

St Mary's



Conservation Area
Character Appraisal

Adopted December 2015



Planning for a Better Watford

St Mary's Conservation Area Appraisal

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1.0 Introduction

The St Mary's Conservation Area Character Appraisal aims to set out the area's special character and appearance and how it can be preserved or enhanced. This appraisal will be used to help inform the design of any future development proposals so that they preserve or enhance the area and acknowledge its features.

It is important to note that no appraisal can ever be completely comprehensive and that the omission of a particular feature, building or open space should not be taken to imply that it is of no interest.

2.0 Background, Scope and Structure

The borough of Watford contains ten conservation areas, the oldest of which was designated in 1973. St Mary's was designated as a conservation area in 1975. The Urban Conservation Strategy produced during 2001 added a further five conservation areas. The High Street / King Street Conservation Area was designated in 2006, while the Watford Heath Conservation Area and Estcourt Conservation Area were extended in 2008 and 2010 respectively. More recently, Macdonnell Gardens was designated as a conservation area in 2012 and Oxhey was designated as a conservation area in 2013.

This appraisal is structured to include:

- summary of designation;
- policy background;
- definition of the special interest of the area via spatial and character analysis, historical development and important features.

3.0 Designation

St Mary's Conservation Area was designated on 18th August 1975 under Section 277 of the Town and Country Planning Act 1971. The aims of the designation of the Conservation Area were:

- to maintain the historic character of the area;
- to enhance the area as an important historic part of Watford; and
- to protect buildings of historic and architectural importance.

(From: Boundary Amendment Report, 2000.)

4.0 Definition / Summary of Special Interest

St Mary's Conservation Area contains a historic churchyard

adjoining the High Street and is largely enclosed by buildings. It interconnects with the High Street and contains St Mary's Church, which is Watford's oldest standing building, and notable buildings such as the Elizabeth Fuller Free School and the Bedford Almshouses. Other built structures, such as walls, railings and tombs, as well as natural features, such as hedges and trees, are also of importance to its character and appearance. Local welfare and educational provision in the town originated from this area and it continues to be a central part of the town physically and spiritually.

5.0 Location and Setting

The Conservation Area adjoins the western side of the High Street in the central part of Watford. The street plan shows how the High Street widens out next to the church and to the north of it to form a market place. The eastbound pathways across the churchyard lead to the market place, which developed in the 12th century, and to the existing church, which it is also believed has stood on this site since the 12th century. The setting is provided by buildings on the High Street to the north-east, Market Street to the north west, King Street to the south-east (all commercial streets), and by the ring road to the south-west.

6.0 Archaeology and Historic Development

6.1 Archaeology

Excavations on the site of St Mary's vicarage in 1986, 1987 and 1988 produced more significant quantities of stratified medieval material, as well as a few pieces of Roman material, which was mostly unstratified. There is therefore potential for medieval archaeology in the Conservation Area, with only a limited possibility of Roman archaeology. No house foundations older than the 13th century have been found in Watford and it is probable that there was no settlement here before the 12th century.

There are no scheduled monuments in the Conservation Area.

6.2 Historic Development

The earliest reference to the name Watford, appears to be in the Oxhey Charter which delineated land given to St Albans Abbey in 1007 by the Saxon king Aethelred. It may refer to a river crossing of the Colne at this point rather than to a settlement (Forsyth, 2008). Watford is not mentioned in the Domesday Book which was compiled in 1086. At the time the land here was included in the land or 'manor' of Cassio.

By the 12th century a settlement had developed, a little north of the Wat-ford (a crossing place on the river) and clear of the floodable area. A reference is made to the Parish of Watford in a document of 1119-46 and a market charter was granted at some point in the 12th century. The settlement grew as 'Watford Street', simply a row of buildings leading up from the River Colne along what we now know as High Street, and grouped around a church (St Mary's). Its layout was a linear development with narrow tenement or burgage plots running off the main street.

Narrow plot boundaries are still visible in the contemporary layout of the streets around the church; for example, between New Street and the High Street. The High Street widens to the north of the church, which is thought to have been the site of the medieval market (Hunns 2000). However, the plan on the following page probably overestimates the extent of the market area, which is more likely to have only reached as far south as the northern end of St Mary's Church.

The evidence suggests the oldest surviving part of St Mary's Church was constructed in the early 13th century, in the Early English style, but fragments of an earlier Norman church have been found on the site and it was extended later. The church is the oldest standing building in Watford and was the focal point of the medieval town. It is probably the only surviving pre-16th century building remaining in Watford.

From the Middle Ages onward Watford was an agricultural market town centred on the main High Street and the church. In the 16th–17th centuries the town, and specifically the area around the parish church, would have altered little from the medieval layout. Expansion, where it did occur, was into the yards off the High Street.



