846. In 1858 a third line was added and in 1875 a fourth line was constructed along with extensive sidings, making further expansion of the local economy possible. In 1923 the LNWR became part of the London, Midland and Scottish Railway (LMS) before being nationalised in 1948 (British Railways).

Railway Bridge near Berkhamsted Station (skewed over) Brownlow Road and wall of raised track east to Castle Street, Lower Kings Road

Railway Bridge and wall of raised track. Probably 1875 with later alterations and additions. Bridge and walls of buff brickwork with some red brick in the parapet wall. The cheeks of the bridge are painted. The bridge has low parapet wall and concrete base and landings. The long wall and parapet fronts onto the pavement between here and Castle Street, and is divided into 11 bays at west end with slightly expressed wide piers and highly projecting band at rail level, the parapet pierced in 4 of the bays with projecting railed balconies. It continues for another 9 bays without parapet, the copings having dentilled brick headers below, and curving forward to terminate in a brick pier opposite Castle Road.

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Railway Bridge near Berkhamsted Station

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Road bridge over Grand Union Canal, Lower Kings Road

Road bridge (140C) over Grand union Canal. C19th, the abutments probably earlier than the bridge. Painted cast iron with brick abutments at each end. Bridge has gently curving parapet divided into 16 sections on outer face by riveted upright stanchions. Panels picked out with yellow border. Parapet surmounted by low hooped railings, Abutments with double piers at each end and at each side (except for north-west end which is single pier) of buff and grey brick with blue engineering bricks used as heavy cappings and angled plinth bricks, with large stone cappings to the piers. Hooped railings continue beyond the abutments, Steps down from pavement on south west side with hooped railings and segmental arched bridge over River Bulbourne.



Road bridge over Grand Union Canal

## RAVENS LANE

Road bridge over Grand Union Canal by The Boat PH and Lock 54 by Lock Keepers Cottage, Ravens Lane

The first bridge in the area to cross the canal was at this point on Raven Lane next to The Boat public house and is clearly shown on a map of 1811. It has since been largely re-built in concrete and steel with metal railings to each side. Painted signs 'Grand Junction Canal' on west side, 'Port of Berkhamsted' on east side. Early stone steps and metal handrail down on west side from pavement to north side towpath



Road bridge over Grand Union Canal

Canal lock 54, c.1800, to west of bridge. Brick retaining walls with stone coping. 2 pairs of gates with sluices and winding gear. Cast iron bollards. Brick steps at east end, partially rebuilt on north side.

The Grand Junction Canal was opened from Brentford to Tring in 1798 and the entire route was completed in 1805, linking the Thames with canals in the industrial midlands. One of 20 locks constructed between Boxmoor and the Cow Roast.

The Warehouse, Castle Wharf, Ravens Lane

Former warehouse now converted to residential use. Late C19th. Three storeys, the top storey added later. Slate roof with brick ridge stack. Bargeboards to front gable, crested tiles to main ridge and dormers and tall ball finials to front and rear gable and central dormer and swept finials to flanking dormer on left side. Slate hung top storey, unrendered buff brick with red brick dressings to the window arches and extending as short bands from the lintels and sills of the flank windows. Built at right angles to and set close to canal with loading doors to front and upper storey first floor. Front elevation has lunette window forming apex to sloping verge brickwork. Recessed brick panels with single light windows on each floor to each side of double doors on each floor, those to ground floor has large warehouse sliding door. Projecting first floor wrought iron balcony supported on wrought iron brackets. Gantry timber projecting above to right side. Side elevations have three half dormers on each side with cambered headed 9 paned lights and decorative bargeboards. Flank walls divided into 3 recessed window bays. Left flank has 3 similar windows to first floor – ground floor openings obscured by large timber and glazed conservatory projecting at right angles. Right flank has a similar window each side of loading door with double plank doors to centre. Similar window to front ground floor



The Warehouse, Castle Wharf

bay; remainder obscured by single storey entrance with lean to canopy and parapet above to front elevation.

Few canalside industrial buildings survive in Berkhamsted; the Warehouse however occupies a prominent position fronting the Canal. Adjacent is the last remaining canal wharf in Berkhamsted. The Grand Junction Canal was opened from Brentford to Tring in 1798 and the entire route was completed in 1805, linking the Thames with canals in the industrial midlands.



## STATION ROAD

Railway bridge on Station Road leading through to Whitehill/New Road

The railway bridge crosses New Road which connects Station Road with Whitehill. The bridge over has been entirely rebuilt in the C20th but the walls, abutments and some of the parapet on the north side in engineering blue and some dark red survive. There is evidence of a blocked passageway on the north side – a building stood here in 1897.

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Railway bridge on Station Road

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### The Crystal Palace PH, Station Road

Purpose built public house, mid C19th origins but refronted in early C20th. Slate roof with decorative painted and fretted bargeboards to overhanging front gable end, carried at each end on shaped timber brackets. Tall brick stack to left side. Roughcast rendered, painted brick walls, and smooth render to quoins to resemble pilasters. Front gable is tile-hung.

The public house is built parallel with the Canal; central entrance to front façade; lean-to to left side. Small-paned single light window in attic above 3 window range of 12-over-12 paned sashes with segmental pedimented tile-on-end heads and louvred shutters. Projecting first floor cornice across façade supported on shaped brackets and breaking forward slightly above the central doorcase which also has shaped brackets, moulded architrave, plain pilasters and step up to 6 panelled door, the upper four panels and overlight glazed with leaded lights. Window to each side is cross-window design with dropped arch to the central light, all with rectangular leaded panes.

Blue Heritage Trail plaque to left side pilaster.



The Crystal Palace PH, Station Road

The Crystal Palace is one of three canalside pubs in Berkhamsted. Originally it had a glazed front, inspired by Joseph Paxton's Great Exhibition Building of 1851. Paxton's nephew William was Lord Brownlow's agent and lived nearby. The original façade incorporated a large fanlight in the gable and 5 window range to first floor with round-arched windows at each end.

### The Coach House, Station Road

The Coach House is a converted service building formerly serving No 4 Station Road (q.v). Early C20th. Single storey with attic storey. Tiled roofs with crested ridge tiles surviving to the forward wing and partly to the raised central section; swept finials to the hips and gables. Hipped end to left end and to raised central section, gable end with bargeboards to forward wing. Full gabled dormer to left side with bargeboards and 8-paned 2-light casement window. Gabled half dormer to inner face of forward wing with bargeboards and similar crested ridge tiles and swept finial, 2-light window inserted into former loading door, which retains lifting gantry. Unrendered buff brick with red brick dressings, and tile-hanging to the gable end of the forward wing. L-shaped plan, with hipped lofted p



The Coach House, Station Road

pivotal central section with forward wing at right end and single storey range extending to left. 8 paned light in gable above 2 similar windows set just below the plat band. 4-light window and timber boarding below infilling a flat-arched opening to the inner flank wall. Enlarged doorway to central section with overlight. To

the left are two cart openings, that to left end has full-height plank doors with long strap hinges, that to the right has flat brick arch and central 8-paned light cut into two doors with strap hinges.

Setts to front courtyard with partial dwarf brick wall in buff brick to right side in front of forward wing.

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#### 4 Station Road

No. 4 Station Road is a detached house. C.1905. Two storeys. Tiled roof with hipped end to left and front gable to right end with plain bargeboards. Swept finials to hip and front gable. Two brick stacks to left end and to right side in unrendered buff brick with circular pots. Downpipe with hopper at left end and downpipe to left of entrance. Painted render to upper storey, front projecting wing is tile-hung above the jetty. Unrendered buff brick to ground floor with red brick dressings to openings, 'jetty' detailing and moulded plat band. L-shaped plan echoing 'medieval' hall with 'jettied' cross-wing. Hipped roofed single storey garage attached to the outer flank wall of the jetty. All fenestration has cross-windows with smaller paned casements in the top lights. 3-light window with 12 panes above single panes above 4 light window with round-arched head, and smaller panes in the top lights filling the arch all to left of 2-light window over semi-circular arched doorway forming entrance to recessed porch which has tiled floor and 4-panelled door, the upper 2 panels glazed with plain overlight. Red brick front quoins to the cross-wing form elegant curving bracketed supports for the oversailing upper storey. 3-light cross-window with 12 paned top lights above single panes below, over canted bay window which has 15 paned toplights to the



4 Station Road

two centre top lights and 12 paned toplights to the cants, all over 6 paned casements.

Dwarf buff brick wall forming front enclosure.

No. 4 is a larger house in an otherwise terraced row with Arts & Crafts elements to its design. See also the Coach House (q.v)

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#### 26 & 27 Station Road

Nos. 26 & 27 are a pair of semi-detached houses. Two storeys. Early C20th. Slate roof with gable ends and shared central unrendered brick ridge stack. Central downpipe. Unrendered brick, mixing red, orange and buff brick with dark red dressings to the openings and used as banding across the whole façade at sill level to both storeys and above the ground floor windows, and also used in the cornice which has oversailing courses incorporating headers in the second band of two courses to form dentils, extending up into the course above with concave bricks above each dentil. All openings have slightly cambered arches, the arches of the windows to the upper floor breaking into the cornice. (See also 56, Lower Kings Road, q.v.) Symmetrical plan with adjacent single inner rooms and unusual entries at each end where the doorway is both recessed and at right angles on the inner face of the opening. Each house has a single 2-light cross-window on each floor. Doors not visible.



