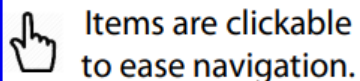




**Mark Hall North Conservation Area  
Character Appraisal and  
Management Proposals  
October 2022**



**Contents**

Page No.

<b>1. Background.....</b>	<b>1</b>
<i>Planning and Legal Context of Conservation Areas .....</i>	<i>1</i>
<i>Character Appraisal.....</i>	<i>1</i>
<b>2. History and Context.....</b>	<b>3</b>
<i>Background of the Conservation Area Designation .....</i>	<i>3</i>
<i>Location and Context.....</i>	<i>3</i>
<i>History of Mark Hall North.....</i>	<i>4</i>
<b>3. New Town Development .....</b>	<b>7</b>
<i>Sir Frederick Gibberd's Plan for Mark Hall North .....</i>	<i>7</i>
<i>Housing Density.....</i>	<i>8</i>
<i>Housing Groups.....</i>	<i>10</i>
<i>Mark Hall North Community Facilities.....</i>	<i>15</i>
<i>Building Heights.....</i>	<i>19</i>
<i>Estates Analyses .....</i>	<i>20</i>
<b>4. Broomfield Analysis .....</b>	<b>21</b>
<i>Style A .....</i>	<i>21</i>
<i>Style B.....</i>	<i>23</i>
<i>Style C .....</i>	<i>25</i>
<i>Style D.....</i>	<i>27</i>
<i>Other Styles .....</i>	<i>28</i>
<b>5. Dovehouse Croft Analysis.....</b>	<b>30</b>
<i>Style A .....</i>	<i>30</i>
<i>Style B.....</i>	<i>32</i>
<b>6. Fesants Croft Analysis .....</b>	<b>35</b>
<i>Style A .....</i>	<i>35</i>
<i>Other Styles .....</i>	<i>38</i>
<b>7. Glebelands Analysis .....</b>	<b>40</b>
<i>Style A .....</i>	<i>40</i>
<i>Style B.....</i>	<i>43</i>
<i>Style C .....</i>	<i>45</i>
<i>Style D.....</i>	<i>46</i>
<i>Other Styles .....</i>	<i>47</i>
<b>8. Great Plumtree Analysis.....</b>	<b>49</b>
<i>Style A .....</i>	<i>49</i>
<i>Style B.....</i>	<i>51</i>
<i>Style C .....</i>	<i>53</i>
<i>Other Styles.....</i>	<i>56</i>
<b>9. Mark Hall Moors Analysis.....</b>	<b>57</b>
<i>Style A .....</i>	<i>57</i>
<i>Style B.....</i>	<i>59</i>
<i>Style C .....</i>	<i>61</i>
<i>Style D.....</i>	<i>63</i>
<i>Style E.....</i>	<i>64</i>
<i>Other Styles .....</i>	<i>66</i>
<b>10. Stackfield Analysis .....</b>	<b>69</b>
<i>Style A .....</i>	<i>69</i>
<i>Style B.....</i>	<i>70</i>
<i>Style C .....</i>	<i>72</i>
<i>Other Styles.....</i>	<i>74</i>

**Contents (cont.)**Items are clickable  
to ease navigation.

Page No.

<b>11. Tany's Dell Analysis</b> .....	<b>75</b>
<i>Style A</i> .....	75
<i>Other Styles</i> .....	78
<b>12. The Chantry Analysis</b> .....	<b>80</b>
<i>Style A</i> .....	80
<i>Style B</i> .....	83
<i>Other Styles</i> .....	85
<b>13. The Gowers Analysis</b> .....	<b>87</b>
<b>14. The Lawn Analysis</b> .....	<b>90</b>
<b>15. Conservation Area Management Proposals</b> .....	<b>92</b>
<i>Permitted Development Rights</i> .....	92
<i>Article 4 Direction</i> .....	93
<i>Conservation Area Boundary Revision</i> .....	94
<i>Management Plan and Guidance</i> .....	96
<i>Photos of broad examples of modifications made to housing in Mark Hall North</i> .....	96
<b>Glossary</b> .....	<b>104</b>
<b>Sources</b> .....	<b>105</b>

**List of Figures**

Page No.

2.1: Map of Mark Hall North Conservation Area.....	4
2.2: 1873 map of the Mark Hall Estate .....	5
2.3: Photo of Mark Hall Manor, early 1900s .....	5
2.4 - 2.5: Maps of the Mark Hall North neighbourhood and Mark Hall Manor land – approx. 1900 and modern-day .....	6
3.1: Gibberd's original plan for Mark Hall North.....	7
3.2: The original road system in outline.....	7
3.3: Green space in Mark Hall North .....	8
3.4: Urban grain plan of Mark Hall North and the surrounding areas .....	9
3.5 - 3.6: Aerial photos of Mark Hall North, 1951 & 1952 .....	11
3.7: Original plan for Glebelands.....	12
3.8 - 3.26: Photos of streets, areas and facilities in Mark Hall North .....	13
3.27: Map of Mark Hall North community facilities .....	18
3.28: Height of buildings in Mark Hall North .....	19
3.29: Map of Mark Hall North shown in isolation .....	20
4.a.1 - 14.2: Photos of housing in the estates .....	21
15.1 - 15.2: Proposed boundary revisions - industrial land & Bromleys Farm House .....	95
15.3 - 15.20: Photos of broad examples of modifications made to housing .....	96

# 1. Background

## Planning and Legal Context of Conservation Areas

- 1.1 Conservation areas are legally defined under The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 They can, therefore, comprise any part of our local environment which has special architectural or historic qualities. They are created by Councils, in consultation with the local community, to preserve and enhance the specific character of these areas so that they can be enjoyed by people now and future generations.
- 1.3 The National Planning Policy Framework (NPPF) includes Conservation Areas in the definition of heritage assets, along with individual listed buildings, scheduled monuments and other assets, and it prescribes the conditions which should be met when designating an area for conservation preservation.
- 1.4 The NPPF requires great weight to be given to an asset’s conservation when determining a planning application for a proposal which would affect the asset. Any harm to, or loss of, the significance of a designated heritage asset would have to require clear and convincing justification, balanced against the public benefits of the proposal. Proposals resulting in substantial harm should usually be refused planning permission.
- 1.5 The NPPF states that in a Conservation Area, the potential loss of a building (or element) which makes a positive contribution to the area’s significance should be considered against the relative significance of the affected element and the extent of its contribution to the area.
- 1.6 The Council has a legal duty to monitor and review a Conservation Area and publish proposals for its preservation and enhancement, while considering the views of local people on the subject. The National Planning Practice Guidance states that Character Appraisals and Management Plans can assist with fulfilling this duty.
- 1.7 The Harlow Local Development Plan (HLDP), adopted in December 2020, states the Council’s commitment to the ongoing monitoring and reviewing of the district’s Conservation Areas.
- 1.8 In accordance with the NPPF, the HLDP classes Conservation Areas as designated heritage assets. Policy WE5 of the HLDP states that heritage assets and their settings, including Conservation Areas, will be conserved or enhanced.
- 1.9 Policy PL12 (Heritage Assets and their Settings) of the HLDP ensures that development in Conservation Areas (and their settings) respects the character, appearance and features which justify the designation of that area as a Conservation Area. Redevelopment and refurbishment that would enhance a Conservation Area is also encouraged.

## Character Appraisal

- 1.10 This document is a Character Appraisal of the Mark Hall North Conservation Area, including its history and development. Unlike many Conservation Areas, it is primarily the overall area and ‘townscape’ of the Mark Hall North neighbourhood which is important – and not necessarily individual buildings.

- 1.11 As such, this appraisal focuses primarily on the estates of houses found in the neighbourhood. Their styles and notable features are recorded, along with details of where changes to houses have taken place which deviate from the original style. Such changes could, if left unchecked in future, result in the overall character of a housing estate being eroded over time.
- 1.12 This appraisal, therefore, assists the Council in fulfilling its duty of reviewing and monitoring Conservation Areas and provides a robust justification for the making of an Article 4 Direction to ensure the area is sufficiently protected in the future. There are more details on this in Chapter 15 of this document.

## 2. History and Context

### Background of the Conservation Area Designation

- 2.1 On 10 March 1987, it was resolved at a meeting of the Harlow Council Planning and Economic Development Committee that the area of Mark Hall North should be designated as a Conservation Area.
- 2.2 March 1987 marked the 40<sup>th</sup> anniversary of the designation of Harlow as a New Town, and the designation of the Conservation Area was timed to celebrate this anniversary.
- 2.3 Council documentation states the main reason for the designation of this area was because Mark Hall North was the first neighbourhood to be completed in Harlow, and was also one of the first New Town neighbourhoods in the country. The design of the housing groups were new and innovative at the time and have remained mostly unchanged since.
- 2.4 Subsequently, the Conservation Area was designated and the following notice was published in the 25 August 1987 edition of the London Gazette:

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 277  
DESIGNATION OF CONSERVATION AREA

**Harlow Conservation No. 4 — Mark Hall North**

Notice is hereby given that the Conservation Area encloses the neighbourhood of Mark Hall North.

The southern boundary follows First/Mandela Avenue from the junction with Howard Way to the junction with the A414. North from this junction the eastern boundary is formed by the A414 to the point where it passes over Nettleswell Road. The northern side of Nettleswell Road forms the northern boundary, except where the boundary is aligned around the curtilage of Bromleys and Bromleys Cottages.