*Dury and Andrews 1766
(red circles mark the location of the church)*



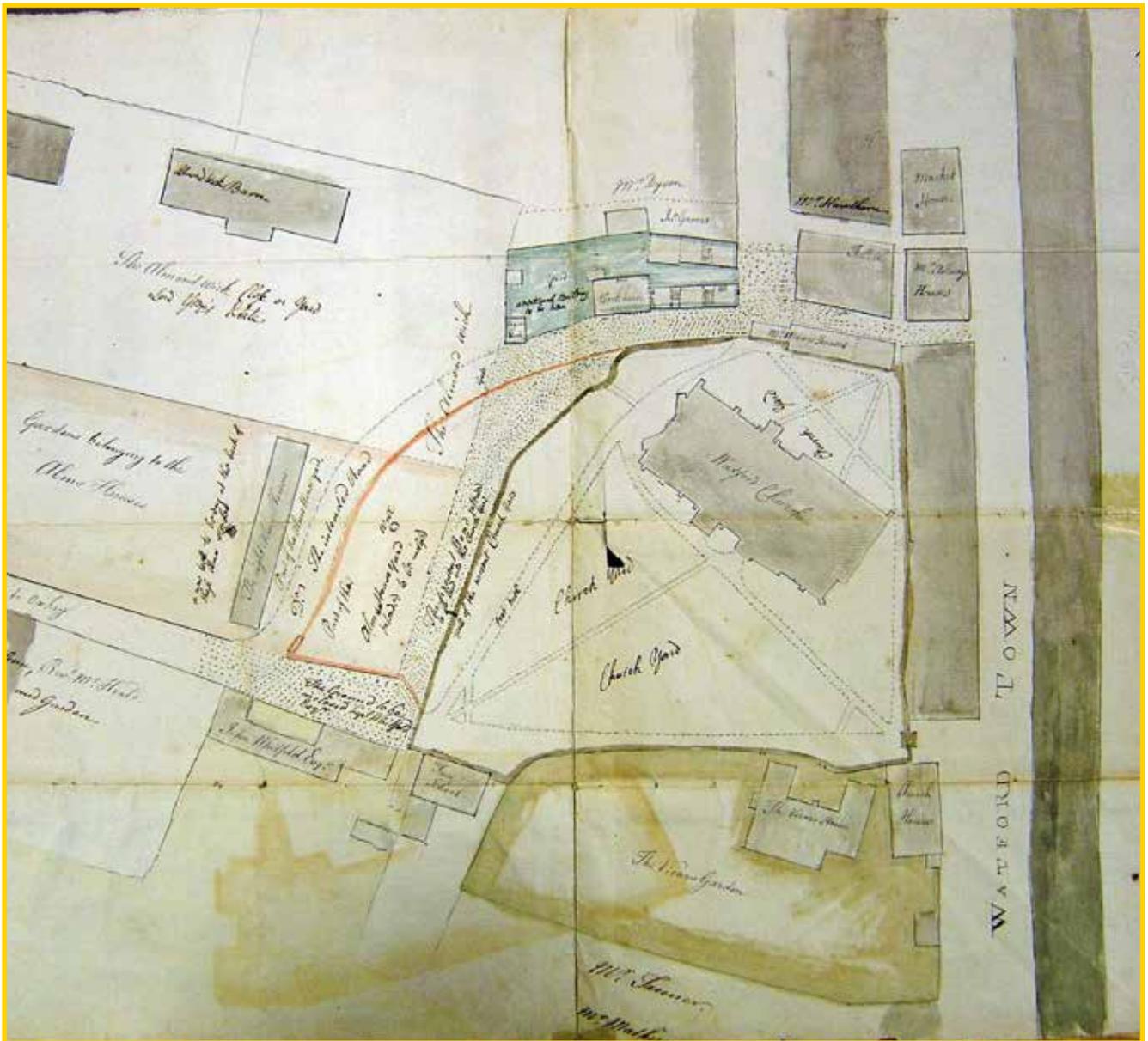
Map from Hunns 2000 showing possible layout of the medieval market (green) and tenement/burgage plots (blue)



*Cary 1787
(red circles mark the location of the church)*

During this period there were a number of buildings around the churchyard. Whilst the basic layout of the area remained constant, some older buildings were demolished and new ones constructed. The Conservation Area contains The Bedford Almshouses, which are one of the few surviving 16th century buildings in Watford. These almshouses were built in 1580 on a parcel of land called the Parsonage-barnyard.

A number of 16th and 17th century buildings can be seen on a churchyard map from 1771. They include the Church Houses, which were at one time a school; the Lecturer's House, the final part of which was demolished in 1965 to make way for the ring road; and the 17th century built vicarage, which was demolished in 1915. This map also shows an earlier version of the Bell Public House, which is now known as the One Bell. There has probably been a pub on the site since at least the 17th century.



Churchyard Plan 1771

By the beginning of the 18th century there were two 'free' schools located on the south side of the church: the school at Church House and the Elizabeth Fuller Free School. The latter was built in 1704 and is still standing overlooking the churchyard.

In 1721, the parish built a workhouse to house the increasing numbers of the poor. It was built by the north side of the church and was a three-storey brick building with a series of small windows at each floor level. The building became houses and a shop and remained standing into the 20th century.



This sketch from the late 19th century shows the back of the workhouse, after it had been converted to shops and a house, looking towards the church from the yard of Ballard's Buildings

The workhouse was on Church Street and is visible on the 1771 map. Also visible is Dyson's Yard, which was later known as Ballard's Buildings and ran parallel to the north of the Church, where the multi-storey car-park is now. This was the site of the Dyson's brewery, which was established in 1750. However, by 1838 the brewery had been moved to a site lower down the High Street, at the Benskins Brewery site, and Dyson's Yard was bought by Mr W. Ballard.

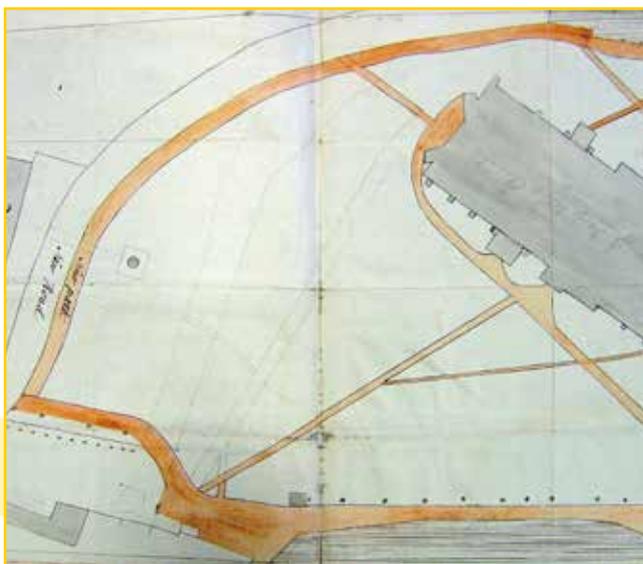
In the 1770s Watford was still only a small market town but the population of about 2,000 was growing. The Market Hall was the focus of the market and stood immediately to the north-east of the Church in the wide section of the High Street. It has been suggested that it was located on the site of a medieval market hall (Hunns 2000).

The illustration below (from Hassells "Picturesque Rides and Walks" - dated by HALS to 1817) shows the layout of the area immediately north of the church, including the Market Hall. It further illustrates how, whilst buildings have changed on the eastern side of the High Street, the layout remains essentially the same today.



High Street circa 1817

In 1772 the churchyard was expanded to take in the courtyard that had existed in front of the Almshouses. The new road layout produced by these alterations remains unchanged today. Beyond the Almshouse gardens, to the west of the church, there was agricultural land at this time.

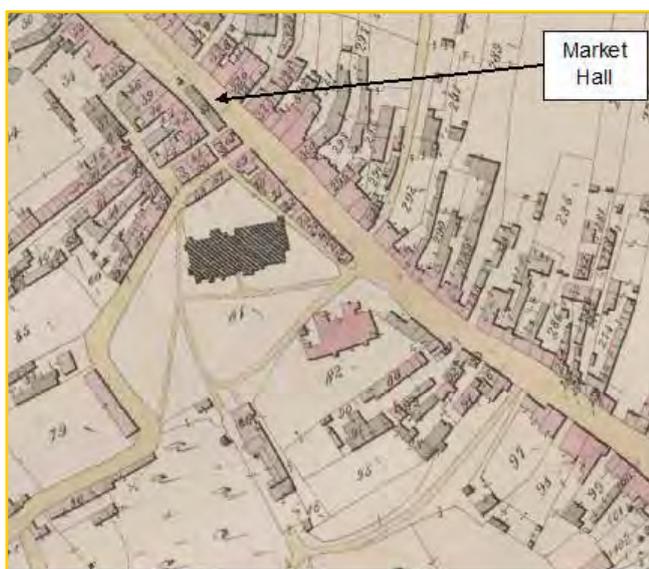


Churchyard Plan 1771-2. The modified layout in front of the Almshouses.