26 & 27 Station Road

Nos. 26 and 27 are set back from the road, as is the dwarf brick wall. The houses are simple, quite severe examples of railway-inspired design.



## WILLIAM STREET

### 3 & 4 William Street

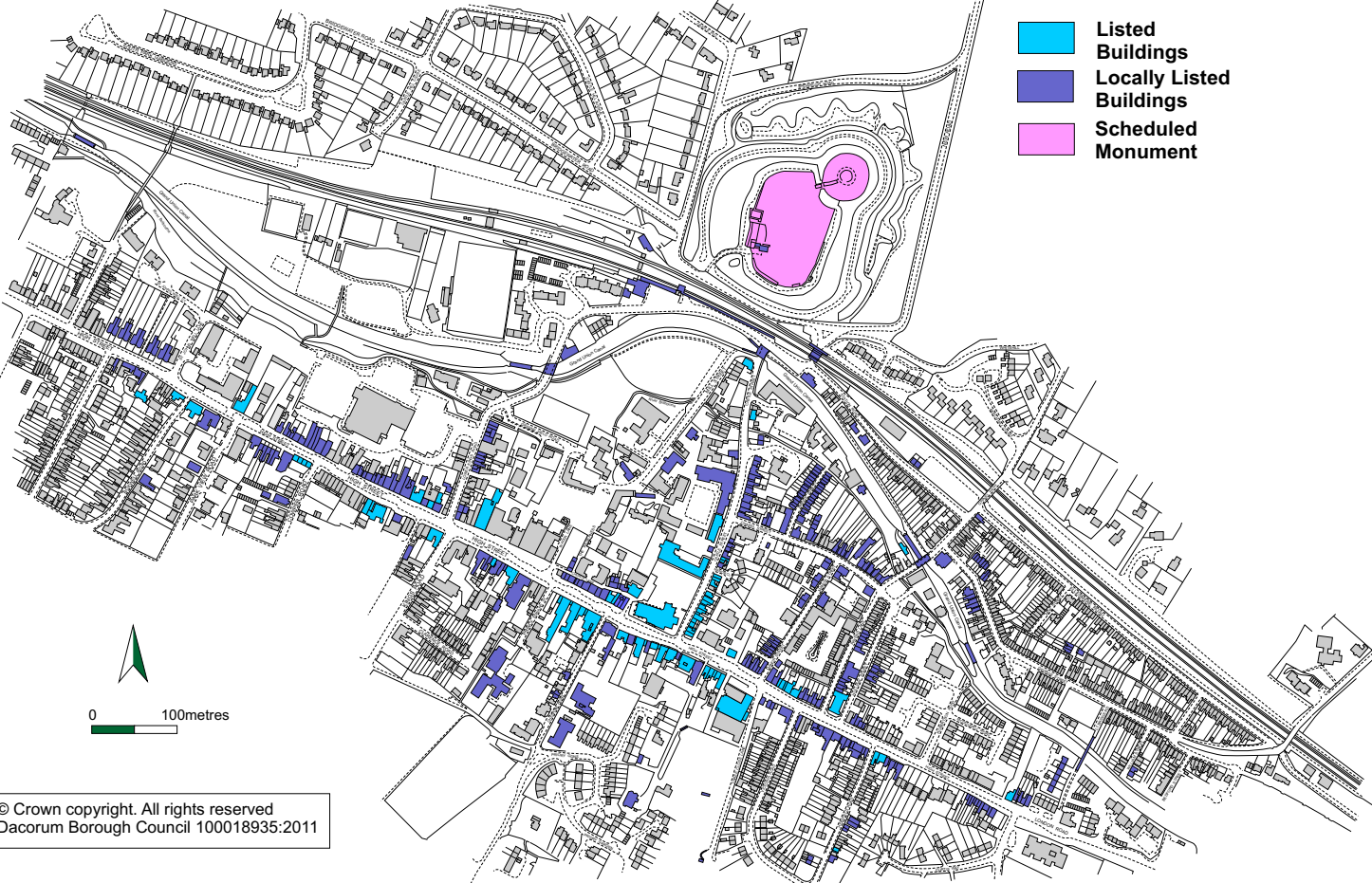
Nos. 3 & 4 William Street are two semi-detached houses, close to the canal and situated at the end of the cul-de-sac. Late C19th. Two storeys. Slate roof to No. 3, tiled roof to No. 4. Stack with two pots at right gable end. Single central downpipe. Painted rendered brick. No. 3 has symmetrical arrangement with room each side of central entrance hall; No. 4 has door at left end. All openings have simple timber pediments. All windows have 2-over-2 paned sashes. 5 window range over window to each side of No. 3's door which is 6-panelled with plain overlight, and two windows to right of No. 4's door which is C20th with 3 panelled base and 2 upper panes glazed. Overlight with 'Williams House' in gold lettering. Window openings to No. 4 are slightly larger than those of its neighbour, but the door height is lower. Unrendered brick flank wall to left end.

The houses front almost directly onto the pavement and occupy a sensitive position next to the canal. The pedimented and regular fenestration helps to unify the houses and the absence of other features creates a flush, uninterrupted façade.



3 & 4 William Street

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





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

### BOXWELL ROAD

#### 1 Boxwell Road

No.1 Boxwell Road is a detached house, now used as doctor's surgery. Late C19th. Hipped slate roof with boxed eaves. Unrendered brick ridge stack. No downpipes to main elevation. Painted rendered brick. Square on plan, double-fronted house with central entrance hall facing road and further elevation looking north. Symmetrical arrangement, all openings with slightly cambered heads except for narrow semi-circular arched window 1-over-1 paned sash to centre. Tripartite sashes each side with central and side lights of 1-over-1 panes over shallow projecting single storey bays with hipped roofs, moulded cornices and similar tripartite sashes. Central shallow projecting porch with heavy engaged pillars with chamfered piers and moulded capitals supporting plain entablature with cornice breaking forward in same style as bay windows. Recessed 4-panelled door and overlight with 'Surgery' in gold lettering. North elevation has 3-window range of 2-over-2 paned sashes over pair of single storey canted bay windows with 2-over-2 paned



1 Boxwell Road

sashes to the centre and 1-over-1 paned sashes to the cants.

No.1 Boxwell Road is a robust example of a late C19th house and prominently situated on Boxwell Road with a view both towards the High Street and Boxwell Road.

### CHARLES STREET

#### 3 & 5 Charles Street (Egerton House)

Nos. 3 & 5 Charles Street (Egerton House) are two large terraced houses, returned to residential use having been a school in the latter half of the C20th. c.1900. C20th tiled roof, hipped at left end, and roof at left end concealed by restrained, shouldered Dutch style gables with trefoil decoration near to the top of Charles Street gable; Doctor's Commons Road gable is rendered. Unrendered brick stacks, integral at left end, featuring prominently as a projection to front gable with offsets and detached shaft and at right end of No. 5. Unrendered buff and darker bricks with stone dressings to the bay window and red brick dressings to the other openings, used as 'in and out' work to the window reveals, as a dentilled cornice at second floor eaves level and moulded plat band between the first and second floors, continued across the facades where the building rises to three storeys, as banding at second floor sill level and to the basement and lower reveals of the porches. Three storeys and basement. Asymmetrical arrangement of openings. Charles Street elevation has steps up to pair of wide segmental arched openings with outer moulded edge to the brick arches and moulded impost. recessed doors, each with a 2-over 2 paned sash over. To left is the prominent stack with basement window and which reduces through 2 sets of offsets above second floor to form detached shaft. There are narrow 1-over-1 paned sashes on each of the two principal floors in the return walls, the lower windows having stone sills and lintels. 4 light window in the gable, and 5-light attic window which has been extended by one light to the right, the brick gable extending only over the 4 left hand lights. Bay window to right of No. 5's doorway, which has triple 1-over-1 sashes and narrow 1-over-1 sashes to the sides, with stone mullions, chamfered sills and plain lintels, over basement window and reducing to canted bay window at first floor level, 4 -panes per light and 1-



3 & 5 Charles Street (Egerton House)

over-1 sashes to the cants and small tiled gable. Doctor's Commons Road elevation has canted bay window rising from the basement with triple 1-over-1 paned sashes to centre and 1-over-1 paned sashes to the cants through two floors then reducing to rendered Dutch style gable forming a balcony entrance with French window with sidelights and railed balcony. 2-light window over pair of 1-over 1 paned sashes over single 1-over-1 paned sash to left. Rear service wing of No 3 extended into L-shaped extension with gable end onto Doctor's Commons Road

Nos. 3 & 5 Charles Street occupy a prominent position, turning the corner of Charles Street and Doctor's Commons Road. The style of Nos. 3 and 5 continues with the adjacent No. 9. They sit back slightly from the road, with brick walls and railings to the shallow front enclosures.

Egerton School was founded in 1950, was purchased in 1984 and became the lower school to the merged Egerton Rothesay School.

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#### 4 Charles Street

No. 4 Charles Street forms the end of a terrace of late C19th houses, No 4 extended to right side in C20th.