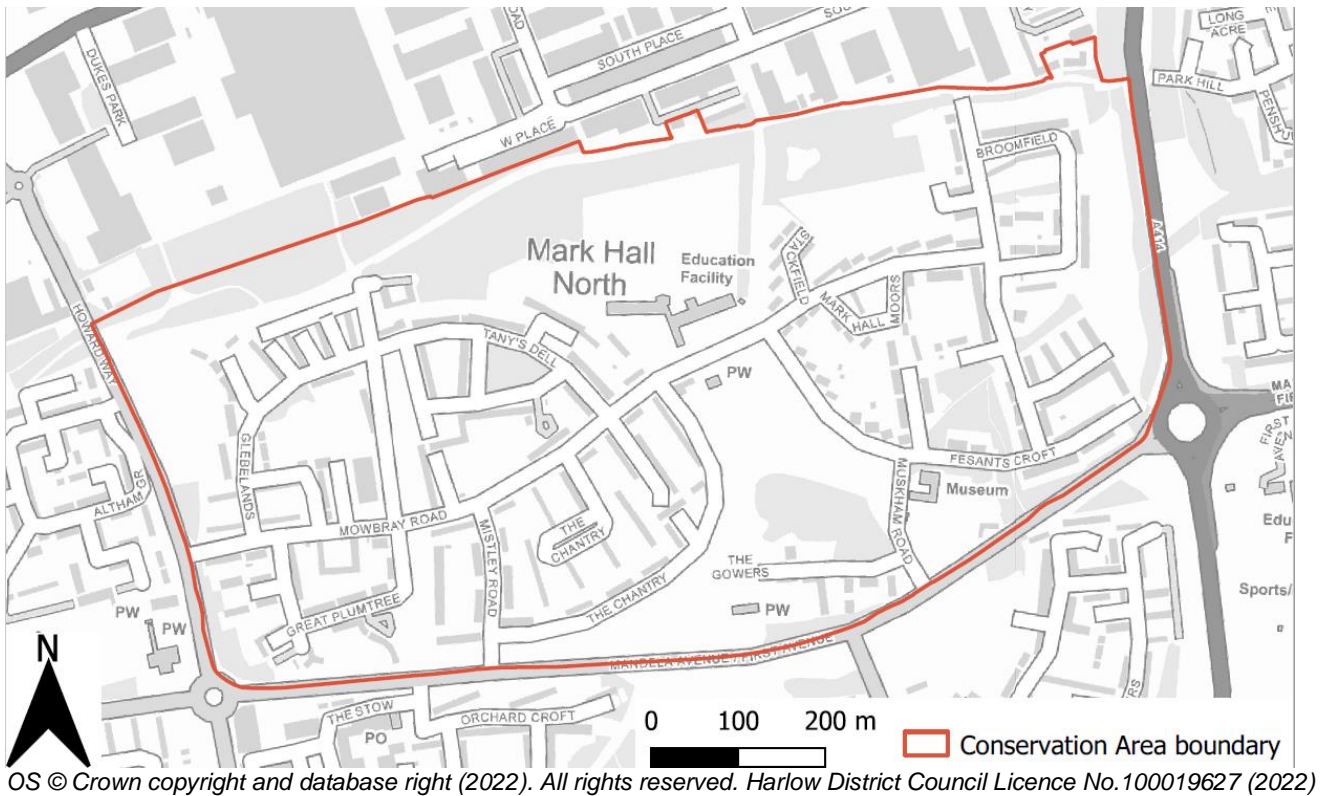
At the footpath at the west end of South Road the boundary goes north, then west to follow the south side of the car park. At the end of the car park it goes north and then west again, in line with the southern boundary of S.T.C. and the electricity sub station, as far as Howard Way. Here it goes south along Howard Way to join the junction with First/Mandela Avenue.

H. Platt, General Manager. The Town Hall, The High, Harlow, Essex.

### Location and Context

- 2.5 The Mark Hall North Conservation Area (Fig. 2.1) is located within the Mark Hall neighbourhood, in the north-east of the district, to the west of Old Harlow. It is bounded by the A414 to the east, First Avenue to the south, Howard Way to the west and the Nettleswell Road footpath to the north.
- 2.6 Beyond these boundaries are further residential areas, with the exception of the north where industrial units and large retail units are located along Edinbough Way, including the Templefields Industrial Estate. Sir Frederick Gibberd, who was the masterplanner of Harlow New Town, later stated that the masterplan should have had a major east-west connection running between Mark Hall North and the industrial estate to the north.

Fig. 2.1: Mark Hall North Conservation Area



2.7 Gibberd described Mark Hall North as “a long rectangle on an east to west axis of some 65 hectares .... The core of the site is the fine parkland of the old Mark Hall estate which extends as a valley from First Avenue down to the cycle track. Although in theory no place for a landscape wedge, its retention was important for its own sake and as a means of giving the neighbourhood individuality”.

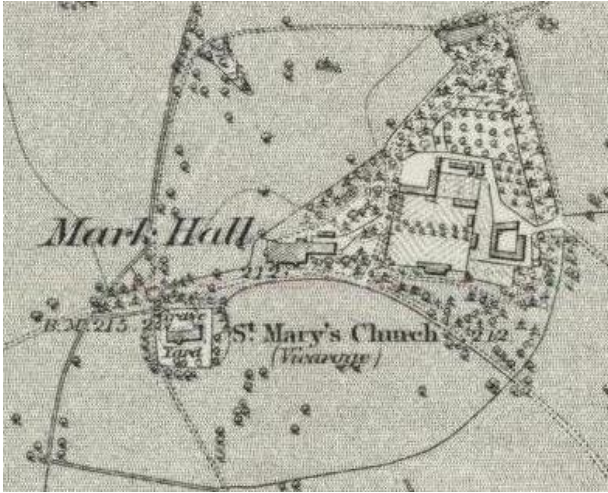
### History of Mark Hall North

2.8 The Mark Hall estate was the main estate in Latton, the parish to the west of Harlow. In the 1460s, a Medieval Hall on the estate was rebuilt in the Tudor style and fortified. In 1562, Sir James Altham purchased the Mark Hall estate and it was considerably expanded. Queen Elizabeth I visited Mark Hall Manor three times in the 1570s.

2.9 In 1777, Sir William Lushington purchased the estate and demolished the Tudor style Hall, replacing it with a neo-Classical style building – the main part of which accommodated 52 bedrooms. To allow for this, Latton Street was moved westwards, which runs through the neighbourhood today as a cycle track.

2.10 The Mark Hall estate was purchased by the Arkwright family in 1819, who were purchasing such ‘landed properties’ as investments. A map of the area (Fig. 2.2), dating from 1873, clearly shows the Mark Hall Manor and associated buildings along with the St Mary at Latton Church.

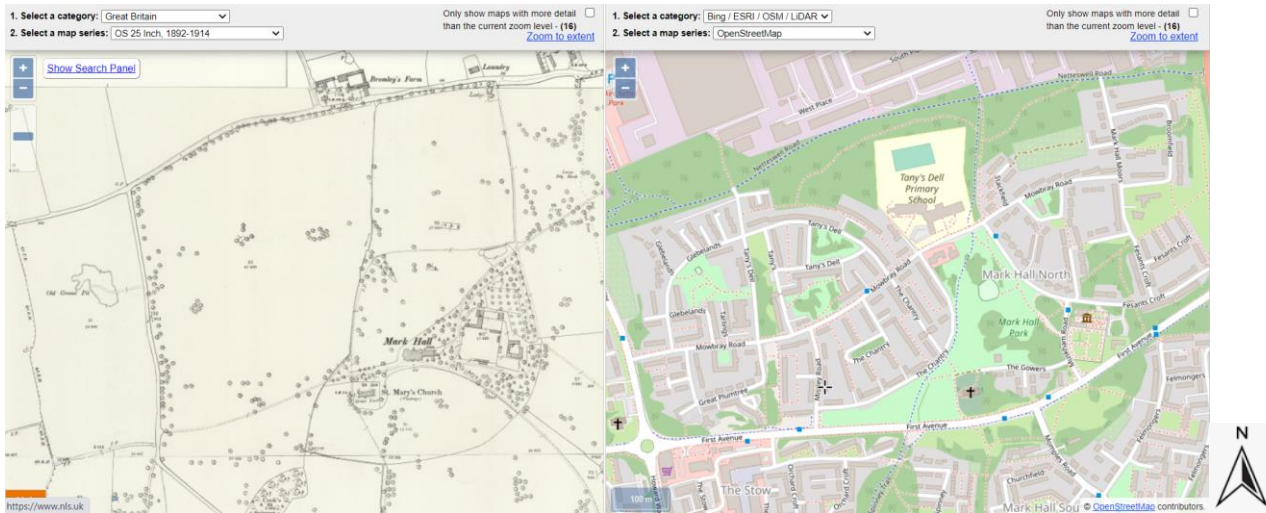
Fig. 2.2: 1873 map of the Mark Hall estate Fig. 2.3: Photo of Mark Hall Manor, early 1900s



- 2.11 Between 1894 and 1943, Newman Gilbey lived at Mark Hall Manor until his death. The 1911 Census shows he lived at the Manor with nine servants. He was part of the gin-producing family who operated the Gilbey Gin Distillery in Harlow from 1964 to 1990.
- 2.12 In World War Two, specifically from 1943 until after the War in 1947, Mark Hall Manor (Fig. 2.3) was occupied by the Women's Land Army. A fire destroyed most of the Manor in 1947, but the stable block survived, along with the later addition of the servants' wing on the east of the Manor. The stable block of is now part of the Museum of Harlow.
- 2.13 Between 1947 and 1960, the servant's wing of the Manor, which survived the fire, was used as a temporary school and then as the initial home of Tany's Dell School, before being demolished. North Lodge, at the intersection of Fesants Croft and the cycle path which follows the old Netteswell Road, is a surviving gatehouse of the Manor.
- 2.14 In 1953, the Harlow Development Corporation (HDC) acquired the estate for building the Mark Hall North neighbourhood. HDC paid approximately £200 per hectare for the land of the original Mark Hall estate, including compensation for lost agricultural crops.
- 2.15 Gibberd later described Mark Hall Manor as being an unattractive building, and stated that the coach house and walled garden – now part of the Museum – were initially considered for a luxury housing development.
- 2.16 Fig. 2.4 shows two maps side-by-side: one is an Ordnance Survey map, dating from approx. 1900, and the other a modern-day OpenStreet map. Both show the area that now comprises the Mark Hall North neighbourhood, including where the Manor once stood and where the St Mary at Latton Church still stands.