The 19th century saw the transformation of Watford from a single street market town to a large manufacturing and residential centre, influenced by the coming of the canal and the railway.

The area around St Mary's churchyard was not immediately affected by new development. The churchyard continued to be bordered by buildings, which appear to have been a mixture of houses and buildings, many of which were constructed for 'charitable'/parish purposes. For example, The National Schools were built north of the Church on Church Street by members of the parish church.

The churchyard was expanded for a second time in 1843 (Rudd, 1935), because of the increasing population. The churchyard now incorporated land from the Almshouses' gardens and land that had held the Almondswick barns – as shown in the variation in detail between the 1842 and 1871 maps.



Tithe Map of 1842

By the mid-19th century the area beyond the Church and churchyard began to be significantly altered. The growing population was being housed in the crowded courts or yards that were springing up behind High Street, such as Ballard's Buildings, just to the north of the church, on New Street. These became very unsanitary and Ballard's Buildings were identified as one of the worst slums in Watford. This slum court was

finally demolished in 1926.

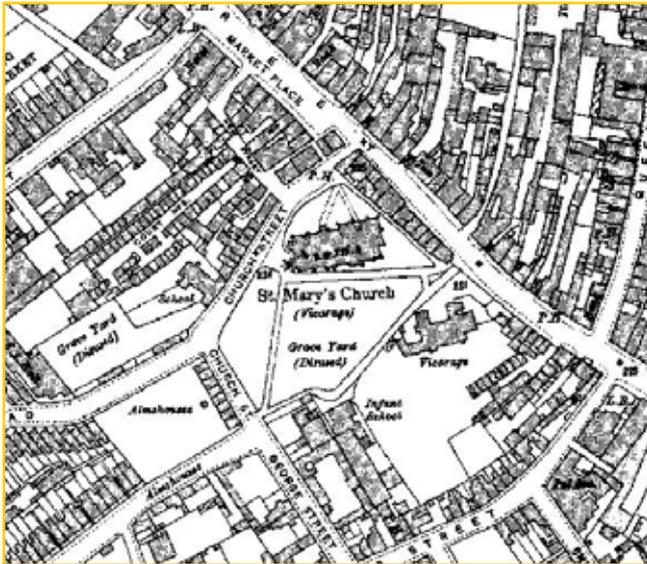
The Tithe map shows some of the courts that were established in the late 18th and 19th centuries, both to the east and west of the High Street. The layout of Watford in the 1840s still retains the medieval linear footprint, with the growing population housed just off the one street. The town core was apparently no wider than 220 yards. The Tithe map also shows how the area around the churchyard was being developed in the 19th century. The alleyways that characterised the town at this time were being in-filled. Beyond this tight structure, however, open fields are still visible, showing that the area remained essentially rural.



1871 OS Map

In the second half of the 19th century Watford began to grow rapidly. The Lord of the Manor, the Earl of Essex, began to release parcels of land for development and was quickly followed by other local landowners. Although Watford expanded greatly, the Church and its immediate surroundings maintained their earlier layout. In 1893, for example, some timber-framed houses in Church Street were completely demolished, in the space that has since been converted into St Mary's Square. The One Bell Public House was extended and many of the buildings to the east of the church, along the High Street frontage, were rebuilt in the 19th century. The Ordnance Survey maps below illustrate the rapid expansion in the later 19th century. Between

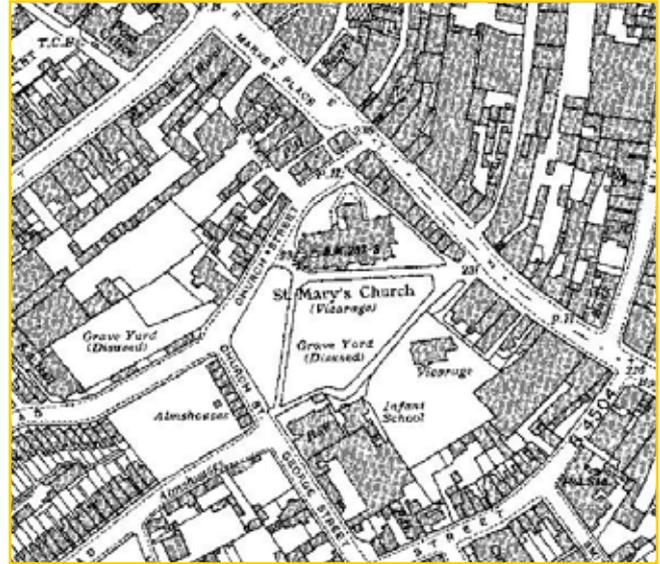
1871 and 1914 we can see extensive in-filling and extensions to the east and west of the Church and town core.



1914 OS Map

In 1915 the two old vicarages were demolished and a new vicarage was built on the site of the one nearest the church. The National Schools on Church Street were sold by the Church in 1926 and became offices.

The Ordnance Survey maps from 1914 and 1940 show that significant development took place around King Street and Watford Place at this time, while the western and eastern ends of the Conservation Area continued to be in-filled. During World War II the churchyard was bombed and the east window of the Church was blown out. After World War II part of southern end of the churchyard was converted into a Garden of Remembrance in 1952.



1940 OS Map

The most significant changes to the area around St Mary's took place during the 1960s. On the land that had been the site of the graveyard extension, Ballard's Buildings and the old workhouse was built a large multi-storey car park, which opened in 1966. The new ring-road system was introduced, and the construction of Exchange Road involved the loss of the rest of the graveyard expansion and the majority of the gardens of the Almshouses. The only remains of the graveyard extension are visible bordering Church Street and lying at the southern edge of the multi-storey car park. However, there are no actual memorials visible on this area of green space.



1970 OS Map

Another major change to the Conservation Area occurred in 1990 when the 1916 vicarage and its gardens were demolished and the site was redeveloped with a mixed use scheme.

7.0 Spatial Analysis

The Church is the dominating landmark in a setting formed by the churchyard and adjoining public spaces. These, and routes through to the High Street are key spatial features. Buildings of various scales form a backdrop and define the edges of the churchyard. The multi-storey car park is a massive bulk on the north eastern boundary and its presence is only partially mitigated by the open space on its southern side.

Walls and hedgerows are prominent and generally define the boundaries of George Street and Church Street and edges of the Garden of Remembrance.

The Church and its environs are the primary focus of the Conservation Area. These provide, in addition to a community and spiritual focus, an echo of the medieval structure and a small open area in the centre of a busy built up area.