Built gable end to the road, tiled roof with patterned ridge tiles. Extension to right side has flat roof to front and hipped rear range. Unrendered brick stack to left end. Unpainted roughcast render to the upper storeys, the front gable incorporating false timber framing, with tile hanging in the apex and between the canted bay windows to right hand extension. Further prominent dormer to right side with tile-hanging and 5-light cross window. Red brick with some stone dressings to ground floor, extension to right side in darker brick. Two storeys and attic storey, the latter expressed as a full width gable with painted bargeboards. Principal room to left of entrance hall with two-storey flat roofed extension to right side.

3-light cross-window in the large gable with 6 paned leaded light toplight with cross-rail at sill level and false studding beneath and to each side above false, slightly cranked tie with moulded upper edge. 3-light and 2-light cross-window to first floor with 16 paned top sashes and single pane lower sashes. Moulded timber cornices forming flat headed lintels. Shaped timber brackets below the sill inder each mullion and reveals. Moulded brick plat band between brick and first floor render. Flat-roofed canted bay window to left with two-light cross-window to centre and single light cross-window to the cants, all with 6 paned top sashes and single paned lower sashes. Three centred arched entrance with key stone, and flanking stones at the angles and moulded stone imposts, with roll moulded soffit and reveals. Recessed door has six panels, upper 2 panels glazed, with side panels, the upper half glazed and overlights. Two storey canted bay window



4 Charles Street

to right side with 3 centre lights and 2-lights to the cants, 8 panes per light to upper floor and cross-window to ground floor 4 panes per light to the toplights, 6 panes per light below. 2 further entrance doors to right side.

Low gabled garage to right side echoes framing of main gable. Dwarf brick walls with low hopped iron railings to front and returning around right flank.

No. 4 Charles Street occupies a prominent position towards the corner of Charles Street and Kings Road.

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#### 19 Charles Street

No. 19 Charles Street is attached to 19A, and detached from No. 17. 1934 by datestone, but possibly retaining earlier fabric. Steeply piled roof with gable ends. Downpipes to each side. Large, near central attic gable with tile-hung cheeks, false timber framing and painted timber bargeboards. Upper storey roughcast rendered, lower storey red brick, continued up as quoins to eaves. Two storeys and attic storey. Entrance hall to left of principal room, alleyway to right side.

Large, slightly off-centre attic gable has recessed French windows, upper part glazed, with 8 paned sidelights and balustrade to front, the central balusters being diagonally set. 3 window range of 2-light casements, 8 panes per light. Prominent canted bay window to centre with 3-light cross-window to centre and single cross-window to each of the cants, each light with 4 panes above and 6 panes below. The roof



19 Charles Street



of the bay is extended across the façade as a hipped tiled roof. Recessed door to left up steps with panelled base and 12 panes above, flanked by 4-paned sidelights. Vertical thin plank door to right side with deep, glazed overlight.

Front wall in brick with tile strip insets to each side of pedestrian gate and at right end, with brick-on-edge capping dipping down to centre as reversed segmental capping to front enclosure. No 19 stands up on the south side of the street, the balcony and central gable being a prominent feature.

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#### 24 Charles Street (Marlborough House)

No. 24 Charles Street is a detached house. Probably late C19th. Hipped late roof with axial; buff brick stacks to each hip. Small flat-roofed dormer forward of left hand chimney. Prominent central gable with painted bargeboards and shaped finial and drop-finial. Painted brickwork with moulded plat band and plinth. Two storeys with attic and full basement.



24 Charles Street (Marlborough House)

All windows to front have 1-over-1 paned sashes and segmental arched heads, except for round-arched head to small window in gable. Single sash flanked by tri-partite sashes to first floor. Canted bay window with low pitched hip slate roof continuing down to basement to left and tri-partite window with brick piers between the centre and outer lights and individual segmental arched mouldings to the top of the lintels to right of shallow projecting entrance doorway with hipped capping and modified dentilled cornice, door of two-leaves, the upper half glazed with similar moulding to lintel. Segmental arched windows flanking door to basement, below 'bridge' across to main entrance.

Dwarf buff brick walls to front. Regular fenestration to each of the flank walls. Flat-roofed garage to right side.

No. 24 occupies a sensitive position on Charles Street and is unusual for its bridged access.

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#### 39 Charles Street

No. 39 Charles Street is a detached house. Late C19th. Hipped slate roof with boxed eaves and gabled bay with timber-framed truss with raking struts and spike finial. Axial stack to left hip and two stacks to right end, all with assorted pots. Downpipe near to right end. Purple bricks with colourwashed brick dressings to the windows, quoins and plat band which continues round left flank wall. 'In and out' work using 4 courses except on bay where the quoins are toothed. Painted stone lintels and bracketed sills to windows and porch. Two storeys. Double-fronted with principal room to each side of entrance hall. 1-over-1 paned sash over door with pedimented cornice supported on scrolled brackets; stone steps up to 4-panelled door with plain overlight. 1-over-1 paned sash over similar window with flat cornice breaking forward and supported on scrolled brackets to left. Two-storey projecting bay rising through 2 full storeys with tripartite window on each floor with 1-over-1 paned centre and side sashes, and additional 1-over-1 paned sashes in the returns to right. Single storey bay window with hipped to roof to left flank wall.



39, 41, 43 & 45 Charles Street

No. 39 sits up and is set slightly back from Charles Street with a shallow front garden with low brick wall and stone-capped piers to drive at left side.

#### 41, Charles Street

No. 41 Charles Street is a tall link detached house, built gable end to the road. Late C19th, with C20th garage extension to right side. Slate roof with bargeboards to front gable with drop finial. Downpipes to each side with hoppers. Buff brickwork with painted

stone surrounds to openings and plat band at first floor level. Three storeys plus attic storey and basement. Principal room to left of entrance hall, extending into rear range to form overall L-plan. Window openings except bay have eared and lugged architraves, the lintels swept up nearly to a point. Smaller attic window over 3-window range to second storey, all with bracketed sills (some brackets removed). All windows have 1-over-1 paned sashes. Prominent canted bay window rises through two storeys with hipped slate roof, to left of window in same style as those above, over doorway with segmental arched opening and large central keystone. Stone steps up to 6 panelled door with segmental headed glazed overlight. The plat band continues over single storey flat roofed section between the main house and single storey with attic storey garage extension to the right.

No. 41 sits up and is set slightly back from Charles Street with a shallow front garden with low brick wall and piers to the pathway. Flanked by Nos. 39 and 43,

No. 41 forms a robust central focus to these three houses.

#### 43 Charles Street

43 Charles Street is a detached house. Late C19th. Slate roof with brick stack at right gable end. Gabled attic window and attic gable terminating bay window which rises through the two main storeys, both have shaped bargeboards with finial to the latter. Downpipes to each side of bay. Unrendered buff brickwork, stone lintels to the main openings and columns separating the twin sashes on each floor of the bay projection and red brick dressings to the cornice, quoins of the bay projection, door pilasters and as a plat band incorporating narrow frieze and moulded cornice across the façade and in a narrow band of patterned bricks at first floor sill level. to the Attic gables are rendered. Two storeys plus attic storey and basement.

Principal room to right of entrance hall. 2-light window to attic dormer, 6 panes per light. Three light window 6 panes per light to large gable. First floor windows consisting of single sash to left and twin sashes in the projecting bay, have similar glazing pattern, 2 panes per light to the lower sash, the upper light further subdivided at the top into 12 smaller panes. The window openings to the bay have roll-moulded reveals and soffits to the lintels. Twin 2-over-2 paned sashes to ground floor. Outer doorway to left side up stone steps with brick pilasters with roll-moulded inner and outer edges above and below the moulded stone impost and round-arched stone lintel with sunken spandrels and moulded soffit; inner door is 4-panelled, the upper panels glazed, with narrow sidelights and ornate petalled fanlight.

No 43 sits up and is set slightly back from Charles Street with a shallow front garden partly enclosed by low brick wall.

No 45 Charles Street  
See No. 37 North Road

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#### Building to the rear of 50/52 Charles Street

Workshop, probably C19th but earlier fabric possibly concealed. Two storeys. Slate roof with gable ends. Timber-framed and weatherboarded. Elevation facing west has central first floor loading door flanked by a 2-light, 8 panes per light metal casement towards each end over 3 sets of double plank doors. Glazed horizontal panel towards heads of and between two left hand sets of doors.

A rare surviving detached workshop building in an otherwise residential area.



Building to the rear of 50/52 Charles Street

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### CROSS OAK ROAD

86 Cross Oak Road (High Rising) and 2 Greenway (High Beeches).

No. 86 and No. 2 Greenway form a cranked pair of houses on the north corner of Cross Oak Road and Greenway. 1920's in Arts and Crafts style. Quarter-hipped tiled roofs with unrendered centre ridge stack and stack set forward of the ridge at each end with offsets. Painted roughcast render. Two storeys. No. 86 has attic. Upper storey range of 3 windows with half dormers with hipped roofs and 2-light cross-windows with 4 panes over 6 panes to No 2 Greenway, modified to No 86 so as to accommodate attic storey. No. 86 has 2 similar windows flanking glazed door with 10 panes to garden, all to left of deep flat-roofed bay with similar window to centre and cants. No. 2 has 2 similar windows to right of similar bay, entrance to flank wall facing Greenway with asymmetrical fenestration and semi-circular arched outer doorway to recessed door, 3 panels to base and 9 panes to upper half.