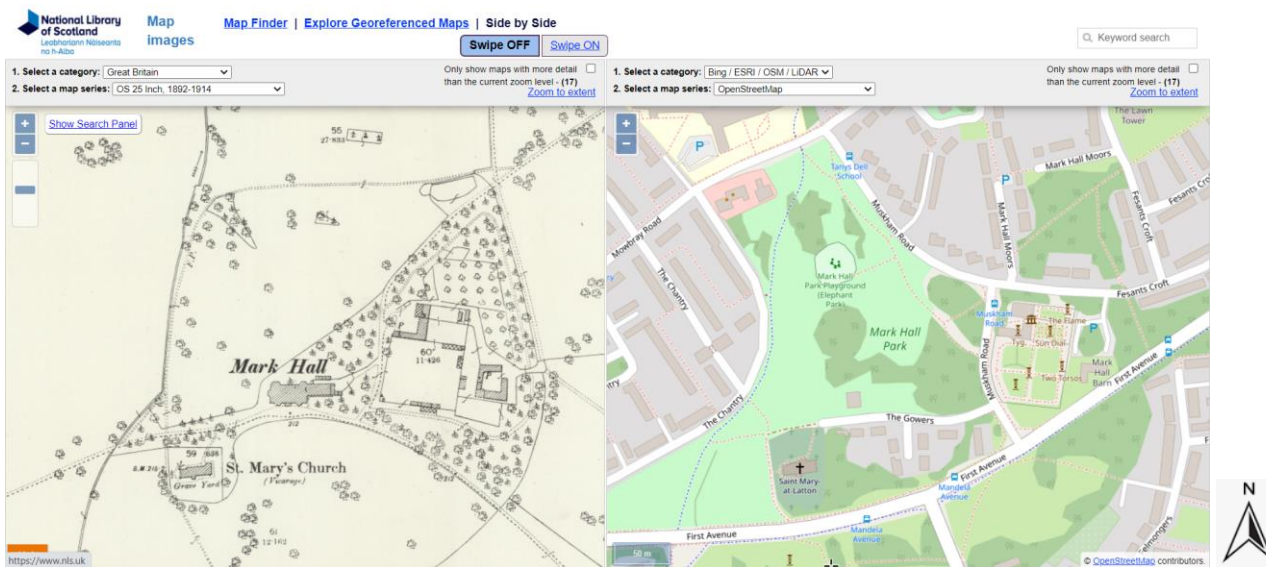


Fig. 2.4: Maps of the Mark Hall North neighbourhood land – approx. 1900 and modern-day



2.17 The maps in Fig. 2.5 are of the same period as those in Fig. 2.4, showing in more detail the original buildings which were retained for use by the Museum, as well as Mark Hall Barn (adjacent to First Avenue) which is now used by the Harlow and District Amateur Radio Society. The hall for the St Mary at Latton Church, located to the north of the western end of The Gowers, is located where the western end of Mark Hall Manor originally stood.

Fig. 2.5: Maps of the Mark Hall Manor land – approx. 1900 and modern-day



### 3. New Town development

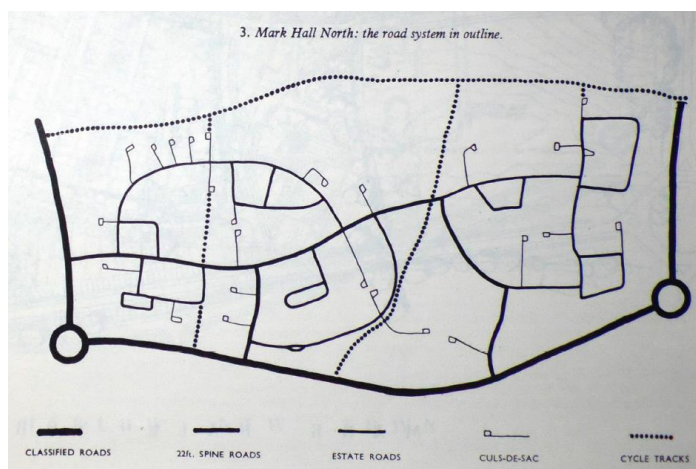
#### Sir Frederick Gibberd's Plan for Mark Hall North

- 3.1 As mentioned in Chapter 2, the layout of the housing groups in Mark Hall North are of particular interest and something which the Conservation Area designation seeks to preserve. The layout of the neighbourhood has a history which started with Sir Frederick Gibberd working out where houses could be built in the area.
- 3.2 At the time, housing estates were usually designed starting with the road pattern. This in effect meant that buildings were laid out once the road layouts had been determined. However, Mark Hall North was designed in the opposite way (Fig. 3.1) – with the groupings of dwellings determining the road plan.

Fig. 3.1: Gibberd's original plan for Mark Hall North



Fig. 3.2: The original road system in outline



- 3.3 As such, the main road shown on the original plan was an east-west spine road (latterly Mowbray Road) and two connections to First Avenue (Fig. 3.2). A cycle track was planned to run from the industrial area to the north, through Mark Hall North, to other housing areas to

the south. The central spine road connected the three initial areas of Mark Hall North with one another and with Ward Hatch and Tany's Dell Primary School.

- 3.4 Gibberd stated that a new neighbourhood could be dull in character, but by planning separate housing groups designed by different architects which were selected by Gibberd, individual character and visual variety could be created. Gibberd also believed that mixed development of smaller varied housing groups could counter the loneliness experienced in inter-war suburban houses.
- 3.5 Gibberd sought natural features that could be retained to form divisions between the housing groups. He considered the most obvious features for the main separation of the housing groups to be the central park (now Mark Hall Park) which was originally part of the Mark Hall estate, along with the tree-lined track beyond it to the west.
- 3.6 Splitting the area in this way gave three areas: Glebelands in the west, Tany's Dell in 'the middle' and Mark Hall Moors in the east – numbered 1 to 3, respectively, on Gibberd's original plan in Fig. 3.1. Glebelands was the first estate to be completed in Harlow. (Note: Chippingfield in Old Harlow had been built earlier but was regarded only as a preliminary exercise.)
- 3.7 The total area of the housing groups on the original plan was approx. 32 hectares. The entire Mark Hall North area, as indicated on the original plan, was 63 hectares. Almost half of the area, therefore, was comprised of green space outside the housing groups, due to the way Gibberd divided the land and retained as many natural features as possible. This can be seen in the map at Fig. 3.3. If private gardens and greenswards within housing groups were included, then the amount of green space would be greater than half the entire area.

Fig. 3.3: Green space in Mark Hall North (Image from Manley, 2014).



- 3.8 Gibberd later stated that each of these three estates were to have accommodated 200 dwellings, but because of the nature of the environment this did not happen – Glebelands was reduced to 120 dwellings, while Tany's Dell and Mark Hall Moors were increased to 300 and 250 dwellings respectively.

### Housing Density

- 3.9 Mark Hall North was planned in line with the then Ministry of Health's *Housing Manual* at a density of approx. 90 people per hectare. This was particularly low when compared to some housing in London at the time which was at a density of 500 people to a hectare.

Consequently the housing in Mark Hall North was very popular. In 1954, Nikolaus Pevsner observed in his Essex edition of *The Buildings of England* that Mark Hall North had a “happy, green look” but the buildings were “too widely spaced”.

- 3.10 However, the low density resulted in a relatively inefficient use of land. The Harlow Development Corporation believed the layout of Mark Hall North was too open and extravagant in road frontage, so to allow for greater land use, coupled with more economic development, it was agreed that future planning in Harlow should proceed with a minimum density of 124 people or approx. 37 dwellings per hectare.
- 3.11 Gibberd welcomed the density increase, as he believed a higher density could create a greater sense of urbanity. The increased density in later residential areas was attained by tightening residential layouts rather than relaxing design principles, as well as the use of three-storey buildings, which Gibberd regarded as being the ideal average height for town building.
- 3.12 Fig. 3.4 shows an urban grain plan of Mark Hall North and the surrounding areas, clearly showing the lower density in the neighbourhood compared to the higher densities of the later residential areas to the south and west. In these later areas, the open spaces were kept to the peripheries, rather than being used to separate housing groups.

Fig. 3.4: Urban grain plan of Mark Hall North (outlined red) and the surrounding areas



- 3.13 The housing in Mark Hall North was designed in accordance with the government's *Housing Manual*, which specified minimum standards of space and equipment, although there was little knowledge at the time of the needs of tenants and their preferences. Many of the houses benefit from a garage, usually housed in a row of garages.

3.14 Gibberd believed that the housing in the early neighbourhoods, including Mark Hall North, had a greater variety in plan types and better exterior materials than those built at a later date.

### **Housing Groups**

- 3.15 It was Gibberd's original intention that the St Mary at Latton Church should have become the nucleus of the neighbourhood centre, but he could not make it work with the overall concept of this part of the town. The neighbourhood centre was eventually sited, therefore, at the centre of the neighbourhood. The centre consists of a group of shops and community facilities (Ward Hatch), with Tany's Dell Primary School occupying the level site opposite.
- 3.16 Gibberd took great care in retaining original features as much as possible, laying out the area around the contours and existing natural features of the land. For example, the eastern connection from the neighbourhood to First Avenue was threaded between some notable trees and the walled garden, but part of the garden would have blocked suitable sight lines at the road intersection. In keeping with the concern for the character of the place, this part of the garden was moved to a more suitable position, while retaining its original bricks and design.
- 3.17 The housing groups in Mark Hall North were designed so it had an 'insular' feel to limit the impact of later development phases on the earlier New Town residents. This is particularly noticeable in the estates mentioned above – Glebelands, Tany's Dell and Mark Hall Moors (as well as The Chantry) – where many of the streets were curved and the estates laid out in the shape of circular sectors.
- 3.18 In Glebelands, for example, many of the houses were planned as open development with unobstructed lawns between the terraces. In Tany's Dell, the terraced rows of houses generally lie along contour lines and face downhill towards the most interesting views, emphasising the natural slope of the land.
- 3.19 The aerial views of Figs. 3.5 and 3.6, overleaf, clearly show the generous amount of green space in Mark Hall Park which splits the neighbourhood in two. There are also other areas of green space between estates, such as between Glebelands and Tany's Dell.
- 3.20 Fig. 3.6 shows how the circular sector layouts of Glebelands, Tany's Dell and The Chantry come together to form a semi-circle of development in the west of the neighbourhood. This is shown in particular for Glebelands in the plan for the estate (see Fig. 3.7).

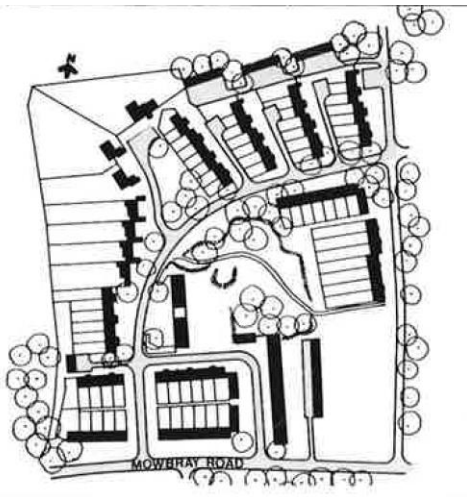
*Fig. 3.5: Aerial photo of the Mark Hall North neighbourhood, taken in 1951, looking west. The Lawn is on the left of the photo, with Mowbray Road running east to west, and the estates of Broomfield in the bottom right of the photo, Stackfield centre right, Mark Hall Moors centre left, Tany's Dell and Glebelands top right, and The Chantry top left. (Image from the National Education Network Gallery, ID 77610)*



*Fig. 3.6: Aerial photo showing the entirety of Mark Hall North, taken on 14 March 1952, looking north-east. The majority of the estates at least partially complete. (Image from Historic England, ID EAW041965)*



*Fig. 3.7: Original plan for Glebelands*



- 3.21 Throughout the estates in Mark Hall North, the houses were designed with front gardens of differing sizes which usually front onto pavements, pathways and greenswards. This creates an open, 'green' feel in the estates which assists in generating a feeling of safety and security for residents as well as pedestrians passing through.
- 3.22 Front gardens also lacked fences and other obstructions to the view, creating open fronts, meaning the ground effectively became a horizontal plane linking the vertical planes of the housing.
- 3.23 In order to provide easier access between front and rear gardens, many terraced rows of housing in Mark Hall North have access tunnels in them which provide pedestrian access to the rear of the row.
- 3.24 Examples of typical street layouts, including how the layouts have incorporated established greenswards, are shown in Figs. 3.8 to 3.15. More information about the estates can be found later in this chapter.