The High Street to the east and New Street to the north follow the linear layout of the original medieval town, and whilst the buildings are modern or Victorian, the earlier footprint remains. The car park is an imposing building which clearly separates the Conservation Area from the modern town buildings further north on Market Street. It should be noted however that New Street to the east of the car park retains its earlier alignment and enclosure, even with the car park on one side.



Footpath between the High Street and George Street



New Street - circa 1900



Multi-storey Car Park



New Street in 2015

7.1 Character and Interrelationship of Spaces

The essential character of the graveyard is determined by its mature trees, hedges and grassed area. It splits into two on either side of the north-south footpath. On the west side, the fenced area contains many headstones and is bordered by railings and the George Street boundary wall. The retention of the headstones is a key factor in the character of this part of the graveyard. As well as being a visual feature of interest they represent an important part of the historic environment in the town centre. The eastern side provides green space that is directly accessible from the High Street and is well used.

Towards the front of the Garden of Remembrance – a quiet and predominantly green area, there is a pleasant sense of enclosure generated by the surrounding buildings. Number 103 High Street, on the opposite side of the High Street, also plays a role here in providing an architecturally attractive backdrop to the space. There is similar enclosure to the rear of the Garden of Remembrance provided by the buildings across George Street, including the corner of Woodfields, which is a sheltered housing complex outside the Conservation Area but is of sympathetic height and form.



View across High Street to 103 High Street



View of group of chest tombs

The area around the One Bell, on the St Mary's Square side of the churchyard, has a different feel, which is less enclosed and with harder surfacing. Most of the High Street frontage between Market Street and towards King Street is within the Conservation Area. Clearly, this linear stretch has a different character to most of the Conservation Area although it includes key interfaces with the churchyard area.

Next to the multi-storey car park the grassed area is close cut and very open, in contrast to the graveyard which is more extensively landscaped and is enclosed by railings. It has a different character, which when seen in the context of the character of the graveyard, appears unsympathetic to the historic setting. Moreover, it is largely functionless and not well used. In contrast to the Garden of Remembrance and graveyard, it is unenclosed by buildings on the Exchange Road side.

7.2 Key Views and Vistas

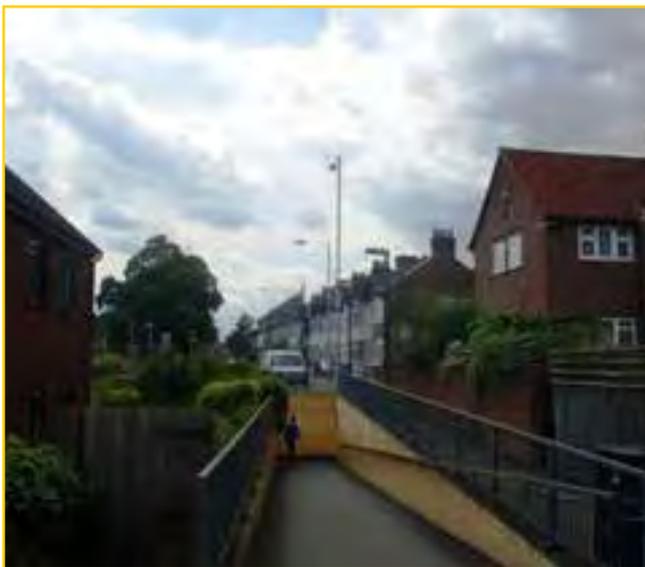
The views and vistas within, into and from the Conservation Area are important. The following examples are of particular note:

- Views between the High Street and the churchyard, formed in the gaps in the established building line adjacent to 114 and 114b High Street, as well as 90 and 102 High Street.

- Views from the pedestrian underpass at George Street into the churchyard – a view which emphasises the importance of the hedges and trees. The reverse view, from within the churchyard across the underpass framed by the almshouses and Woodfields and on to Vicarage Road, is also important.
- View south along George Street towards Watford Place, a landmark building at 27 King Street.
- Views from Exchange Road looking east include the Church as a landmark feature, with the landscaped area between the multi-storey car-park and almshouses providing an open setting.
- Views along the High Street highlight some of the frontage buildings and include glimpses of the Church.



View down George Street towards Watford Place at 27 King Street



View west out of the Conservation Area towards Vicarage Road

7.3 Historic Boundaries

The Conservation Area follows a number of ancient boundaries, and the basic layout of this area reflects that of the Church and its surrounds from at least the 16-17th centuries. On the northern side of the Church are New Street and Church Street, which, other than the 1772 realignment in front of the almshouses, have maintained their plan, possibly since the medieval period. The southern side of the Church is marked by an old path and railings, which may date to the 19th century. Although The Cloisters is a new building, the location of it is within the boundaries of the garden wall of the 1916 Vicarage.

To the east of the Church are the 19th and 20th century buildings on the High Street. They follow the old line of medieval and post-medieval buildings alongside the market. The market was along a linear route rather than within a market square. What is now St Mary's Square is the site of 16th century timber-framed buildings, which were demolished in 1893 and replaced, before being opened up more recently.

8.0 Character Analysis

8.1 Character Zones

This is a relatively small Conservation Area and the principal differences in character are between the churchyard/public space and the High Street

commercial frontage. However, the footpaths and open spaces thoroughly knit the area together.

The character of the space around the Church has changed during the later part of the 20th century with the establishment of St Mary's Square between the Church and The One Bell Public House, as well as the laying out of the Sensory Garden in part of the Garden of Remembrance on the south side of the Church. In contrast, the churchyard between the Church and Bedford Almshouses remains dominated by tombs and gravestones and has retained more of its historic character.

The section of the High Street within the Conservation Area boundary consists of the western side of what is a busy commercial street.

8.2 Activity

Activity is greater at the High Street interfaces on the north-east side of the Conservation Area – especially around St Mary's Square. This area is busy with people accessing the car park and taxi rank, while the High Street is generally busy during the day. The Church and its environs are periodically busy when services or other events are taking place, but the churchyard more generally is relatively quiet. However, casual use is made of the Garden of Remembrance and wider public space, particularly around weekday lunchtimes when the weather is favourable.

8.3 The Qualities of the Buildings and their Contributions to the Area.

The buildings include examples from various periods. They tend to define the edges of the Conservation Area in rectilinear blocks. High Street buildings are on narrow plots, as found elsewhere on the same street, apart from numbers 102-114 which are on tight plots between the Church and High Street. Scales are generally two to three storeys. The prevailing character on the High Street is influenced by a number of neo-Georgian style buildings. Away from the High Street are notable landmark buildings such as the Church and the Free School.



The Free School building



Bedford Almshouses

The Church and Bedford Almshouses (1580) are the earliest buildings in the Conservation Area. The Elizabeth Fuller Free School dates to 1704. These buildings are all of major significance, not only to the Conservation Area but also to Watford generally. Also important are the listed chest tombs, which are stylistically significant, but also relevant to the history of Watford because of the people buried in them.