86 Cross Oak Road

No. 86 Cross Oak Road and No. 2 Greenway form a mirror pair with Nos. 88 Cross Oak Road and No. 1 Greenway (with some later modifications) and provide a gateway entrance to Greenway, although high hedges and boundary trees now subdue their visual impact.



#### No 88 Cross Oak Road and No 1 Greenway

No. 88 and No. 1 Greenway form a cranked pair of houses on the north corner of Cross Oak Road and Greenway. 1920's in Arts and Crafts style. Quarter-hipped tiled roofs with unrendered centre ridge stack and stack set forward of the ridge at each end with offsets. Painted roughcast render. Two storeys. Prominent upper storey range of 6 windows with half dormers with hipped roofs. All have a 2-light cross window with 4 panes over 6 panes. No. 88 has 2 similar windows flanking glazed door with 10 panes to garden, all to right of deep flat-roofed bay with similar window to centre and cants. Lean-to porch with semi-circular arched porch to left flank well of No. 88. Nos. 1 has 2 similar windows to left of similar bay, entrance to flank wall facing Greenway with asymmetrical fenestration and shallow porch with semi-circular arched entrance and steps up to door, 3 panels to base and 9 panes to upper half.



88 Cross Oak Road

No. 88 Cross Oak Road and No. 1 Greenway form a mirror pair with No. 86 Cross Oak Road and No. 2 Greenway (though with later modifications) and provide a gateway entrance to Greenway.

#### 21, 23, 25, 27 & 29 Cross Oak Road

Nos. 21, 23, 25, 27 & 29 is a terrace of five houses, on the east side of Cross Oak Road, the roofline breaking between Nos. 23 and 25. Late C19th. Slate roof with gable end rendered stack at left end, unrendered brick ridge stacks between Nos. 21 and 23 and Nos. 25 and 27. Assorted pots, with unusual bellied pot to centre of No. 21's stack. Unrendered buff brickwork with red brick dressings to the openings, as banding below the upper floor windows and more randomly as vertical banding. No. 29 is painted.



21, 23, 25, 27 & 29 Cross Oak Road

Originally 5 single room wide, direct entry houses, the two left end cottages have been thrown together to form No. 21. Alleyway between Nos. 23 and 25. Nearly flat-arched openings have splayed lintels and toothed quoins in deep red brickwork.

No. 21 has two 2-over-2 paned sashes over canted bay window with hipped slate roof and 2 over 2-paned sash with 1-over-1 paned sashes to the cants and 2 over 2-paned sash to right of 4-panelled door, the upper 2 panels glazed. No. 23 has two C20th 2-light cross-windows in reduced openings above similar 2-light cross-window to left and alleyway opening to right of doorway with 4-panelled door incorporating

'Georgian' fanlight. No. 25 has 2-light casement, 8 panes per light over shallow 3-light bow window to right of gabled timber porch with outer half-glazed door. No. 27 has similar casement and bow window to left of brick porch with lean-to slate roof and C20th door. No. 29 has C20th 3-light window above projecting bay with hipped tiled roof to right of C20th door.

The group is set back from the road, and, unusually for terraced housing in Berkhamsted, have front gardens. That to No. 21 is enclosed by picket fence and No 29 has dwarf brick wall with rounded brick cappings.

#### 43, 45, 47 & 49 Cross Oak Road

Nos. 43, 45, 47 & 49 form a terrace of two pairs of houses on the east side of Cross Oak Road, the roof breaking in the centre with lower roofline to left hand pair. Slate roofs with gable ends. Single central downpipe. Central brick ridge stack to each pair. Unrendered dark purple brickwork, except for No 43 which is painted. Each pair has mirrored single-room wide, direct entry plans.



43, 45, 47 & 49 Cross Oak Road

All openings have slightly cambered arches. All sashes have 3-over-3 paned sashes. Steps up to doors to outer sides, 4-panelled to No. 43, 6-panelled to Nos. 45, 47 and 49. Gable wall of No. 49 is painted and blind.

Good group of unspoilt terraced housing, set back slightly from the road allowing modest front gardens

and dwarf front boundary walls with rounded brick cappings.

## COWPER ROAD

### 5 & 6 Cowper Road

Nos. 5 & 6 Cowper Road forms a range incorporating two houses that together turn the corner of Cowper Road and Torrington Road. c.1900. Hipped tiled roof with tall brick stacks at both ends. Gabled dormer to centre with large bargeboards; flat-roofed dormer next to left hand stack. Twin canted bays and large gable to Torrington Road have false framing and similar bargeboards. Unpainted roughcast rendered first floor and infill to the timber-framing, red brick and stone dressings to ground floor, with dentil style plat band below the render. Two storeys with attic storey. Symmetrical elevation to main range facing onto Cowper Road and projecting gable to No 6 onto Torrington Road. Large L-shaped two-storey extension to rear.

Cowper Road elevation has gabled two-storey canted bay window each side of entrance. Attic has 3-light window with leaded lights. Upper bay windows have triple sashes with single sashes to the cants. 4 panes per sash to upper third, single panes to lower sashes. Lower bay windows have stone-mullioned cross-windows, 4 panes to the upper light, single paned lights below. To centre is triple sash window, 4 panes to the upper sash, single panes to lower sash over entrance porch with moulded brick surround, three centred arch and moulded string to outer side of arch with returned ends. Steps up to recessed 6-panelled door with glazed overlight and narrow door to right.



5 & 6 Cowper Road

Torrington Road elevation has 3-light window with leaded window in gable with leaded lights. Quadruple and single sash with 4 panes to the upper sashes, single panes to lower sashes over canted bay window to ground floor with hipped tiled roof and stone cross-mullioned 3-light window. The door to No 6, which has 2-panelled base and two panels above, the upper panel glazed, is set back in the plane of the flank wall so that the corner of the projecting wing oversails supported on a stone pier and forming semi-circular arched openings to each facet.

Low brick wall with rounded brick capping retaining decorative wrought iron fences in different styles to right side of Cowper Road elevation and along Torrington Road elevation.

### 7 Cowper Road

No. 7 Cowper Road is a detached house with principal frontage facing onto Cowper Road but with substantial flank elevation onto Torrington Road. Hipped tiled roof with brick ridge stacks. Two rooflights facing Torrington Road. Unrendered grey/purple brick with red brick to cornice, deep plat band between the storeys and as banding across the facades at a level below the window lintels. Two storeys. Entrance hall to left of principal room, with service wing with hipped roof to rear.

All windows have cambered arches with twin rows of bricks forming the arches, the upper row breaking forward slightly and with moulded upper edge. Sashes are 1-over-1-panes, except that the upper floor top lights are divided into 9 panes, the outer panes being narrower. Canted bay window rising through two storeys and with slightly swept hipped tiled roof, the window openings being of a similar size to centre and to cants. Similar single sash over semi-circular arched doorway, the arch impost continues as moulded bands to each side and with stone keystone and dressed stone inset into plat band above topped with brick panel incorporating swags. This motif is repeated below each of the upper storey windows. Recessed 6 panelled door with glazed overlight incorporating gold lettering 'Cowper House'. Rectangular moulded brick panel to right has bowl with handles at base and four foliated panels above. C20th single storey extension



7 Cowper Road

to left side. Torrington Road elevation has similar canted bay window to left of single sash on each floor. Service wing is set back slightly and has 2 flat-roofed dormers over two windows to upper storey over wider tripartite sash to left of twin 1-over-1 paned sash and door with two upper panels glazed.

Low brick wall to front enclosure with square piers and pyramidal cappings to entrance pathway. Cowper Road occupies a prominent position and stands up on the corner of Cowper Road and Torrington Road; it incorporates some good turn-of-the-century detailing.



## DOCTOR'S COMMONS ROAD

Angleside House, (Nos 4 & 6) Doctor's Commons Road

Pair of large semi-detached villas. Late C19th. Hipped tiled roof with patterned ridge tiles. Rendered coving above white moulded timber cornice. Stacks at each end, the main shafts reducing to diagonally set triple shafts above the moulded caps. Overhanging gables of bays have painted bargeboards and false timber framing with patterned upright and on edge brickwork infilling with cranked crenelated collar. Tile-hanging to first (excepting bays) and second storeys incorporating 4 bands of scalloped tiles. Stone dressings to ground and first floor windows and to pier and impost banding to entrance doorways. Ground floor has purple brick with red brick dressings, including moulded brick plat band below the tile-hanging and across the bays. Three storeys. Mirror pair of villas with principal room outside adjacent entrance halls. Symmetrical facades, each villa with square projecting bay rising through 3-storeys. All sashes are 1-over-1 panes. Triple sash to top floor, quadruple sash to first floor, and cross-window with chamfered mullions to ground floor, both with full-width stone lintels. Elegant adjacent semi-circular arched outer doors with moulded brick outer edge and rounded soffits, both arches framed in an outer square headed



Angleside House, Doctor's Commons Road

border with moulded foliated square bricks at intervals and larger square quatrefoil bricks in the spandrels. Outer doorway infilled with light framing and glazing; recessed door has 4 panels, upper 2 panels glazed with overlight. Left flank wall of No 6 has similar tile-hanging and projecting bay to left of shallow projecting brick stack.

Substantial and well-detailed pair of villas with flank wall exposed to Angleside path.