*Fig. 3.8: Typical Broomfield street**Fig. 3.9: Typical Dovehouse Croft street**Fig. 3.10: Housing in Dovehouse Croft fronting onto greensward**Fig. 3.11: Typical street in Fesants Croft**Fig. 3.12: Houses in Great Plumtree facing a greensward**Fig. 3.13: Houses in Tany's Dell arranged around a greensward*



*Fig. 3.14: Houses in the eastern part of The Chantry front onto Mark Hall Park, with views of St. Mary at Latton Church*



*Fig. 3.15: Houses in the western part of Mark Hall Moors are adjacent to the other side of Mark Hall Park*



## Mark Hall North Community Facilities

3.25 Detailed below are the community facilities found in Mark Hall North. A map of their locations can be found at Fig. 3.27.

Fig. 3.16: White Admiral public house



Fig. 3.17: Redeemed Christian Church of God



3.26 **Ward Hatch**, in the centre of Mark Hall North, which comprises a number of facilities:

- the White Admiral public house (Fig. 3.16), which is a hipped-roof, two-storey building with a mixture of exposed brick and cream rendering on the façade; flat-roof, single-storey annex and a seating area outside;
- the Redeemed Christian Church of God (The Lord's Vine) (Fig. 3.17), which occupies a gable-roofed, single-storey building with light coloured exposed brick façade; long, narrow windows; dormer windows; and a distinctive brick-built tower structure;
- a row of four flat-roof, single-storey units with mostly glazed facades (Fig. 3.18). As of Spring 2022, the occupiers are a the Eat Well take-away and Jad's Convenience Store.

Fig. 3.18: Retail units



3.27 **St Mary at Latton Church** (Fig. 3.19), mostly constructed of brick and stone, which has been a Grade I listed building since July 1950. The west tower, nave and chancel of the church date back to the 12<sup>th</sup> century, with the north chapel and south porch built of brick and timber being added in the 15<sup>th</sup> century.

*Fig. 3.19: St Mary at Latton Church**Fig. 3.20: Church vicarage*

3.28 Associated with the church is the **vicarage**, which is a gable-roofed, brick-built house with a flat-roof and three chimneys, brick-built porch and a brick-built garage with monopitch roof (Fig. 3.20).

*Fig. 3.21: Church hall*

3.29 Opposite the vicarage is the **church hall** which has a dual use as a nursery (Fig. 3.21). This was built on land where the western end of Mark Hall Manor once stood. The building is constructed of light coloured brick and has a mix of exposed brick and white rendered façade, with a castslide roof.

3.30 **Tany's Dell Community Primary School and Nursery** (Fig. 3.22), which occupies a number of buildings of different sizes and styles. The school was the first to be opened in Harlow.

Fig. 3.22: Tany's Dell Community Primary School and Nursery



Fig. 3.23: Harlow Museum buildings



3.31 **The Harlow Museum and Walled Gardens** (Fig. 3.23) are housed within the stable block of the former Mark Hall Manor, as detailed earlier. The site is also home to the 17<sup>th</sup> century walled gardens. The brick-built buildings with gabled roofs date to the late 18<sup>th</sup> century and have been Grade II listed since June 1981.

3.32 A nearby red-brick, **late 18<sup>th</sup> century wall** (Fig. 3.24) has also been Grade II listed since the same time.

3.33 **Mark Hall Barn** (Fig. 3.25), which is used by the Harlow and District Amateur Radio Society, was formerly associated with the original Mark Hall Manor and was built in approx. 1700. It is a brick-built building with a timber frame and black cladding, and has been Grade II listed since June 1981.

3.34 **Bromley Cottages** (owned by Harlow Council) (Fig. 3.26), which were in disrepair and disused until they were converted in 2019 to be used as temporary shelters for homeless people. The pair of cottages have a gabled, tiled roof; long, narrow windows; a first-floor which extends over the front entrance and effectively provides an open porch; and a light coloured brick façade with some painting at the base of the walls and around the entrance.

Fig. 3.24: Listed wall



Fig. 3.25: Mark Hall Barn

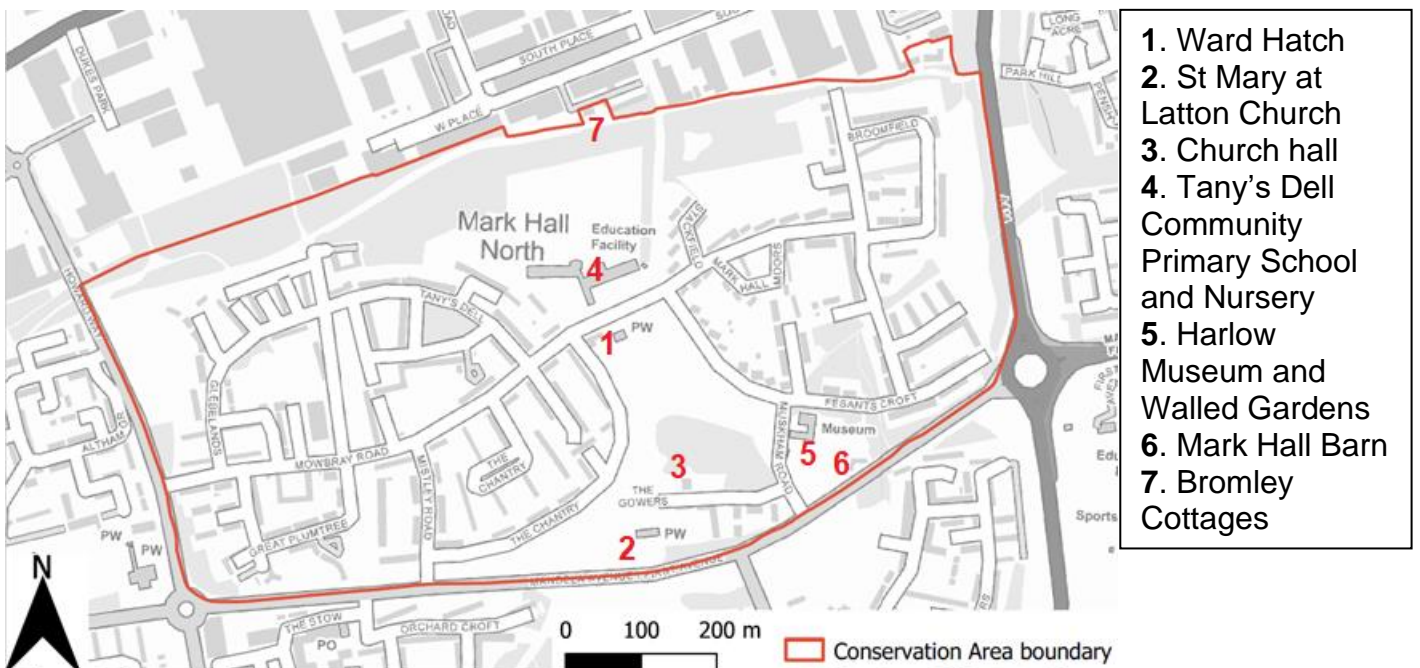


Fig. 3.26: Bromley Cottages



3.35 There are also three allotments – one in each of Glebelands, Stackfield and Tany’s Dell – as well as a number of children’s play areas.

Fig. 3.27: Map of Mark Hall North community facilities



OS © Crown copyright and database right (2022). All rights reserved. Harlow District Council Licence No.100019627 (2022)

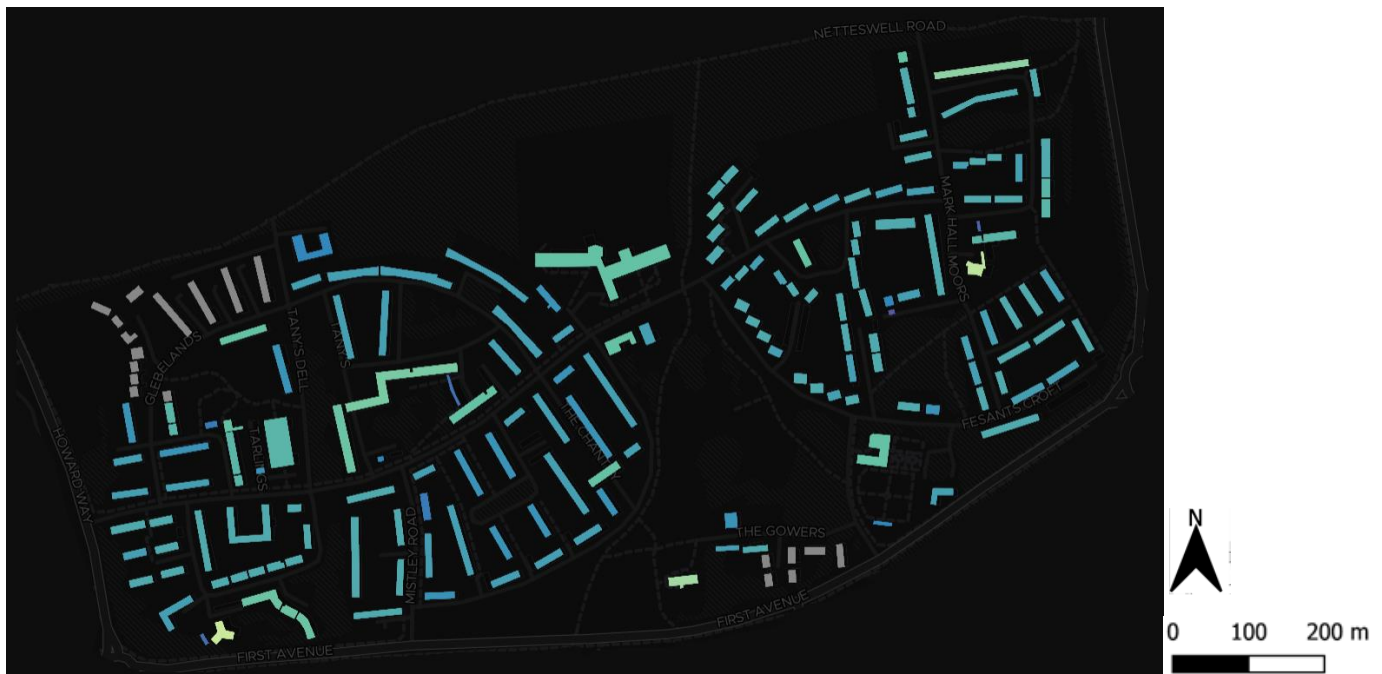
## Building Heights

3.36 Buildings within the Conservation Area are predominantly houses and are almost all two-storey in height. As shown in Figs. 3.28, the main exceptions to this are:

- Stort Tower, Great Plumtree (10 storeys, 30m high)
- The Lawn (10 storeys, 30m high)
- 3- and 4- storey flats found in certain estates
- Tany's Dell Primary School
- St Mary at Latton Church
- Harlow Museum

3.37 Many of the two-storey houses in Mark Hall North were constructed with monopitch flat roofs, which are shorter than those built with gable roofs. The resulting differences in height are evident in Fig. 3.28, where the colour of buildings in estates such as Mark Hall Moors (where gable-roofed dwellings are more common) is lighter than buildings in The Chantry and Tany's Dell.