8.4 Listed buildings:

Church of St Mary	Grade I	10/48	Listed 1952
Bedford Almshouses	Grade II	10/49	Listed 1952
Fuller Free School	Grade II*	10/50	Listed 1952
Chest Tombs Clutterbuck Tomb Dalton/Guest Tomb Morison Tomb Tomb 10m south of Chancel of St Mary's Dundas Tomb Deacon Tomb Fawcett Tomb Tomb 5m east of Fawcett Tomb Shipton/Finch Tomb	Grade II Grade II Grade II Grade II Grade II Grade II Grade II Grade II Grade II	10/74C 10/74D 10/74E 10/74F 10/74G 10/74H 10/74I 10/74K 10/74L	Listed 1984
Headstone of George Edward Doney	Grade II	505034	Listed 2008

Brief description of the focal point of the Conservation Area

The church of St Mary's is the central parish church of Watford. It is Watford's oldest building. The date of the first church on this site is not known, but no part of the existing building dates from earlier than about 1230. The parts of the 13th century structure, an Early English style of architecture, that are still remaining are the Chancel with double piscina and doorway originally giving access to a rood loft, and the pillars and arches in the south arcade of the Nave.

The tower has diagonal buttresses, battlements, a north-east stair-turret, and a spike. The north arcade, south chancel chapel and the tower date to the 15th century, while the north chancel chapel was constructed in 1597 (Pevsner, 1977). The exterior was faced with flint and stone dressing when the Church was restored in 1871 and before that the part of the churchyard close to the Church was lowered (Rudd, 1935). The interior was restored in 1848. In 1979 the Church Centre was built, onto the south of the church to replace the old church hall on George Street.



Painting of the Church from 1830



Henry Oldfield's 18th century sketch of the church from before the restoration

There have been three vicarages. The first, demolished in 1915 and shown on the 1842 Tithe Map, was situated near King Street and probably dated to the 16th century. A tithe barn adjoined this building. The second, on the plot of land where The Cloisters now stand, was demolished in 1915. The third vicarage, further back from the road and to the left of the second, was built in 1916 and survived until 1990 when it was demolished and the land redeveloped.

8.5 Locally listed buildings

As part of the Council's Urban Conservation Strategy, a register of Locally Listed Buildings was compiled within the Watford District Plan 2000 (adopted 2003). This register was updated in 2010 and the following buildings were included in the revised list due to their importance in terms of architectural interest, function, historical interest, landmark quality and streetscape quality:

Building Name	Construction Date
Bailey Smith Tomb, St Mary's Churchyard	Circa 1850
Dyson Tomb, St Mary's Churchyard	Circa 1845
84 High Street	18th-19th centuries
The One Bell Public House, 90 High Street	18th-19th centuries
102 High Street	1926
104 High Street	1904
106 High Street	1904
108 High Street	19th century
110 High Street	19th century
112 – 114 High Street	1910
114b, 114c, 114d High Street	1920
116a High Street	1915
Coal Duty Marker 1, New Street	1861 (not in original location)
Coal Duty Marker 2, New Street	1861 (not in original location)



Coal Duty Markers on New Street



114b – 116a High Street

A detailed document on all the Locally Listed Buildings is available at: www.watford.gov.uk/listedbuildings



One Bell, 90 High Street



102 – 114 High Street

8.6 Other significant buildings/structures

Unlisted buildings or structures of particular importance in the Conservation Area are:

- The old Vicarage wall running along the footpath between the Garden of Remembrance and The Cloisters.
- Tombstones. These have group value visually. Individually they are of local historic importance for the information the inscriptions provide and for the connection to local figures.
- The Multi-Storey Car Park. On land including the site of the 19th century slum court Ballard's Buildings. A perforated screen wall has been incorporated in the southern face of the structure to soften its impact where it overlooks the Conservation Area. The spiral ramp has a sculptural quality especially when lit at night. The car park's contribution to the Conservation Area is debatable – it provides a strong edge but is of stark outline and massive scale.
- Numbers 9 –18 Cordery Almshouses. This is the terrace between the listed almshouses and Exchange Road. It occupies part of the grounds of the almshouses and was approved in 1960. It helps provide enclosure and is of a scale appropriate to the setting and scale of the listed almshouses. Its curving shape, balconies, pantile roof and patina result in a building of considerable character, which is now an integral element in the Conservation Area.

8.7 Prevalent local & traditional building materials & the public realm.

Facing Materials

Red/orange brick and old London Stock bricks are the predominant facing material of buildings (apart from the Church) forming the backdrop of the Garden of Remembrance. These red/orange bricks are also the material of the old wall alongside the Remembrance Garden. Roofing materials are traditionally plain tiles and slates. The boundary wall between the churchyard footpath and the car park of number 5 George Street is also in red/orange bricks. Parts of it have been rebuilt but lower courses are in older brickwork and this may be the wall of the church hall previously on the site.

Floorscape materials

There is surviving historic fabric consisting of large granite kerb stones and a line of small setts along the curve of Church Street approaching St Mary's. These should be prioritised for retention in any works affecting the highway or adjoining areas. Footpaths around the churchyard are paved in old, large format, concrete slabs and these suit the context. Surfacing immediately in front of the church tower is in recent, small square concrete slabs and pavements.

8.8 Sculpture

There are three sculptures within the Conservation Area. "Spiral" by Adrian Moakes was unveiled in 2000 and is located in the Sensory Garden. This spiral sculpture next to the Garden of Remembrance was one of three works, largely Arts Lottery funded, carried out in 1998 – 2000. "Man And Woman" by Andrew Miller was unveiled in 1967. It is located on the green space adjacent to south-west corner of the multi-storey car park.



Spiral



Man and Woman

“Fest Friendship Columns” by Philip Bewes and Diane Gorvin were unveiled in 1999. The four columns are located in St Mary’s Square and are topped with masks which relate to Watford’s twin towns in France, Germany, Italy and Russia.



Fest Friendship Columns

8.9 The Contribution made by Green Spaces

The churchyard on either side of the north-south footpath is crucial to the character of the Conservation Area (see also section 5.1).

- The Garden of Remembrance. The memorial garden of remembrance was opened in April 1952.
- An area of green landscaping on the north side of Church Street – further separating the car park from the churchyard. This is the remaining area of the 1843 graveyard expansion.
- The private gardens at the rear of the almshouses.

These gardens create a buffer between the Conservation Area and Exchange Road on its western side.

8.10 Trees/backdrops

There are a number of old trees around the Church. In 1701 new trees were planted by the vicar (Rudd, 1935) replacing older old elm trees that had been cut down. The late 19th century photograph below shows the established landscaping around the Church.