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## GREENWAY

1 Greenway (adjoins 88 Cross Oak Road)  
See 88, Cross Oak Road

2 Greenway (adjoins 86 Cross Oak Road)  
See 86, Cross Oak Road



1 Greenway



2 Greenway

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## KINGS ROAD

5 & 7 Kings Road (Hope Villas)

Nos. 5 & 7 Kings Road form a pair of semi-detached villa style houses. Late C19th. Slate roof with gable end brick stacks. Unrendered buff and darker brick with colourwashed red brick dressings to the window openings, carried across the façade as banding at first floor sill level. Painted rendered surrounds to bay windows. Rectangular stone plaque with inscription 'HOPE VILLAS'. Two storeys. Mirror pair of houses, with principal room each side of adjacent entrance halls. Window openings have slightly cambered arches. Each house has two 2-over-2 paned sashes over gabled bay window with hipped slate roof also with 2-over-2 paned sashes to centre and cants beside shared stone steps up to door with chamfered reveals 3 panelled base, the upper half with 3 glazed panels and narrow rectangular overlight. No 5 has C20th low extension at left end.



5 & 7 Kings Road

An unspoilt pair of villas that sit up on the hillside, set back from Kings Road and with generous gardens.

Berkhamsted School, Kings Road (east side)  
Constructed as a Girls School in 1902, with later additions and alterations at the rear and at s. end (excluded from local listing).

Tiled roofs, gable ends to main range, hipped at left end. Brick stack at left end of main range and central ridge stack. Entire roadside frontage has brick to basement and ground floor, including rubbed brick headers to the windows, unpainted roughcast render to continuous plat band and upper storeys.

Main double pile range of two full storeys plus attic storey and basement. Lower range to left is single storey plus attic storey and basement. Main range has near symmetrical arrangement to 3 bays to left but with fourth bay at right end. 3 shallow, projecting gables to the left side with canted oriel bay windows supported on shaped timber brackets, 8 panes to front, 4 panes to cants to upper sashes, single panes to lower sashes. Flat roofed dormer window to right end bay with row of three 4-paned windows immediately over three single paned windows just below eaves. Second storey has wide cambered arched sashes with drip moulds, with three tripartite sashes with 12-over-2-panes and 4-over-1 paned sidelights to left of 8-over-1 paned sash to fourth bay. Principal floor has pair of sashes (6-over-1 to left, 6-over-6 to right) each side of wide semi-circular arched entrance with recessed entrance. Fourth bay has single 6-over-6 paned sash.

Lower range to left is of 4 bays, the left end bay



Berkhamsted Preparatory School

projecting forward slightly with a hipped roof. Each bay with large flat-roofed dormer that to wing has twin sashes over three sashes, the other 3 bays forming symmetrical arrangement of triple sash over four sashes (the outer sashes being narrower) flanking twin sash over pair of sashes. All sashes are 6-over-1 panes.

The School occupies a prominent position on the south side of Kings Road. Berkhamsted Girls was founded on 1st May 1888 and was based at 222 High Street until 1902, when it moved to its current site.

Famous pupils include Clementine Churchill, wife of Winston Churchill.

15 Kings Road, Berkhamsted School (west side)

No. 15 is a substantial late C19th detached villa, now forming part of Berkhamsted School and with C20th extensions at rear and to s. side. Tiled roof with looped crested ridge tiles and plain bargeboards. Stack removed at left end and capped at right end. Hipped roof to n. wing, with ball finials. Elaborate clay finial to front gable. Buff brickwork with colourwashed red brick dressings and stone lintels to the openings.

Two storeys and basement. Double-fronted house with principal room each side of central entrance hall. Service wings to rear, that to right side terminating in small single storey outhouse.

The central entrance bay is recessed slightly, flanked by 2-storey plus attic storey bay projection to left and larger canted bay rising to three storeys to right. The recess is spanned by a segmental arch with moulded edge in red brick just below the eaves. In the recess is a 4 paned window with cambered arched stone lintel flanked by reeded pilasters with moulded, swagged apron below, all in red brickwork. All other principal windows repeat this design. Recessed door below, upper part glazed with glazed sidelights and overlight, all set back from entrance with heavy stone lintel with slightly projecting and dropped keystone. Moulded impost blocks and red brick piers moulded on both faces.

Dentil platband above the porch lintel is carried across the façade. Left side has square bay rising from basement to attic gable which has wide 3 light window with segmental arch. Heavier toothing to frieze over



15 Kings Road

upper storey window also carried across façade at eaves level. 3-light window to each of the principal floors to front and narrow windows to sides all 1-over-1 paned windows, the windows divided by moulded red brick piers with moulded stone bases and capitals.

Right hand canted bay rises from basement to full third storey height, with two light window to centre, single window to each cant and narrower sidelights, all 1-over-1 paned sashes The top storey differs in that the



pilasters are reeded, the lintels are in red brick and the lower half of the opening are infilled with render behind decorative open traceried triple panels with low guard rail in front with wheel and spike motif. Entrance into basement on outer cant.

All sashes replaced in C20th.

No 15 sits up on the bank on the west side of Kings

Road and is the earliest (prior to the construction of the Girls School opposite) of a string of substantial detached residences that now line this side of the street above the turn to Charles Street.

C20th building attached to s. side link No. 15 with No 17. This link and C20th accretions at rear not included in the local listing.

19 Kings Road, Berkhamsted School (west side).

No. 19 is a substantial late C19th detached villa, now forming part of Berkhamsted School and with C20th extensions at rear and to n. side. Tiled roof with bargeboards to the gable ends. Stack set forward of the ridge at each end and similar stack to rear left side, all in banded brickwork, in same style as the front and side elevation walls which have alternate bands, mostly four courses per band, of buff and colourwashed red brickwork. Basement level is rendered. Stone dressings to the windows.

Two storeys with attic storey and prominent basement so that entrance and principal rooms are elevated. Double fronted house with principal room each side of central entrance. Symmetrical façade with central Dutch style gable with 2-over 2-paned sash over 2-light cross-mullioned window over entrance with semi-circular brick arch incorporating masonry keystone and supported on square piers with stone bases and capitals. Steps in two flights with landing have brick walls and stone capping up to four-panelled door, the upper 2 panels glazed. Large square bay window each side of entrance rise from basement to second storey, capped with moulded cornices and railings in front of shallow gables set back to the attic storey with window in each gable. Wide 3-light window to each floor, those to basement have segmental heads, those to the two principal storeys are cross-mullioned windows,



19 Kings Road

although unusual in that the cross-mullion is set high in the opening, with full sashes below it and narrow toplight above. All principal windows have 1-over-1 paned sashes.

No 19 sits up on the bank on the west side of Kings Road and is one of the earliest (prior to the construction of the Girls School opposite) of a string of substantial detached residences that now line this side of the street above the turn to Charles Street.

C20th additions at rear and to side are not included in the local listing.

## KITSBURY ROAD

36 Kitsbury Road

No. 36 Kitsbury Road is a substantial detached house, late C19th. Steeply-pitched hipped slate roof with crested ridge tiles and brick and stone moulded cornice. Two dormers with fretted bargeboards to north side. 2 rooflights to west side. Unrendered brick ridge stack and stack to south side hip. Painted rendered brick and stone dressings and corner pilasters. Two storeys with attic storey, with central entrance and room each side facing Kitsbury Road, and two prominent bays to north side elevation. All windows to west and north elevation have cambered heads with 1 over 1-paned sashes except attic dormers which have 2-over-2 paned sashes. 6-over-6 paned sashes to south side. Windows have eared and lugged architraves and shallow flat cornices breaking forward with sunk lozenge decoration below. Sills are bracketed and banding between extends across the façade at first floor level, stepping up over the entrance, and between corner pilasters and entrance to ground floor. Kitsbury Road elevation has 3-window range over central doorway flanked by similar windows. Steps up to entrance which has elaborate



36 Kitsbury Road

surround of reeded pilasters with foliate bases and capitals, the latter containing heads, the foliate decoration continued above the capitals and into the spandrels, with a dropped and slightly projecting keystone to the centre of the cambered arch.

Recessed 6-panelled door and narrow side panels, the upper half glazed, and a glazed overlight infilling the cambered head. Two canted bays to north elevation rise through both storeys with flat roofs, pilasters with foliate heads and panels to centre and cants between the ground and first floor windows. Deep projecting bracketed sills to upper floor sashes. Cambered window heads break into chamfer towards centre with scrolled

foliated motifs in the chamfers. French doors to centre of ground floor sash. Single first floor window in same style at left end.

No. 36 Kitsbury Road occupies a prominent position sited close to the road and with two principal elevations.

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The Grey House, Kitsbury Road

Undergoing renovation at time of survey. (September 2013)



The Grey House

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## MIDDLE ROAD

1, 2, 3, 4, 5, 6 & 7 Middle Road

Nos. 1-7 Middle Road consists of a terrace of seven houses staggered down the hill on the east side of the road. Of various dates from mid to late C19th, Nos. 2 and 3 built as a pair and Nos. 4-7 constructed together. Two storeys. Nos. 1, 2 & 6 retain slate roofs but roof coverings otherwise replaced in C20th.

Downpipe to right end of No 1, to left end of No. 3, 5 & 6. Brick stacks to right gable end. Brick stack to left and right end of Nos. 2 & 3, to left end of Nos. 5 & 6. Assorted pots. No. 1 and 7 are rendered, Nos. 2, 3, 4 & 5 are painted brick, No. 5 retaining unpainted brick arches, No. 6 is unpainted buff brick with red brick dressings. All houses are direct-entry single room plan. No. 7 has C20th extension set back at left end.