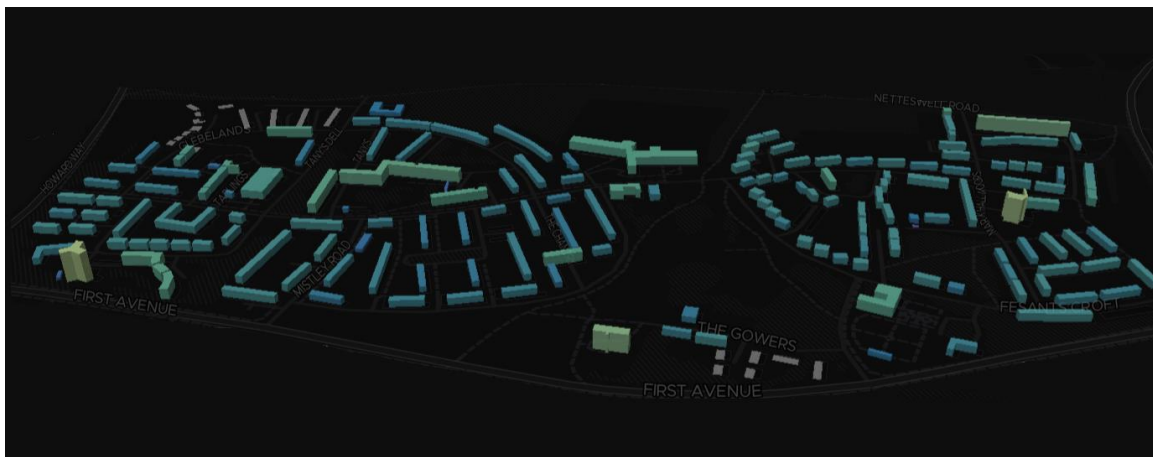
Fig. 3.28: Height of buildings in Mark Hall North



Key: Building height (m)



Source: <https://buildingheights.emu-analytics.net> Open LIDAR data, OS © MapTiler © OpenStreetMap contributors



## Estates Analyses

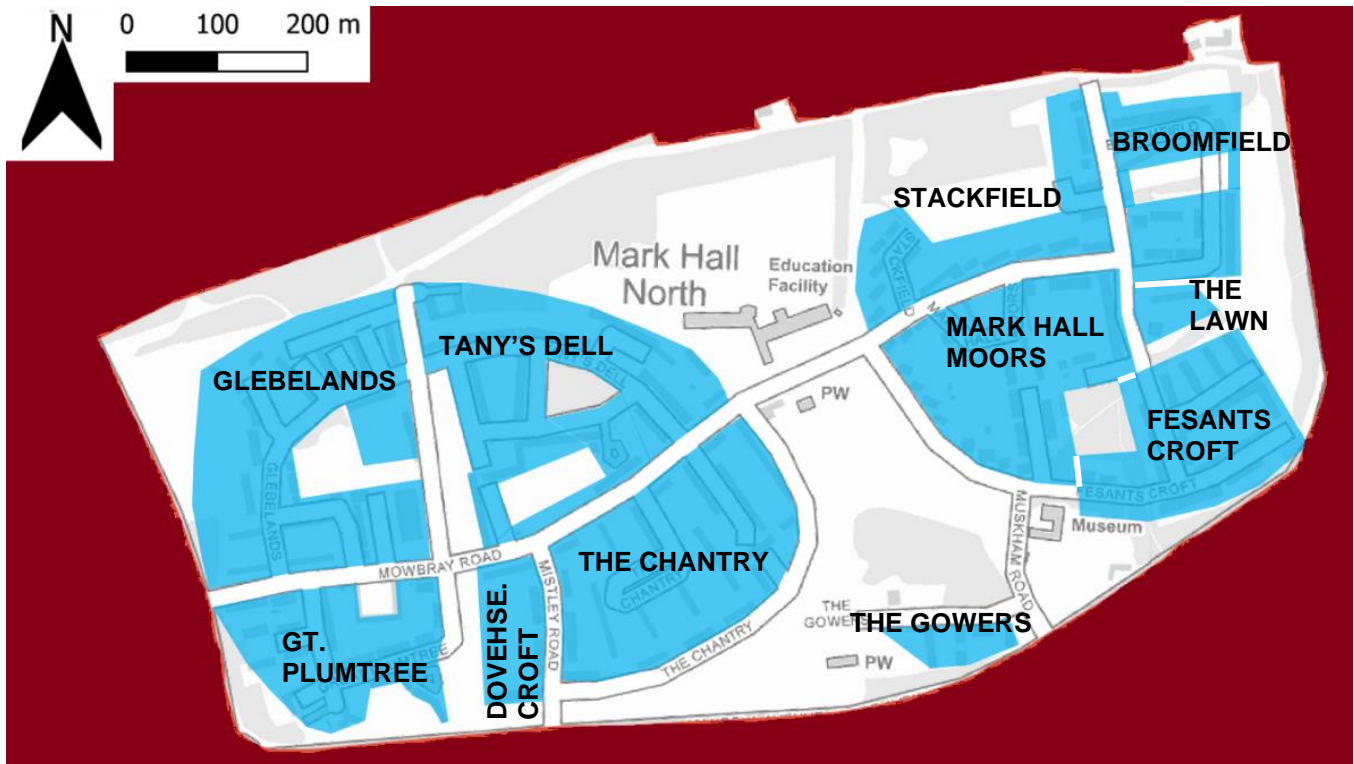
3.38 The following chapters contain detailed analyses of the estates in Mark Hall North and the houses in them. There is a particular focus on the facades, windows, entrances and front gardens of the houses, as these are the features of the houses which contribute the most to the character of the area. Site visits for the analyses took place in Spring and Summer 2022.

3.39 The estates within Mark Hall North are:

- Broomfield
- Dovehouse Croft
- Fesants Croft
- Glebelands
- Great Plumtree
- Mark Hall Moors
- Stackfield
- Tany's Dell
- The Chantry
- The Gowers
- The Lawn

3.40 The map at Fig. 3.29 shows the Conservation Area in isolation from other parts of the town. The indicative locations of the estates are shaded blue (note: the shading does not represent any official boundaries). Most of the remaining white spaces are areas of (often large) green space.

Fig. 3.29: Mark Hall North shown in isolation with the estates shaded blue



OS © Crown copyright and database right (2022). All rights reserved. Harlow District Council Licence No.100019627 (2022)

## 4. Broomfield Analysis

Fig. 4.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
F. Gibberd & Partners	2.48	58	Apr 1950 to Jan 1954	23.4

### STYLE A

4.1 Four terraced rows of four houses, totalling 16 houses. Gabled, slate-tiled roof. This style is mostly a duplicate of Style C found in Stackfield and Style B in Mark Hall Moors.

Fig. 4.a.1: Example of the housing



### Façade

4.2 Pastel-coloured render, with side elevations of the terraced row in exposed brick. A notable feature is that the area to the side of the front door on each house is a different colour render to the rest of the house, but on around half of these houses this feature has been lost such that the area is now render of the same colour as the rest of the house (e.g. right of Fig. 4.a.2). On a few of these houses, the original tiling on this panel remains (e.g. left of Fig. 4.a.2).

Fig. 4.a.2: Render beside front doors



### Windows

4.3 White-framed. Two casement windows on the first floor and a larger casement window on the ground floor. A small window by the front door is also present. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).



- 4.4 There are two houses where white-framed windows have been replaced with brown-framed ones (e.g. Fig. 4.a.3).

*Fig. 4.a.3: Darker frames*



*Fig. 4.a.4: Modified entrances*



### Entrance

- 4.5 Small protruding canopy above the front door, which also encapsulates the neighbouring house's front door. Two of these houses have had the entrance area modified – in one case to construct a flat-roof porch, and in the other to extend the canopy (left and right of Fig. 4.a.4).
- 4.6 The front doors of the houses vary in colour and style, although the predominant colour is white and they all have glazed panels of varying extents.

### Front Garden

- 4.7 These houses benefit from a small front garden which fronts onto the pavement, which itself often has a landscape verge (e.g. Fig. 4.a.1).
- 4.8 There are three houses where the front gardens have been converted to hardstanding (Fig. 4.a.5).

*Fig. 4.a.5: Gardens converted to hardstanding*



**STYLE B**

4.9 One terraced row of 14 houses. There are small setbacks in the terraced row, every two houses, which allows the row to follow the road. Gabled, tiled roof with chimneys. Two of the houses have lighter colour tiles (Fig. 4.b.1). This style is mostly a duplicate of Style C in Mark Hall Moors.

*Fig. 4.b.1: Example of the housing*

**Façade**

4.10 Light-coloured exposed brick, with darker-coloured exposed brick on the side elevations of the terraced row and on the small side elevation of each pair where the terraced row is set back.

**Windows**

4.11 White-framed. Two casement windows on the first floor and a larger casement window on the ground floor. A small window by the front door is also present. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

**Entrance**

4.12 The front doors are recessed with varying extents of glazing, and sidelight with white panel beneath is also present. Small, protruding, arched, white canopy (with sides) (e.g. Fig. 4.b.2).