The churchyard/graveyard in 1855



The churchyard/graveyard in 1883



Photograph of the churchyard in the early 20th century

The photograph above shows the graveyard looking towards the almshouses. The Free School is on the left hand side, out of shot. With the demolition of the 1916 Vicarage and the loss of the vicarage garden, a green landscape backdrop vanished on the south side of the Church.

The mature trees that include some impressive Pines are a key feature of the churchyard. Some mature trees including Ash are also present on the amenity grassland between the Almshouses and the multi-storey car park.

There are well established Yew hedges growing along various footpaths within the churchyard, some of which have historic railings concealed within them.

8.11 Bat Habitat

A bat report carried out in August 2005 (Jones & Sons, Hertford) in connection with roofing repairs to the Almshouses recorded Pipistrelle bats feeding around the mature trees to the east and north of the Almshouses. The Conservation Area provides a habitat for bats which are likely to be using trees or buildings here and the statutory requirement to protect all bats and their roosts should be taken into account in works to trees or buildings.

8.12 The Extent of Intrusion or Damage (Negative Factors)

Since Conservation Area designation, there has been a considerable amount of change in what is a relatively small conservation area, whether this is measured by the numbers of buildings replaced or demolished or by the areas involved. In comparison with the plan of the Conservation Area as designated in 1975 (see appendix 2) changes have included the replacement of the Pickford's Depository at 3 George Street and 24–30 King Street by office buildings; demolition of St Mary's Hall (at 5 George Street); demolition circa 1990 of the 1916 Vicarage to make way for "The Cloisters" development; and the demolition of numbers 92–100 High Street in 1999 to open up what became "St Mary's Square".



High Street in 1967. Numbers 92 – 100 High Street in centre of picture.

Some of this development is problematic in terms of loss of historic buildings and in the quality of replacement buildings. For instance, the development at 3 George Street is within the original boundary of the Conservation Area and replaced what had been the Pickford's Depository buildings. It does not have a positive relationship, in terms of its design, with the remainder of the Conservation Area. Conversely, creating St Mary's Square has provided an enhanced public space.

The demolition of the vicarage is notable as the end of the historic link between a building of that function and the churchyard (especially as there have been several former vicarages over the centuries). Subsequent building over its garden also changed the spatial character of the area.

Vehicular parking to the west of St Mary's Church can dominate the space and harm the setting of the Listed Building. Parking sometimes spills onto the adjoining grassed area and/or blocks pavements, which harms the amenity of the Conservation Area and restricts pedestrian access. Along the High Street there are a number of poor quality shopfronts and inappropriate external signage. In addition, some of the pavements are cluttered with street furniture, utility boxes, telephone boxes and advertisements.



Parking around the church



Housing Advice Centre building between the rear of 114B High Street and The Cloisters



Poor quality signage and street clutter



Church Centre

8.13 Capacity for Change

Conservation area designation does not imply no further change. However, it should mean that features that are important to the area are protected and that where change does occur, this preserves or enhances the character or appearance of that Conservation Area. Clearly, there remain key buildings for which there is no likelihood of consent for demolition being granted. In addition, there are “backdrop” buildings which are very important to the setting and efforts will be made to retain these also.

8.14 Neutral Areas

- Numbers 80–82 and 86–88 High Street;
- The Cloisters housing and office building;
- 5 King Street;
- The Church Centre.

9.0 Boundary Changes

It is not considered that there are material reasons for making any alterations to the boundary of the Conservation Area at this time.

Following a review of the Conservation Area boundary, the Council's Planning and Highways Committee approved amendments to the existing boundary in January 2000. These were carried out in parallel with consultation on the Watford District Plan 2000 and the boundary was subsequently amended.

The boundary changes in 2000 involved:

- Omission of 24-30 King Street. Since the redevelopment of this site, the replacement buildings no longer relate to the character and appearance of the Conservation Area.
- Minor amendments to follow property boundaries between the redeveloped Vicarage site and near to 10-16 King Street.
- Inclusion of numbers 114b, 114c, 114d and 116a High Street as they are buildings of local and architectural significance and relate to 114 High Street across the entrance to the churchyard.

10.0 Article 4 Direction

An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: 78, 80, 82, 82a, 84, 86, 90, 102, 104, 106, 108, 110, 112, 114, 114B, 114C, 114D, 116A High Street.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

11.0 Management Proposals

A separate Conservation Areas Management Plan was adopted in July 2013. The document is accessible to view here: www.watford.gov.uk/conservationareas

12.0 Local Consultation

This draft version of the appraisal has been published for public consultation. The Council will seek to identify and consult by letter those with an interest in the Conservation Area. The draft appraisal will be accessible on the Watford Council website. Responses will help shape the final version.

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Maps & Plans

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- HALS: D/EX 548 P1. 1771. Map relating to the extension of Watford churchyard (no surveyor). 156inches – 1mile.
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- XLIV:2 – 1871. 1st Edition Ordnance Survey Map.
- XLIV:2 – 1914. 3rd Edition Ordnance Survey Map.
- XLIV:2 – 1940. 4th Edition Ordnance Survey Map.
- 1970 Ordnance survey Map.

Other

- Oldfield, H. G. Views in Hertfordshire. Vol. VIII. HALS: DE/Of
- Facsimiles of Watford. HALS 942.5892/wat