Nos. 2 and 3 form a pair with alleyway between; No. 5 has alley to left side.

No.1 is slightly taller than its neighbours and has a 2-light window on each floor, 8 panes per light, top 2-panes on right side are top-opening to right of part glazed door with slightly cambered head. Right gable end is blind.

Nos. 2 & 3 form a symmetrical pair with 8-over-8 paned sashes at each end with doorways, that to No. 2 has shallow latticed gabled porch, that to No. 3 has door with two panelled lower half, upper part glazed flanking semi-circular arched alleyway door and blind



1, 2, 3, 4, 5, 6 & 7 Middle Road

window above. No. 4 has 3-over-3 paned sash over C20th 15 paned window, to left of vertical planked door, all with slightly cambered heads. No. 5 has narrow 1-over-1-paned sash over the round-headed alleyway entrance both to left of step up to 4-panelled door and wider 3-over-3 paned sash on each floor to right. No. 6 has central C20th window over similar window to left of door which is 6-panelled and incorporates 'Georgian' fanlight. No. 7 has 2-light casement over C20th door and slightly bowed window, all C20th; extension to left end is set back slight with casement over shuttered garage door.

Nos. 1-7 front directly onto the unmetalled Middle Road and form a tight group with Nos. 8-11 opposite (q.v.) .



## 8, 9, 10 (Hope Cottage) & 11 Middle Road

Nos 8-11 Middle Road consists of a terrace of four houses staggered down the hill on the west side of the road. Two storeys. Mid to late C19th. Slate roof to No.10, C20th tiled roofs to Nos 8, 9 and 11, all with gable ends. Downpipes at right end of No 9, between 10 and 11 and at right end of No. 11 Central ridge stacks between Nos 8 and 9 and 10 and 11. Painted brickwork

Nos 8 and 9 form a mirror pair and Nos 10 and 11, with lower roofline, form an asymmetrical pair. Each house is single room, direct entry plan with alleyway forming part of No. 10 adjacent to join of the two pairs of houses.

All openings have slightly cambered arches, except for alleyway which has semi-circular arched opening. Nos. 8 & 9 each have entrance door, that to No. 8 is 6-panelled, that to No. 9 is 4-panelled, outside single window on each floor, No. 8 has C20th 8-over-8 paned sashes, No 9 has C20th 12 paned window, the upper 3 lights being opening toplight, over 9 paned window with opening toplight. No. 10 has two 6-over-6 paned



8, 9, 10 & 11 Middle Road

sashes above alley door with vertical planked door to left and 6-over-6 paned sash to right of door with vertical planking and two glazed panes at the top. No. 11 has 3-over-3 paned sash on each floor to left of 4-panelled door, with steps up and handrails. Gable walls of No. 8 and No. 11 are blind.

Nos. 8, 9, 10 & 11 front directly onto the unmetalled Middle Road and form a tight group with Nos. 1-7 opposite (q.v.)

## The Smoke House, Middle Road

The Smoke House is a former industrial building converted in C20th to residential use. C19th. C20th tiled roof with gable ends. 2 rooflights to main range.

No stacks. Downpipes to left end of main range and front wing. Mainly unrendered buff and other re-used bricks, but front gable painted and right flank wall of front wing has blackened bricks. L-shaped plan, the rear range, running parallel with Middle road, having slightly higher roofline to wing which extends forwards to front onto the road.

Main range has double plank doors to upper storey above French window with two glazed leaves. Front wing has 2-over-2 paned sash on each floor. Inner face



The Smoke House, Middle Road

of front wing has 2 small square paned windows over lean-to porch with tiled roof and C20th door in the angle to left of 4 light window, 2 panes per light.

## MONTAGUE ROAD

### 1 Montague Road

1 Montague Road turns the corner and links with the terrace on Charles Street. Late C19th. Shallow pitched hipped slate roof. Two stacks with pots in buff brickwork with red brick dressings to the caps and further stacks in similar style to service range. Unrendered buff brickwork with colourwashed red brick dressings to the openings. Two storeys. Principal room to each side of entrance hall with service range with lower roofline extending south up Montague Road. Symmetrical arrangement to main range with two-storey canted bay window with hipped roof each side of narrow window over doorway. All windows are 2-over-2 paned sashes with cambered red brick arches. Doorway has semi-circular arched opening and recessed 4-panelled door, the upper 2 panels glazed, with narrow panels to each side, the upper half glazed and glazed overlight. Service range continues to right with 2-window range and door. Elevation fronting Charles Street continues as regular terrace ('Montague Villas') extending eastwards.



1 Montague Road

Dwarf wall to front enclosure capped with blue engineering bricks and pyramidal cappings to gateway with wrought iron gate.

No 1 Montague Road is largely unaltered and occupies a prominent position in turning the corner of Montague Road and Charles Street.

## NORTH ROAD

### 1 North Road

No 1 North Road is house that turns the corner of North Road and Charles Street. Early C20th. Tiled roofs hipped to main range on the corner with crested ridge tiles. Downpipe to left end of North Road elevation and right end of Charles Street elevation. Unrendered brick stack at right end of Charles Street elevation. Flat-roofed 3-light dormer to each elevation. Upper storey is painted roughcast render, lower storey of unrendered red brick. Two storeys with attic storey. Room to each side of entrance on North Road elevation, with lower service range extending southwards up North Road. All windows have 4 paned upper sashes, single pane to lower sashes. North Road elevation has two twin sashes over tiled hipped porch supported by shaped timber brackets and extending over canted bay window to left with triple sash to centre and single sashes to the cants. Steps up to 5-panelled door, the upper panel glazed, with glazed overlight. Twin sash to right with timber lintel. Similar fenestration and door to service range to left. Near symmetrical elevation to Charles Street with two triple sashes over canted bay window



1 North Road

with hipped roof, triple sash to centre and single sashes to the cants.

High hedging and dwarf brick walls to shallow front enclosures. No 1 forms a pair with 37 North Road, which together frame the entrance to North Road from Charles Street. Adjoining houses in North Road and Charles Street in same style.

### 25 North Road

25 North Road is a detached house. Early C20th. Tiled roof with gable end brick stacks with red brick dressings and assorted tall clay pots. Large gable to left end with finial and attic dormer with tiled cheeks, both with false timber-framing and bargeboards. Rendered upper storey and infilling to the framing. Ground floor has purple brickwork and red brick dressings. Fishscale tiling between the ground and first floor bays.

Two storeys and attic storey. Principal room each side of entrance hall. Bay forms shallow projecting wing to left side with full gable and flat-roofed two-storey canted bay window to centre. Sashes have smaller paned upper sash, 4-panes to attic storey, 6 panes to ground and first floor sashes, 9 panes to bay window, with single pane lower sash, Twin sashes to main gable, triple sash to attic dormer. Twin sash over 6-panelled door, the upper two panels glazed, with triple sash on each floor to right. Upper floor sashes have flat corniced lintels breaking forward, Ground floor window has cambered brick arch with stone keystone with capping. Bay window to left has twin sashes to centre, single sashes to cants. Right gable end is rendered and blind. Single storey flat-roofed garage to left end. Dwarf brick wall with stone capings to shallow front enclosure.

No 25 is an unaltered Edwardian style detached house occupying a prominent position on North Road.



25 North Road



### 37 North Road, including No 45 Charles Street

No. 37 North Road with No. 45 Charles Street is a house that turns the corner of North Road and Charles Street. Early C20th. Tiled roofs hipped to main range on the corner. Downpipe to right end of North Road elevation and towards left end of Charles Street elevation. Unrendered brick stack at left end of Charles Street elevation and to ridge of No 45. Flat-roofed 3-light dormer to each elevation of No. 37 and to No. 45. Upper storeys are painted roughcast render, lower storeys of unrendered red brick. Two storeys with attic storey. No. 37 has room to each side of entrance on North Road elevation, with lower service range extending southwards up North Road. No. 45 has entrance hall to left of principal room. Alleyway between Nos. 37 and No. 45 on Charles Street. All windows have 4 paned upper sashes, single pane to lower sashes. North Road elevation has two twin sashes over tiled hipped porch supported by shaped timber brackets and extending over canted bay window to right with triple sash to centre and single sashes to the cants. Steps up to 5-panelled door, the upper panel glazed, with glazed overlight. Twin sash to left with timber lintel. Similar fenestration to service range to right. Near symmetrical elevation to Charles Street with two triple sashes over canted bay window with hipped roof, triple sash to centre and single



37 North Road

sashes to the cants. Semi-circular arched doorway with plank door to alleyway. No. 45 has two triple sashes over similar canted bay window to left of doorway which has recessed door and narrow side panels, the upper half glazed.

Hedging and dwarf brick walls with some rounded brick cappings to shallow front enclosures. No 37 forms a pair with 1 North Road, which together frame the entrance to North Road from Charles Street. No 45 forms integral extension of No 37 along Charles Street.