4.13 The front doors on the houses are of a similar style with glazing to varying extents and are all white, except for one which is more predominantly glazed and one which is black (Fig. 4.b.2).

*Fig. 4.b.2: Different styles of front doors**Fig. 4.b.3: Canopy converted to porch*

4.14 There are two examples of the arched canopy being replaced with a brick-built porch with monopitch, tiled roof (e.g. Fig. 5.b.3). On both examples, the front door has been moved to the side and the front elevation of the porch has a large, white-framed window.

### Front Garden

4.15 Around half of the houses now have hardstanding in place of the original front gardens, which is used for car parking (e.g. Fig. 4.b.3).

*Fig. 4.b.3: Gardens converted to hardstanding*

**STYLE C**

4.16 Seven detached houses. Gabled, tiled roof with chimney. This style is mostly a duplicate of Style C in Glebelands and Style D in Mark Hall Moors.

*Fig. 4.c.1: Example of the housing*

**Façade**

4.17 Exposed red brick.

**Windows**

4.18 White-framed. Three small casement windows on the first floor, and a larger one along with two small ones on the ground floor (one of which is adjacent to the front door).

4.19 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

**Entrance**

4.20 Flat-roof canopy over the front door. The front doors of the houses (as well as the doors of the garage and annex – see below) are a mix of colours and all have glazing of various extents.

4.21 Two houses have had the canopy converted into a brick-built, flat-roof porch which includes the side entrance to the garage (e.g. Fig. 4.c.2).

*Fig. 4.c.2: Canopy converted to porch*



*Fig. 4.c.3: Garage and pedestrian access*



### Other Structures

- 4.22 Immediately to the left of each house is a detached, flat-roof, brick-built garage with a large car door to the front and a smaller (pedestrian access) door to the side nearest the house's front door (with an adjacent small window) (e.g. Fig. 4.c.3).
- 4.23 One of these garages has had the front car door replaced with large windows, suggesting the garage now forms part of the house's living space (Fig. 4.c.2).
- 4.24 To the right of each house is a single-storey flat-roofed annex which links the houses from the exterior (e.g. Fig. 4.c.4). Access to this annex for each house is just to the left of the rear of the neighbouring house's garage.

*Fig. 4.c.4: Annex linking houses*    *Fig. 4.c.5: Annex first-floor extension*



- 4.25 The annex of one of the houses has also had a first-floor extension constructed (Fig. 4.c.5).

### Front Garden

- 4.26 Each house benefits from a generous front garden, but three have been at least partially converted to hardstanding and two have been completely converted. An example of the contrast between these can be seen in Fig. 4.c.1.

**STYLE D**

4.27 Three pairs of semi-detached houses, totalling six houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style E in Mark Hall Moors.

*Fig. 4.d.1: Examples of the housing*

**Façade**

4.28 Exposed brick on the ground floor, on one quarter of the first floor and on one of the side elevations of each pair of houses. Pastel-coloured render on three quarters of the first floor and on other side elevation of each pair of houses.

**Windows**

4.29 White-framed. Two casement windows on the first floor and a large casement window on the ground floor (with adjacent smaller window on the house which has front door on the side elevation of the pair).

4.30 First floor window on each side elevation of pair. Small window adjacent to front door. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling). One of these houses has brown-framed windows (Fig. 4.d.3).

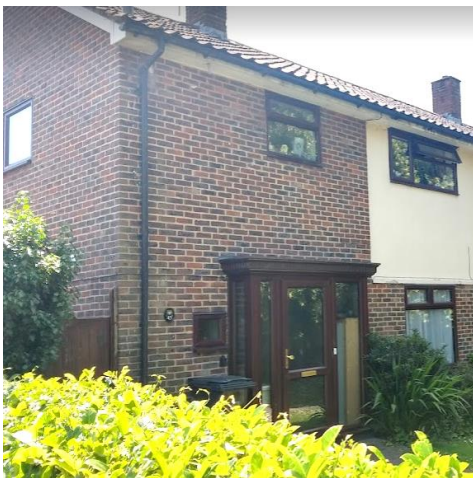
**Entrance**

4.31 White front door (with glazing of varying extents) with small canopy above. On one of the houses in each pair the entrance is on the front elevation, while on the other house it is on the side elevation. A couple of the doors are of a darker colour (e.g. Fig. 4.d.2).

4.32 On two of the houses, the canopy above the front door has been enclosed by a brick-built porch with monopitch, tiled roof; one of them having white plastic cladding (Fig. 4.d.2).

*Fig. 4.d.2: Canopy conversions*

4.33 One house has had the canopy extended to form a small, wooden, flat-roofed porch which is mostly glazed (Fig. 4.d.3).

*Fig. 4.d.3: Canopy extension*

4.34 On two other houses, the canopies have been extended – one with a flat roof and one with a tiled, monopitch roof.

### **Front Garden**

4.35 The houses benefit from small front gardens which front onto a pedestrian walkway and an area of greensward with mature trees.

### **OTHER STYLES**

4.36 Four two-storey blocks of flats which have been built in the same style, housing a total of 16 flats. The blocks have a gabled, tiled roof, with pastel-coloured rendering on the front elevation and exposed-brick side elevations (Fig. 4.o.1). This style of flats is also found in Mark Hall Moors and Stackfield.

*Fig. 4.o.1: Blocks of flats*



4.37 Detached house with exposed, light coloured brick façade and gabled roof, as well as a garage (Fig. 4.o.2). Constructed in the mid-2010s.

*Fig. 4.o.2: Detached house (with garage), mostly obscured from public view*





## 5. Dovehouse Croft Analysis

Fig. 5.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
HDC Design Group	1.05	42	Aug 1952 to Apr 1953	40

### STYLE A

5.1 Four terraced rows of six to eight houses, totalling 27 houses. Gabled, tiled roof with chimneys.

Fig. 5.a.1: Example of the housing



### Façade

5.2 Exposed brick. Tiled coloured panel below window beside door. Many of the coloured tiled panels beside the front doors have been retained, but just under half are no longer present and have been replaced with a plastic or wooden panel (e.g. Fig. 5.a.2). Original examples can be seen in the left and centre of Fig. 5.a.4.

### Windows

5.3 White-framed. One casement window on each of the upper and ground floors. Small window beside front door. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

5.4 Small flat-roofed canopy above white front door. There are a few houses where they the canopies have been modified (e.g. Fig. 5.a.2 and the left of Fig. 5.a.3).

*Fig. 5.a.2: Modified canopy**Fig. 5.a.3: Porch constructions*

5.5 Two of the houses have a porch construction; one of them a wooden-clad porch with a tiled, hipped roof and one of them a brick-built porch with a tiled, monopitch roof (Fig. 5.a.3).

5.6 There are a mix of front-door styles and colours on these houses, with glazing of differing extents (e.g. Fig. 5.a.4).

*Fig. 5.a.4: Mix of front door styles and colours*

### Other Structures

5.7 One house has had a side extension constructed (Fig. 5.a.5).

*Fig. 5.a.5: Side extension*

### Front Garden

These houses benefit from small front gardens, which front onto a pavement which itself has an adjacent landscape verge (e.g. Fig. 5.a.1).

## **STYLE B**

5.8 Terraced row of 14 houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style A in Great Plumtree.

*Fig. 5.b.1: Example of the housing*

### Façade

5.9 Pastel-coloured render with the side elevations of terraced row in exposed brick (e.g. Fig. 5.b.1).

### Windows

5.10 White-framed. Two casement windows on first floor and one on ground floor. There are a couple of houses where the ground-floor window has been converted to a bay window. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

## Entrance

- 5.11 White front door (with glazing of varying extents), which is usually recessed, in effect forming a canopy.
- 5.12 There are three houses where porches with monopitch, tiled roofs have been constructed (with differing door and window styles) (e.g. Fig. 5.b.2).

*Fig. 5.b.2: Porch constructions*



- 5.13 There are a few instances where the front door is of a darker colour (e.g. centre of Fig. 5.b.3). A sidelight beside the doors is common, with a white panel beneath, although some have a sidelight either side and some have one sidelight of larger size (e.g. Fig. X.b.3).

*Fig. 5.b.3: Varying styles of front door sidelight*



## Front Garden

- 5.14 These houses each have a small front garden which fronts onto a path and a larger area of greensward with mature trees. One garden has been converted to hardstanding (Fig. 5.b.4).

*Fig. 5.b.4: Garden converted to hardstanding*



## 6. Fesants Croft Analysis

Fig. 6.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
HDC Design Group	2.23	86	Jul 1951 to Mar 1953	38.6

### STYLE A

6.1 Terraced rows of four to six houses, with one longer row of 10 houses, totalling 80 houses. Gabled, black-tiled roof with chimneys. It is notable that the colouring of the downpipes varies across many of the houses.

Fig. 6.a.1: Example of the housing



### Façade

6.2 Exposed brick on the ground floor. Pastel-coloured render on the first floor from the eaves of the house down to the bottom of the first-floor window, and beside front door (e.g. Fig. 6.a.2).

Fig. 6.a.2: Pastel-coloured rendering to side of front door



### Windows

6.3 White-framed. Two casement windows on the first floor and large casement window on the ground floor. Casement window on each of the ground and upper floor of the side elevations of the terraced row. Small window to the side of the front door.

6.4 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling). All window frames remain white,

but there are a few houses where the frame of the window by the front door has been altered to match the colour of the front door (e.g. Fig. 6.a.3). Several of the houses have had the ground-floor window converted to a bay window.

*Fig. 6.a.3: Bay window conversions*



## Entrance

6.5 Recessed white front door (with glazing) and small flat-roofed canopy above. The front doors of the houses are predominantly white and they all have glazing of varying extents. However, just under a third of the front doors are of a darker colour (e.g. Fig. 6.a.4).

*Fig. 6.a.4: Front doors in different colours*



6.6 On around a fifth of the houses, the canopy above the front door has been replaced with a porch (e.g. Figs. 6.a.5 and 6.a.6). These are of differing designs, with some having a monopitch, tiled roof, and others having a hipped roof. In one example, a porch has been added across two front doors which has created a large structure (right of Fig. 6.a.6).

*Fig. 6.a.5: Porch constructions*



*Fig. 6.a.6: Porch constructions*

### Other Structures

6.7 The houses on the far end of each terraced row have an attached flat-roof, brick-built annex to the side, which usually has an external door and window (e.g. Fig. 6.a.7). There is also a single-storey link wall joining each terrace, with doors giving access to the rear of the housing.