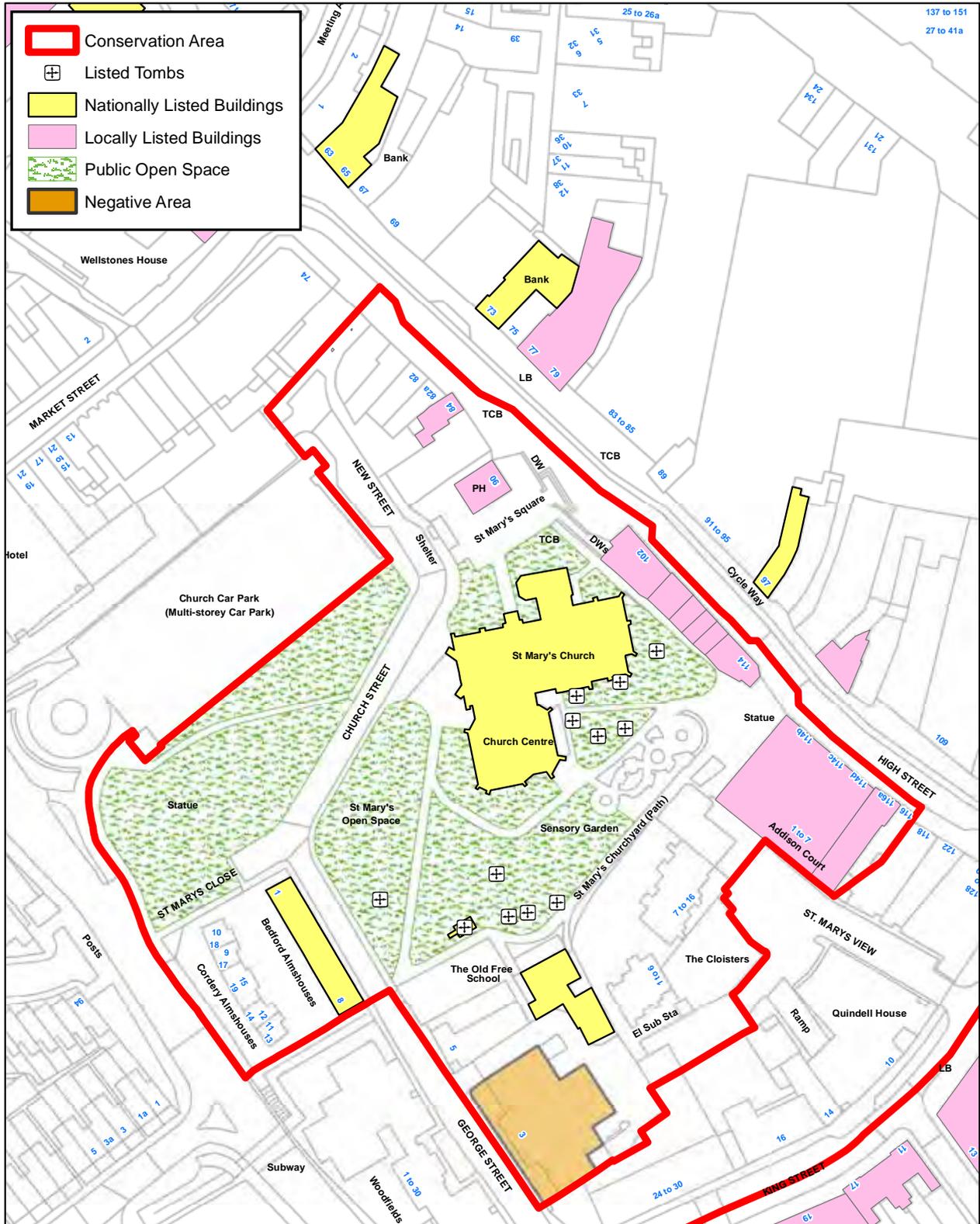
Glossary of Terms

- Bargeboards** – projecting boards set against the incline of the gable of a building.
- Cornice** – a projecting, decorative moulding found along the top of a building.
- Dormer** – a projecting window placed vertically in a sloping roof with a roof of its own.
- Dressings** – a decorative feature made of stones, most commonly set around windows.
- Eaves** – the underpart of a sloping roof overhanging a wall, (oversailing), or flush with it.
- Façade** – commonly the front face of a building.
- Gable** – the triangular upper part of a wall found at the end of a ridged roof.
- Hipped roof – a shallow pitch with sloping at the vertical ends.
- Lintel** – a horizontal supporting element of timber, metal or stone found across the top of a door or window.
- Moulding** – a continuous projection or groove used decoratively to throw shadow or rain water off a wall.
- Pantile – a roofing tile with a curved 'S' shape designed to interlock.
- Parapet** – a low wall used as a safety device where a drop or edge exists.
- Pier** – a solid vertical masonry support (or mass) found in buildings and walls.
- Sash window** – a window that is double hung with wooden frames (sashes) that slide up and down with pulleys.
- Stucco** – a form of plaster used internally or externally to decorate or protect.

Contact Details

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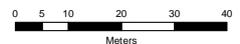


St Marys Conservation Area

Produced by Tendai Mutasa, Planning Policy GIS, May 2011



Scale: 1:1,245
at A4



ORDNANCE SURVEY LICENCE AGREEMENT
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 Ordnance Survey 100018689

THE LONDON GAZETTE, 18TH AUGUST 1975

10543

THE GREATER MANCHESTER COUNTY COUNCIL

The Greater Manchester County (Bolton Road, Countess Lane, Milton Road, Stopes Road, Radcliffe) (Prohibition and Restriction of Waiting) (County) Order 1975

Notice is hereby given that the Greater Manchester County Council propose to make an Order under Section 1 of the Road Traffic Regulation Act 1967 as amended the effect of which will be:

- 1 To prohibit waiting in:
 - (a) Bolton Road (A6053)—north side from its junction with Lancaster Street to a point 82 metres east of its junction with Wordsworth Avenue.
 - (b) Bolton Road—east side from its junction with Milton Road to its junction with Toll Street.
 - (c) Bolton Road—west side from its junction with Stopes Road for a distance of 65 metres in a south-easterly direction.
 - (d) Countess Lane (A665), Radcliffe—east side from its junction with Milton Road for a distance of 25 metres in a north-westerly direction.
 - (e) Countess Lane—west side from its junction with Stopes Road to its junction with Back Stopes Road.
 - (f) Milton Road, Radcliffe—north side from its junction with Countess Lane for a distance of 15 metres in an easterly direction.
 - (g) Milton Road—south side from its junction with Bolton Road for a distance of 15 metres in an easterly direction.
 - (h) Stopes Road, (A6053) Radcliffe—north side from its junction with Countess Lane for a distance of 15 metres in a westerly direction.

- (i) Stopes Road—south side from its junction with Bolton Road for a distance of 15 metres in a westerly direction.

- 2 To restrict waiting between the hours of 7.30 am and 6.30 pm on Mondays to Saturdays inclusive on Bolton Road, south side, from Lancaster Street to a point 82 metres east of Wordsworth Avenue.

The proposed Order contains exemptions to permit waiting for the purposes of boarding or alighting, loading or unloading, the removal of furniture, funerals, building operations or work on or under the lengths of road. In addition disabled person's vehicles displaying the relevant disabled person's badge will be able to wait for 2 hours, return prohibited within 1 hour.

The Borough of Radcliffe (Traffic Regulations) (No. 1) Order 1970 will be revoked, where it is inconsistent with the above proposals.

A copy of the proposed Order and a map showing the roads to which it relates together with a statement of the Council's reasons for proposing to make the Order may be inspected between the hours of 9 am and 4.30 pm on Mondays to Fridays at:

- 1 The County Secretary's Office, County Hall (Minshull Street Entrance), Piccadilly Gardens, Manchester.
- 2 The Director of Administration's Office, Town Hall, Bury.

Objections to the proposals together with the grounds on which they are made must be sent to me in writing by the 12th September 1975.—Dated 18th August 1975.