### SHRUBLANDS ROAD

#### 5 & 7 Shrublands Road (Dunsland House & Mullions)

Nos. 5 & 7 Shrublands Road are a mirror pair of large semi-detached houses, Dunsland to left converted to residential home. 1898. Tiled roofs. Moulded bargeboards to attic dormer and gabled bays, those to the latter are supported on shaped brackets springing from corbels. Two brick stacks with assorted pots to Mullions. Cranked downpipes between the bays and at each end. Red/orange brick to ground floor with stone dressings to windows and doors, roughcast render and patterned tile-hanging to the bays, and false timber-framing in the gables. Symmetrical layout, each house with principal room each side of entrance and pair of alleyway doors between and narrow recessed bay at each end. All windows have rectangular leaded lights except for left hand upper floor bay window (altered to tripartite window). Opening casements in metal. Each house has 3-light attic window over single light window over doorway. Projecting gabled bay with false ogee bracing over 5-light window with single lights to the sides, plain tiled between the gable tie-beam and window-head, the aprons similarly tiled but with 3 bands of patterned tiles across the centre. Ground floor bay windows are 4-light stone cross-mullion windows with four-centred arched heads. Flat band with dentiled brickwork to lower edge and moulded cornice to top edge across the whole façade. Flat arched stone doorways have label moulds and pointed arched doorways with sunk spandrels. Vertical planked door of



5 & 7 Shrublands Road

2-leaves with ornate strap hinges (vertical leaded light glazing panels let into each leaf of door to Dunsland House). Between the houses is a wide basket arched opening, with moulded arch and stone labels, and a pair of semi-circular arched alley doorways in the recess with vertical plank doors. Glazed fanlight to Mullions. Outer bays have single light window on each floor, that to ground floor is a cross-window with stone dressings. Brick steps up to each of the three entrances.

A fine example of a substantial turn of the century mirror pair of houses, in a style which characterises this south side and east end of Shrublands Road, with the houses being set back and up from the road.

### 9 Shrublands Road (Stonycroft)

No. 9 Shrublands Road is a large detached house. 1893, designed by C.H Rew in Arts and Crafts style. Tiled roof with gable ends, ridge dropped slightly to left hand bay. Upper floor window to left end, attic storey window and projecting wing to right all have moulded bargeboards, those to the cross-wing are supported on shaped timber brackets. Four visible stacks with unrendered shafts, splaying out to moulded caps with an assortment of pots. Unrendered grey/purple brick to ground floor up to dentilled plat band with roughcast render above to the upper storey, with false timber framing in the gable of the projecting gable. Two storeys and attic storey. Asymmetrical plan with slightly dropped roof to left hand bay, off-centre entrance porch straddling entrance hall and slightly projecting wide gabled bay to right, and additional bay at right end. All windows have flat-arched heads. Opening casements in metal. All upper storey windows have diamond leaded lights, those to ground floor have hexagon leading in top lights, rectangular leaded panes to lower lights. 3-light over 4-light window to left end. 3-lights over 2-light window immediately to left of brick and timber porch with gabled tiled roof and double bargeboards, framed 4-centred arched doorway with leaded light side-lights to the corners and door divided into 3 with 2 panels to base, 4 panels to mid section and glazed leaded light top panel. 5-light windows on each floor to projecting bay and single light window to end bay. Single storey outhouse at left end.



9 Shrublands Road (Stonycroft)

Stonycroft (retaining its original name) is an example of a substantial late C19th house which characterise this south side and east end of Shrublands Road, with the houses being set back and up from the road. The land was originally owned by Frederick Lane (Lane's Orchards), William Dwight (Dwight's Pheasantries), and T E and W R Rowland in 1890. Mrs Ellen Capon was the owner of the house on the plot by 1893, but it was mortgaged to/financed by William Dwight. The house was designed by Charles Henry Rew, a local architect who also built (later in association with his son Noel) All Saints Church and various buildings at Berkhamsted Boys' School – the Chapel, Deans' Hall, the Swimming Pool. He had been a Berkhamsted School pupil and is commemorated in his own Chapel there.

### 11 Shrublands Road (Rowans)

No. 11, Shrublands Road is a detached house. 1890s. C20th tiled roof with rendered stack at left end. Painted brickwork. Two storeys. Double-fronted house with principal room each side of entrance hall. Plat band with moulded cornice across façade and returning along flank walls. Two-storey projecting flat-roofed canted bay window to left, with twin 1-over-1 paned sashes to centre and cants over 1-over-1 paned larger sashes to centre and cants. Two 1-over-1 paned sashes over central door in wide segmental arched opening with glazed overlights and sidelights and door, upper half with 2 glazed panels, 4 panels lower half with cartouche design, and tripartite sash with 1-over-1 panes to centre and sides to right. Lean-to garage at left side. House is raised with steps up to front door flanked by raised beds.



11 Shrublands Road (Rowans)

The Rowans (retaining its original name) is an example of a substantial turn of the century house which characterise this south side and east end of

Shrublands Road, with the houses being set back and up from the road.



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



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# Appendix 3:

## Proposed Criteria for Local Listing

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

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

PPS5 (Planning Policy Statement 5: Planning for the Historic Environment, 2010) states that *'Heritage assets are the valued components of the historic environment. They include designated heritage assets [a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area] and [undesigned] assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).'*

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

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

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

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

Criterion	Description
Age	The age of the asset may be an important criterion and can be adjusted to take into account distinctive local characteristics
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
Group value	Groupings of assets with a clear visual design or historic relationship
Evidential value	The significance of a local historic asset of any kind may be enhanced by a significant contemporary or historic written record



Criterion	Description
Historic association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important figures
Archaeological interest	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified
Designed landscape	Relating to the interest attached to locally important designed landscapes, parks and gardens
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place

### **Buildings that make a positive contribution to the conservation area**

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

English Heritage issued the following statement with regard to buildings in a conservation area that make a contribution to the area's significance ([www.english-heritage.org.uk/publications/pps-practice-guide/](http://www.english-heritage.org.uk/publications/pps-practice-guide/))

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

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

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

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

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

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



# Appendix 4:

## Historic Environment Record

### (Hertfordshire County Council)

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

ID	Name	ID	Name
10	Berkhamsted Medieval Borough	7369	Medieval occupation, 320a High Street
39	Berkhamsted Motte and Bailey Castle	9092	St. Peter's Church
1336	Roman Coins, Berkhamsted Castle	9181	Supposed site of the Parish Church of St. James
4142	Site of St. John The Baptist Leper Hospital	9183	The Court House
4143	Site of St. John's Well	9184	Site of Market House
4251	Bronze Age Brooch and Silver Pin, Berkhamsted Castle	9185	Approximate location of Medieval Hospital of St. John the Evangelist
4900	Medieval Burials, Priory Gardens, Chesham Road	9187	Site of Stocks, Pillory and Whipping Post
5210	Turnpike Post, High Street, Berkhamsted	9188	Site of Borough Market
5232	Bridge over Grand Union Canal, Lower Kings Road	9189	Old School Building, Berkhamsted Collegiate School, Castle Street
5233	Road Bridge over Grand Union Canal, Castle Street	9193	14th Century Hall, 125 High Street
5234	Road Bridge over Grand Union Canal, Raven Lane	9281	Friends' Meeting House, High Street
5346	Malting at Chapel And Bridge Streets	9282	Baptist Church, High Street
5460	Berkhamsted Station	9283	Dean Incent's House, 129-31 High Street
5570	Railway Bridge, New Road	9284	The Swan, 139 High Street
5650	Waterworks, High Street	9285	The Crown Public House, 145 High Street
5773	Castle Mill, Lower Kings Road	9286	The King's Arms, 147 High Street
5887	Site of Cooper's Sheep Dip Works, Manor Street	9287	Late Medieval building, 207-9 High Street
6075	Late Iron Age Coin, Lower Kings Road	9288	The Lamb Inn, 277 High Street
6378	Post-Medieval Pond, Berkhamsted School, Mill Street	9290	The Bull Public House, 10 High Street
6419	Medieval occupation behind 320-338 High Street	9291	The Old Town Hall
7087	Site of Upper Mill, Mill Street	9292	Sayers Almshouses, 235-41 High Street
7089	Site of Brewery, Castle Street	9293	Site of 19th Century Congregational Churches
7090	Site of Brewery and Malting, Water Lane	9294	Site of Church Cottage, St Peter's Church
7091	Gas Works, Mill Street	9295	Site of Baptist Meeting House, Water Lane
7092	Site Of Malting, 163 High Street	9296	Site of Royal Oak Public House, High Street
7093	19th Century Butchers' Outbuildings, Church Lane	9297	Site of Pilkingtons, High Street
7094	Site of The Swan Brewery, High Street	9298	Site of Parish Workhouse and British School, Park View Road
7095	Site of Steam Mill, High Street	9299	Site of Town Jail and Police Station, High Street/Kings Road
7153	Railway Bridge, Berkhamsted Station	9300	The Bell Public House, Market Place, 158 High Street
7196	Gas Lock No.2, Grand Union Canal	9302	Site of Old Rectory, Rectory Lane
7197	Broadwater or Station Lock, Grand Union Canal	9315	Site of the Berkhamsted Union Workhouse, High Street
7198	Ravens Lane Lock, Grand Union Canal	9436	Post-Medieval occupation, Cowper Road
7199	Rising Sun Lock, Grand Union Canal	9883	Site of Kitsbury or Kitsendbury Farmhouse
7366	Medieval occupation, Kingsgate	9957	Medieval and later waterlogged deposit, 256 High Street
		9961	Medieval occupation behind 125 High Street