*Fig. 6.a.7: Flat-roofed annex*

### Front Garden

6.8 While a number of houses continue to benefit from small front gardens which front the pavement, just under a quarter of gardens have been converted to hard standing for car parking (e.g. Fig. 6.a.8). Some houses front a walkway which is opposite other front gardens and houses (e.g. Fig. 6.a.9).

*Fig. 6.a.8: Gardens converted to hardstanding*



*Fig. 6.a.9: Houses fronting gardens of other houses*



## **OTHER STYLES**

- 6.9 One terraced row of seven council houses (Fig. 6.o.1), built in the mid-2010s on a former garage site. The houses closely match the Style A housing, with the main differences being lack of chimneys and the canopies above the front doors being larger with a brick support.

*Fig. 6.o.1: Modern terraced row in unique style*



- 6.10 One terraced row of four houses (Fig. 6.o.2), with an exposed brick façade and a gabled, tiled roof with chimneys. It is not immediately obvious from the layout of the first-floor windows and the front doors where each house divides.
- 6.11 On one of the houses, the canopy above the front door has been extended and has a monopitch, tiled roof. The canopy is absent from one of the houses. On three houses the front gardens have been at least partially converted to hardstanding for car parking.

*Fig. 6.o.2: Terraced row in unique style*



6.12 One semi-detached pair (Fig. 6.o.3), with an exposed brick façade and a shallow gabled, tiled roof with a chimney. It is likely the flat-roofed, brick-built garage attached to the left-hand house was added at a later date. The entrance for this house is therefore different to the right-hand one because it is recessed and incorporated into the garage structure.

6.13 The houses benefit from a front garden which fronts on to a pavement. It is not clear if the land the garage was built on was originally private greenspace.

*Fig. 6.o.3: Semi-detached pair in unique style*



## 7. Glebelands Analysis

Fig. 7.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
HDC Design Group	4.34	105	Apr 1950 to Mar 1954	24.2

### **STYLE A**

7.1 Seven terraced rows of four to eight houses, totalling 45 houses. Monopitch roof with chimneys.

Fig. 7.a.1: Example of the housing



#### **Façade**

7.2 Exposed brick.

#### **Windows**

- 7.3 On the houses in certain rows, there are two casement windows on each of the first and ground floors and one small casement window on the stairs (this is on the side elevation for end-of-terrace houses). On the houses in the remainder of the rows, there is one casement window on each floor and one on the stairs.
- 7.4 On the annexes (see below), there is one casement window on the side of the annex and small fanlights on the front of the annex. The window on the stairs appears on the exterior as being between the ground and first floors.
- 7.5 While there are minor differences between the windows (e.g. positioning of mullion and transom and presence of decorative grilling), they are mostly white-framed, although there are a couple of houses where the frames have been replaced with darker ones (e.g. Fig. 7.a.2).

Fig. 7.a.2: Darker frames      Fig. 7.a.3: Annex to house



## Entrance

- 7.6 On the houses in certain rows, there is an attached, flat-roof, brick-built annex at the front, with the roof overhanging the area in front of the front door, in effect forming a canopy (e.g. Fig. 7.a.3). There is also an external door giving access to the annex.
- 7.7 On a few houses, a small brick-built porch has been built over the front door, removing the external access to the annex (e.g. Fig. 7.a.4), giving the appearance that the annex is a large porch.

Fig. 7.a.4: Porch constructions



- 7.8 Fig. 7.a.5 shows an example of a smaller porch being built (with white plastic cladding).

Fig. 7.a.5: Smaller porch

Fig. 7.a.6: Smaller annex



- 7.9 On each house in the other terraced rows, there is a smaller, flat-roof annex with pastel-coloured rendering (e.g. Fig. 7.a.6).

7.10 Unlike the annexes detailed further above, these are not integrated with the house entrance because they are on the opposite side to the front door. These annexes usually have an exterior door on the side with small fanlight windows on the front. They almost all have a pastel-coloured render, but Fig. 7.a.7 shows examples of one with unusual cladding and one with the external door having been removed.

*Fig. 7.a.7: Annex modifications*



7.11 On the houses which have this smaller annex, there is also a flat-roof canopy above the front door (e.g. Fig. 7.a.8).

*Fig. 7.a.8: Canopy*



*Fig. 7.a.9: Reconfigured and modified canopies*



7.12 There are a few houses where porches of differing styles have been constructed (e.g. Fig. 7.a.9). This figure also shows a canopy which has been increased in size.

7.13 The front doors across these houses are generally white and with glazing to differing extents. On almost all the houses with the small annex, there is a sidelight and a white panel beneath (e.g. Fig. 7.a.10) (but not always where porch construction has taken place).

*Fig. 7.a.10: Door sidelight and panel*



*Fig. 7.a.11: Darker colour front doors*



On about a quarter of these houses, the front doors are of colours other than white, usually darker (e.g. Fig. 7.a.11).

### Front Garden

Most of these houses benefit from a small front garden which fronts onto a pavement or an area of hardstanding with mature trees. Many of the gardens have been retained (e.g. Fig. 7.a.12), but just under a third of gardens have been converted to hardstanding for the purpose of car parking (e.g. Fig. 7.a.13).

*Fig. 7.a.12: Front gardens*



*Fig. 7.a.13: Gardens converted to hardstanding*



## **STYLE B**

7.14 Two terraced rows of five or six houses, totalling 11 houses. Monopitch roof with chimneys, extending over the front elevation. This style is mostly a duplicate of Style A in The Chantry and Style A in Tany's Dell.

*Fig. 7.b.1: Example of the housing*



### Façade

7.15 Slightly recessed with the exposed end of the cross-wall vertically separating each house. Exposed brick on the ground floor and on the side elevations of the terraced rows. Cream or peach rendered upper-floor facades.

7.16 On three of these, the exposed brick on the façade has been painted and, in two cases, in a relatively bright colour (e.g. Fig. 7.b.2).

Fig. 7.b.2: Exposed brick painted



Fig. 7.b.3: Bay window conversion



## Windows

7.17 White-framed. Three casement windows on the first floor and one on the ground floor. On one of the houses, the ground-floor casement window has been converted to a bay window (Fig. 7.b.3). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

## Entrance

7.18 A couple of the houses have notably recessed front doors, in effect providing an open porch. The front doors are usually white with glazing to differing extents, with a sidelight or larger glazing beside the door.

7.19 However, on a few of the houses, the front doors have been replaced with a darker colour, and across the houses there are variations in the sizes and layouts of sidelights and glazing beside the door (e.g. Fig. 7.b.4).

Fig. 7.b.4: Darker front doors and varying sidelight styles



Fig. 7.b.5: Canopy extension



7.20 On one of the houses, the canopy has been notably enlarged, with a monopitch, tiled roof (Fig. 7.b.5).

## Front Garden

The houses benefit from a small front garden which usually fronts on to a wide pavement.

**STYLE C**

7.21 Eight detached houses. Gabled, tiled roof with chimney. This style is mostly a duplicate of Style C in Broomfield and Style D in Mark Hall Moors.

*Fig. 7.c.1: Example of the housing*

**Façade**

7.22 Exposed red brick.

**Windows**

7.23 White-framed. Three small casement windows on the first floor, and a larger one along with two small ones on the ground floor (one of which is adjacent to the front door). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

**Entrance**

7.24 Flat-roof canopy over a white front door. The front doors of the houses (as well as the doors of the garage and annex – see below) have different styles and glazing of various extents. On one of the houses, the original canopy has been replaced with a flat-roof, brick-built porch. The example here has prominent glazing (Fig. 7.c.2).

*Fig. 7.c.2: Porch construction    Fig. 7.c.3: Garage door reconfiguration*





## Other Structures

7.25 Immediately to the left of each house is a detached, flat-roof, brick-built garage with a large car door to the front and a smaller (pedestrian access) door to the side nearest the house's front door (with an adjacent small window). One of the garage doors is in a darker colour, while the car door of another garage has been converted to casement windows, suggesting that garage now forms part of the living space of the house (Fig. 7.c.3).

## Front Garden

7.26 Each house benefits from a generously sized front garden.

## STYLE D

7.27 Terraced row of seven three-storey houses. Gabled roof with chimneys.

*Fig. 7.d.1: Example of the housing*



## Façade

7.28 Exposed brick at ground floor, with cream-coloured rendering on the upper floors. One house has white rather than cream-coloured rendering (see left of Fig. 7.d.1). The side elevations of the terraced row are in exposed brick.

7.29 Beside the front door of each house is an area of coloured rendering. This is white on most of the houses and red on another, while two houses retain the original blue tiling (e.g. Fig. 7.d.2).

## Windows

7.30 White-framed. Three casement windows on the second floor, two on the first floor and two on the ground floor. The leftmost windows on the first and second floors are set down, appearing from the exterior as though they are between floors. These are the windows on the stairs.

7.31 The end-of-terrace house on the left has a different configuration because the stair windows are on the side elevation of the terraced row. The end-of-terrace house on the right has a window on each floor on the side elevation, but the ground floor window appears to be filled in.

7.32 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

## Entrance

7.33 A mix of white and black/darker front doors, mostly with glazing (of differing extents). White, flat-roof canopy which extends down one side of the front door (e.g. Fig. 7.d.2).

7.34 On one house, the canopy has been converted to a hipped, tiled roof and a white porch has been constructed in the area by the front door (Fig. 7.d.3). There is a separate front door in this porch because the house has been converted to comprise three flats.

*Fig. 7.d.2: Canopy over front door*



*Fig. 7.d.3: Canopy modification*



## Front Garden

Each of these houses benefits from a small front garden which fronts on to the pavement.

## OTHER STYLES

7.35 Three-storey flat block with light brick façade and shallow gabled roof (Fig. 7.o.1). There are balconies on the first and second floors which have railings. There is also an underpass which cuts through part of the ground floor.

7.36 Located in the greensward adjacent to the flats is the Barbara Hepworth sculpture (visible in Fig. 7.o.1), "Contrapuntal Forms", which was sculpted in 1951 for the Festival of Britain and then sited here in 1953.

*Fig. 7.o.1: Three-storey flat block*



7.37 Tarlings: a Category 2 Sheltered Housing Scheme (Fig. 7.o.2) with a number of retirement flats. Comprises a mix of two- and three-storey buildings, which have gabled roofs (including a catslide roof), large windows and exposed brick facades of light and darker bricks. The architecture was designed to complement the surrounding Mark Hall North neighbourhood built in the 1950's.

*Fig. 7.o.2: Tarlings Sheltered Housing*



## 8. Great Plumtree Analysis

Fig. 8.1: Original estate data

	Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
Housing	HDC Design Group	} } } 3.24	104	Aug 1951 to Jan 1954	} } } 41.4
Stort Tower	E. C. P. Monson	} }	30	Dec 1962 to Oct 1964	} }

### STYLE A

8.1 Six terraced rows of four or six houses, totalling 26 houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style B in Dovehouse Croft.