G. M. Tideswell, County Secretary

PO Box 430,
County Hall,
Piccadilly Gardens,
Manchester M60 3HP

(721)

TOWN AND COUNTRY PLANNING ACT

CARDIFF CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
Melingriffith Water Pump Conservation Area

Notice is hereby given that the City Council in pursuance of its powers under Section 277 of the Town and Country Planning Act 1971 has designated part of the Whitechurch Ward of the City of Cardiff as a Conservation Area.

The designated area is bounded on the North by the southern boundary of the site of the Melingriffith works, on the South by a line running along the southern edge of the garden to Oak Cottage, on the East by the eastern side of Ty Mawr Road and on the west by the west bank of the Melingriffith feeder. The designated area includes the site of the Melingriffith Water Pump and of Oak Cottage.

The relevant plan may be inspected between the hours of 9 am and 12.30 pm and 2 pm and 4.15 pm Monday to Friday inclusive at the City Planning Department, Wood Street, Cardiff.—Dated 18th August 1975.

H. Mansfield, Chief Executive

Cardiff City Council,
City Hall,
Cardiff CF1 3ND

(484)

WATFORD BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS 1971 to 1974
Designation of St. Mary's Churchyard, Watford and Surrounding Area as a Conservation Area

Notice is hereby given that pursuant to powers contained in Section 277 of the Town and Country Planning Act 1971

Watford Borough Council have designated as a Conservation Area the area delineated and edged red on Plan 1263/2 including St. Mary's Church, the Free School, St. Mary's Church Hall, part of George Street, Pickfords Depository, 24-30 King Street, the Almshouses, the greensward by the Church Street car park, New Street, 78-114 High Street, St. Mary's Vicarage and the Garden of Remembrance.

Subject to certain exceptions no building within a Conservation Area shall be demolished without the consent of the District or County Planning Authority. An application for consent to demolish such a building may be made as a separate application or as part of an application for planning permission but consent to demolish shall not be taken to have been given as part of planning permission for redevelopment of the site unless the appropriate authority, on granting the planning permission, states that it includes consent to demolish the building. A person who executes or causes to be executed any work involving the demolition of such a building which has not been authorised by the appropriate authority may be prosecuted.

Except in certain cases it is also an offence liable to prosecution to cut down, top, lop, uproot or wilfully destroy any tree in a Conservation Area without the consent of the local planning authority.

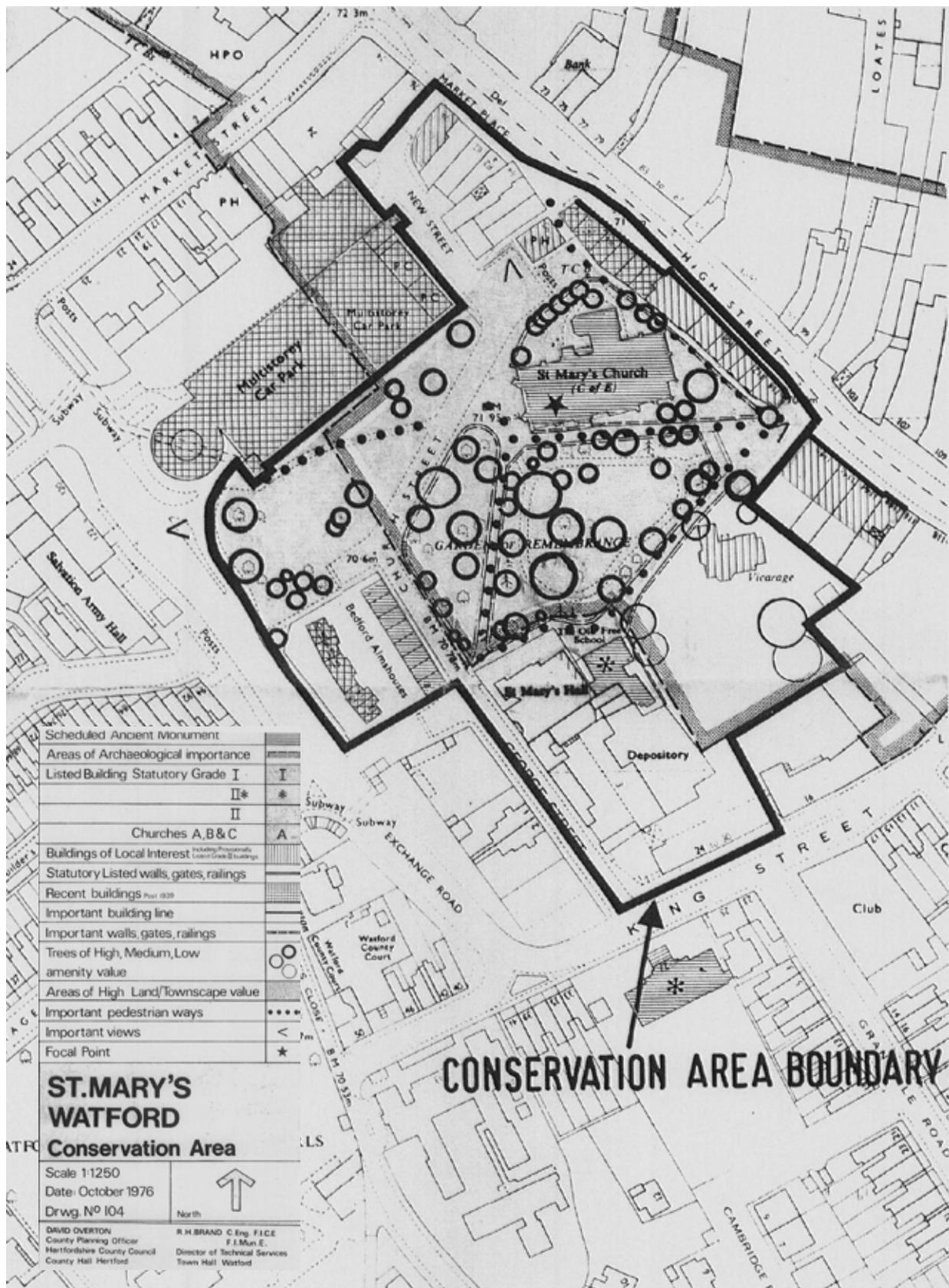
Any person owning land within this Conservation Area is advised to make enquiries of the Watford Borough Council, Technical Services Department, Room 55, Town Hall, Watford WD1 3EX. Telephone Watford 26400 (extn. 203).

A copy of Plan 1263/2 showing the boundaries of the above-mentioned Conservation Area may be inspected at the above address by members of the public during normal office hours.

R. B. McMillan, Chief Executive and Town Clerk
Town Hall,
Watford WD1 3EX.

(508)

Appendix 3: Conservation Area Plan (1976)





This document can be made available in alternative formats including large print. The council also has staff who can verbally translate the document into a range of other languages. Please contact us on tel: 01923 226400 for more information.

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www.watford.gov.uk/planning