<b>ID</b>	<b>Name</b>	<b>ID</b>	<b>Name</b>
10725	Saxon and Medieval occupation, Incents Lawn, Chesham Road	13373	New Lodge, Bank Mill Lane
10944	Medieval occupation, Agrevo Site, High Street	13568	Castle Hill Farm, Castle Hill
11439	Medieval pottery, 286-290 High Street	13618	35-39 Highfield Road
11466	Rex Cinema, High Street	13619	Prospect Place Chapel, 29-31 Highfield Road
11517	Medieval Herts Greyware Jar, Berkhamsted Castle	13620	Site of Highfield House, Victoria Road
11610	Medieval building, 173 High Street	13621	47 Highfield Road
11823	Medieval pit or soakaway, 97-101 High Street	13695	Medieval or later pit, 12 Torrington Road
11966	Post-Medieval occupation, 31-33 High Street	13738	Medieval pits, 2 Chesham Road
12041	Site of Castle Wharf	15294	Medieval occupation, Victoria School, Prince Edward Street
12042	Bourne School, 222 High Street	15299	Post-Medieval reclamation, St John's Well Lane
12054	Site of 'The Water House', River Bulbourne	15316	Environmental evidence from peat deposit, St John's Well Lane
12055	Site of wharf, Lower Kings Road	15511	Site of Egerton House, 97-101 High Street
12056	Site of original railway station	15578	Medieval Pits, New Lodge, Bank Mill Lane
12122	The Red House, 113 High Street	15579	Possible Roman Ditch, New Lodge, Bank Mill Lane
12198	Human remains, St. Peter's Churchyard	15716	Post-Medieval features behind 25 High Street
12242	Linear Earthwork, Castle Hill, NW of Berkhamsted Castle	15768	Post-Medieval house, 119 High Street
12319	Medieval occupation, 112-18 High Street	15769	Post-Medieval house, 121 High Street
12320	Post-Medieval occupation, 112-18 High Street	15771	18th Century house, 214-216 High Street
12694	Medieval & Post-Medieval occupation, 71-77 High Street	15796	52-54 High Street
12695	19th Century industrial building, 77 High Street	15834	Possible Medieval buried land surface, High Street/Castle Street
12726	River Bulbourne palaeo-channel, Castle Wharf	15844	103-109 High Street
12730	Late Saxon peat deposit, Castle Mill	16203	Medieval industrial features, Manor Street
12835	Wesleyan Methodist Church, Cowper Road	16238	Medieval pottery, Berkhamsted Collegiate School
13125	Medieval domestic activity, Mill Street/ Castle Street	16249	Possible Medieval occupation, Park Street
13126	Post-Medieval hide and horn working evidence, Castle Street	16253	Medieval occupation, 110 High Street
13127	Site of Post-Medieval (and Earlier) Buildings, Castle Street	16261	1-4 Castle Street
13356	Medieval & later occupation, 3-4 Church Gates, Church Lane	16262	Site of Manor Croft, Manor Street
		16966	195 High Street
		16967	Hope Hall, Kings Road
		16968	Baptist Chapel, 30 Kings Road
		17168	Medieval Pit, 147 High Street



# **Appendix 5:**

## **Existing Article 4 (2) Directions.**

### **Restricted permitted development**

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

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

#### **AREA 1: High Street, Chapel Street, Cowper Road**

##### **High Street**

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

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

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

##### **Chapel Street**

1 & 2; 5 – 18 (all); 22 & 23

##### **Cowper Road**

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

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

##### **Ravens Lane**

Lock Cottage

##### **Station Road**

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

#### **AREA 3: Boxwell Road, Shrublands Avenue**

##### **Boxwell Road**

1 – 9 (all); 10 – 28 (all)

##### **Charles Street**

34, 36 & 36a

39 – 77; 79 – 99 (odd)

44 – 56; 58 – 68 (even)

##### **Hamilton Road**

1, 2, 3 & 4

##### **Kitsbury Road**

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

##### **Kitsbury Terrace**

1, 2, 3, 4 & 5

##### **Shrublands Avenue**

2 – 8 (all); 10 – 91 (all); 92

##### **Shrublands Road**

5 – 15 (odd)

# Appendix 6:

## Design Guidance

### General Introduction

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

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

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

As set out in the Town Centre Strategy for Berkhamsted, the Council's aim is to **conserve and enhance the town centre environment with particular reference to retention of its appearance, character and atmosphere as a small county town centre...** (Berkhamsted Town Centre Strategy; spatial planning. Dacorum Borough Local Plan 1991 - 2011).

Amongst Berkhamsted's assets that most residents want to see conserved and visitors recognise as desirable are:

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

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

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

### New Development within Residential Streets

#### Introduction

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

#### Scale, Form and Massing

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

#### Building frontage

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

#### Street pattern

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



**Building line**

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

**Ridge line**

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

**Front boundary treatment**

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

**Front garden / border**

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

**Orientation**

Main entrance and principal elevations should be towards the street.

**Openness**

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

**Levels/steps to front door**

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

**Materials and decoration**

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

**Fenestration**

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

**Street frontage**

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

**Rear / side yard extensions**

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

**Dormers**

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

**Parking**

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

**New development within the Urban Town Centre****Introduction**

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

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

**Urban Plan Form**

This Appraisal has already outlined the layout of the building plots (urban plan form) within the commercial town centre (Area 1) including the position / orientation of High Street buildings within their plots, the interface between buildings and public spaces, the general

visual pattern of the street scene and surviving narrow pedestrian alleyways between buildings to rear plots. Recent developments on the rear plots of High Street properties located within the urban centre comprise new commercial buildings (such as office blocks) or the creation of private, hard standing, car parking areas.

#### **Plot layout / building line / orientation**

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

High Street buildings predominantly stand upon or close to the street frontage with enclosed rear spaces. They are orientated to face the street front occupying the full width of the plot with direct access from / onto the pavement. Any new development should therefore respect the surrounding plan form (a mostly continuous street frontage comprising surviving burgage plots). Where this has been eroded the historic urban plan form could be re-introduced. Bridging over surviving pedestrian alleyways between High Street buildings should be resisted. Pedestrian permeability should be retained through the town centre; the insertion of large new developments extending across earlier plot boundaries or which are inward looking or are 'gated' developments threaten these routes.

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

#### **Scale / massing / form**

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

Buildings should not exceed the predominant scale or volume of their surroundings (three storeys) and the building frontage width or depth should not exceed that which is characteristic of the context. Neither should new development necessarily exceed what is

being replaced. The outlying topography should also act as an additional restriction in building height.

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

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

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

#### **Street pattern**

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

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

#### **Front boundary treatment**

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

Thought should be given to the differentiation of enclosed forecourts within the town centre. This should include what type of appropriate materials can

be used and whether its enclosure with railings may be appropriate.

### **Floorscape / hard landscaping**

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

### **Shopfronts**

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

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

### **Pavements**

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

### **Parking**

Public car parks on Water Lane, Lower Kings Road (Waitrose supermarket) and St. John's Well Lane are

vital amenities to the sustained economy of the High Street. In addition there are some short stay on-street parking bays along the High Street for visitors.

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

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

### **Street Furniture**

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

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

## **New Development along the River and Canal**

### **Introduction**

The setting of the Grand Union Canal within the Berkhamsted Conservation Area is greatly influenced by numerous alterations to buildings or new developments that have taken place along its banks during the past several decades. Canal-side buildings still continue to be constructed or proposed. In character these can be on the sites of former industrial buildings remodelled as housing or otherwise replaced by more modern residential buildings. There are also some entirely new residential buildings that have been permitted on in-fill and greenfield sites. Small extensions to buildings have been permitted elsewhere in a few further cases. Upstream from the



station area to the west there has been virtually no fresh development and no future construction seems likely within the current conservation area boundary since the canal flows here through broad meadows given over to amenity leisure use. The section from the station downstream and to the east has, however, seen a considerable amount of recent development and the remarks that follow about the future shape of this part of the conservation area are concerned with these downstream areas on or close to the sides of the canal.

### **Location**

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

### **Scale**

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

### **Massing**

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

### **Attention to detail**

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

### **Materials**

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

### **Finish**

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

### **Openness**

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

**Landscaping**

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

**Parking**

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

**Conclusion**

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

## Appendix 7: Examples of Building Materials



*Yellow stock brick facade*



*Red brick with  
coloured and  
tuck pointing*



*Flank wall in  
Luton Greys with  
soft red brick  
arches*



*Finely pointed gault brickwork*





*Unusual brick and flint work in a timber framed building*



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



*Ancient brick gable wall and massive chimney base*



*Classical façade with brick band and cornice and pilasters*





*Elaborate & brick patterns within mock framing*



*Splayed window arches in yellow stock façade*



*Creative use of brick and tile*



*Highly decorative stone and brick work*





*Combination of elements in highly detailed facade*



*Parapet topped wall and contrasting "pilasters"*



*Burnt headers featuring strongly in red brick*



*Use of polychrome brickwork and decorative moulded brick*





*Columnated classical doorways on the High Street*



*Pilastered doorcases and a timber framed open porch*





*Examples of ornate iron work on boundary walls*



*Candy twist lamp posts and lantern*



*Robust ironwork and brickwork in the canal side setting*