Fig. 8.a.1: Example of the housing



### Façade

8.2 Pastel-coloured render with side elevations of terraced row in exposed brick. While all the façade renders are pastel-coloured, some are quite contrasting within a row (e.g. Fig. 8.a.1).

### Windows

8.3 White-framed. Two casement windows on the first floor and one on the ground floor. There are two houses where the frames have been altered to a darker colour (e.g. Fig. 8.a.2).

Fig. 8.a.2: Brown-framed windows and door Fig. 8.a.3: Conversion of window to bay window



8.4 There are a few houses where the ground-floor window has been converted to a bay window (e.g. Fig. 8.a.3). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

8.5 White front door (with glazing of varying extents), which is usually recessed, in effect forming a canopy. One house has a PVC, flat-roofed porch (Fig. 8.a.4).

*Fig. 8.a.4: PVC porch*



*Fig. 8.a.5: Varying styles of front door sidelight*



8.6 There are a few houses where the front door is of a darker colour (e.g. Fig. 8.a.2). A sidelight beside the front door is common, with a white panel beneath, although the sidelights are of differing styles (e.g. Fig. 8.a.5).

### Other Structures

8.7 One end-of-terrace house appears to have had a side extension constructed (Fig. 8.a.6).

*Fig. 8.a.6: Side extension*



### Front Garden

8.8 These houses have small front lawns. However, around a quarter have been converted to hardstanding for the use of parking a car (e.g. Fig. 8.a.7).

*Fig. 8.a.7: Garden converted to hardstanding*

## **STYLE B**

8.9 Four terraced rows of four to eight houses, with one row of 16, totalling 38 houses. Gabled, tiled roof with chimneys.

*Fig. 8.b.1: Example of the housing*

### **Façade**

8.10 Exposed brick. Pastel-coloured panel below the front door sidelight. On just over a third of these houses, this panel has been replaced with a different style of panel or removed due to a porch construction. An original yellow tiled panel can be seen in Fig. 8.b.3. The majority of the remaining panels are usually painted.

### **Windows**

8.11 White-framed. Two casement windows on the first floor and one larger one on the ground floor (slight variations on the houses around the 'green' – see below). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### **Entrance**

8.12 White front door with sidelight and flat-roof canopy above. Around a third of these houses have had brick-built porches built with monopitch, tiled roofs constructed (e.g. Fig. 8.b.4). Most of these porches are similar in style, although Fig. 8.b.2 shows an example of one

which is of a different style, mostly due to the unusual glazing style.

*Fig. 8.b.2: Differing styles of porches*



*Fig. 8.b.3: Differing canopy modifications*



8.13 Fig. 8.b.2 also shows an example of an open porch which has been built with a different roof style and is therefore very different to the porch on the adjacent house.

8.14 Fig. 8.b.3 shows examples of where canopies have been rebuilt in a notably different way to the originals. Similar styles of modification are evident on around a fifth of these houses in total.

8.15 Around a third of these houses have front doors which are of a darker colour than white (e.g. Fig. 8.b.4). They all have glazing of varying extents.

*Fig. 8.b.4: Front doors in darker colours; porch constructions*



## Front Garden

8.16 These houses benefit from a small front garden which usually fronts on to the pavement, but around a fifth have been converted to hardstanding, usually for car parking (e.g. Fig. 8.b.5).

*Fig. 8.b.5: Gardens converted to hardstanding*



8.17 Part of the estate has a 'village green' feel with the housing fronting a generous area of green space and mature trees (Fig. 8.b.6).

*Fig. 8.b.6: Houses fronting a 'village green' greensward*



## **STYLE C**

8.18 Five pairs of semi-detached houses, totalling 10 houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style B in Stackfield and Style A in The Gowers.

*Fig. 8.c.1: Example of the housing*



### **Facade**

8.19 Pastel-coloured render, with some exposed brick on the ground floor and on the entirety of the side elevations of each pair of houses. One house has decorative detailing on the façade. The façade of each house is recessed.

### **Windows**

8.20 White-framed. Two casement windows on first floor, with large ground-floor casement window beside front door. There is also an upper-floor window on side elevations of each pair of houses. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling). One property has brown-framed windows (Fig. 8.c.2).



*Fig. 8.c.2: Brown-framed windows and door*



### Entrance

8.21 Small flat-roof canopy above front door which extends onto garage. Canopy continues down side of ground floor window. Sidelight either side of front door which is usually wide. The front doors are of different styles and colours across these houses, with glazing of various extents, while the sidelights beside the doors are also in different styles and sizes (e.g. Fig. 8.c.3).

*Fig. 8.c.3: Canopies with differing styles of doors and sidelights*



8.22 On one pair of houses, the window beside each front door is of a 'port-hole' form (Fig. 8.c.4). However, these are in different positions and one house is also lacking a door sidelight.

*Fig. 8.c.4: Port-hole windows beside front doors*



8.23 Similarly, the garage doors are different colours, including white, red and brown.

### Other Structures

8.24 As mentioned earlier, each house has a garage to the side which is attached to the side elevation. Above the garages between two of the housing pairs, set-back first-floor extensions with gable roofs have been constructed which link the exterior of the houses (Fig.

8.c.5). The facades are non-matching.

*Fig. 8.c.5: First-floor extensions between one pair of houses*



### Front Garden

8.25 Only one of the houses retains a front garden, while the others have been converted to hardstanding for the use of car parking (Fig. 8.c.6).

*Fig. 8.c.6: Gardens converted to hardstanding*



8.26 **Note:** There is also a separate pair of semi-detached houses in this style (see Fig. 8.c.7), but with minor differences such as a lack of recessed façade, and lack of small canopy over the front door and ground-floor window. The pair also has non-matching porches and the entire façade is exposed brick rather than being of a mostly pastel colour. One of the houses also has a two-storey side extension.

*Fig. 8.c.7: Pair of semi-detached houses in slightly different style*



## **OTHER STYLES**

8.27 Stort Tower (Fig. 8.o.1) is a Y-shaped tower block constructed of light-coloured brickwork. The stairwell running through the centre of the building notably has glazing on each of the three sides and an external red panel on each floor. Each flat benefits from a protruding concrete balcony.

*Fig. 8.o.1: Stort Tower*



8.28 Unusually-shaped 3-storey flat block (Fig. 8.o.2) with gable roof and chimneys. Large windows, with lighter-coloured brickwork on the first floor. The façade is interrupted at regular intervals by glazed staircases. There is a pedestrian underpass which provides access to greensward.

*Fig. 8.o.2: Flats adjacent to Stort Tower*



## 9. Mark Hall Moors Analysis

*Fig. 9.1: Original estate data*

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
F. Gibberd & Partners	3.58	92	Apr 1950 to Jan 1954	25.7

### Style A

9.1 Eight semi-detached pairs (at right-angles), totalling 16 houses. Gabled, tiled roof with chimneys.

*Fig. 9.a.1: Examples of the housing*



### Façade

9.2 Exposed brick. Side elevation of each house (which for the second house in the pair is part of its front elevation) has white rendering.

### Windows

9.3 White-framed. Three casement windows on the first floor and two on the ground floor, as well as a small window beside the front door. There are a couple of houses where a ground floor window has been altered to a bay window (e.g. Fig. 9.a.2).

*Fig. 9.a.2: Bay window conversion*



9.4 One pair of houses has brown-framed windows (Fig. 9.a.3).

*Fig. 9.a.3: Brown-framed windows*

9.5 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

9.6 Almost all the houses have a canopy above the front door, but these are of differing sizes, styles and colours, including one which extends over the ground floor window; one supported by brown pillars and a brick base; a black, wooden one which is almost large enough to be an open porch; one supported by white pillars; and a white one with no supports (Fig. 9.a.4).

*Fig. 9.a.4: Differing porch styles*

9.7 Along with the porches, the front doors of the houses are also in differing colours and styles, but all have glazing to differing extents.

### Front Garden

9.8 The houses are built on raised ground and most of the front gardens have steps leading up to them from the pavement (e.g. Figs. 9.a.1 and 9.a.5), but the gardens of the few houses on lower ground – which have easier access from the road – have been partially converted to hardstanding for car parking (e.g. Fig. 9.a.6).

*Fig. 9.a.5: Front gardens of houses on higher ground*



*Fig. 9.a.6: Front gardens partially converted to hardstanding*



## **STYLE B**

9.9 Four terraced rows of four houses, totalling 16 houses. Gabled, slate-tiled roof. This style is mostly a duplicate of the Style A in Broomfield and Style C in Stackfield.

*Fig. 9.b.1: Example of the housing*



## **Façade**

9.10 Pastel-coloured render, with side elevations of the terraced row in exposed brick. A notable feature is that the area to the side of the front door on each house is a different colour render to the rest of the house, but on around half of these houses this feature has been lost such that the area is now render of the same colour as the rest of the house (e.g. Fig. 9.b.2). On some of these houses, the original tiling on this panel remains.

*Fig. 9.b.2: Rendering beside front door changed*



## Windows

9.11 White-framed. Two casement windows on the first floor and a larger casement window on the ground floor. A small window by the front door is also present. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

9.12 A few of the houses have had the ground window converted to a bay window (e.g. Fig. 9.b.3).

## Entrance

9.13 Small protruding canopy above the front door, which also encapsulates the neighbouring house's front door. There are varying styles and colours of front door, although the predominant colour is white and they all have glazed panels of varying extents.

9.14 Two of these houses have had canopy reconfigurations – in one case to convert the canopy to a small, monopitch roof; and in the other case to erect a larger such roof which covers the width of the house (Fig. 9.b.3).

*Fig. 9.b.3: Large canopy construction*



## Front Garden

9.15 These houses benefit from a small front garden which fronts onto the pavement. On around a quarter of the houses, the small front garden has been converted to hardstanding (e.g. Fig. 9.b.4).

*Fig. 9.b.4: Front gardens converted to hardstanding*



## **STYLE C**

9.16 One terraced row of 12 houses. There are small setbacks in the terraced row every two houses which allows the row to follow the road. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style B in Broomfield.

*Fig. 9.c.1: Example of the housing*



### **Façade**

9.17 Light-coloured exposed brick, with darker-coloured exposed brick on the side elevations of the terraced row and on the small side elevation of each pair where the terraced row sets back.

### **Windows**

9.18 White-framed. Two casement windows on the first floor and a larger casement window on the ground floor. A small window by the front door is also present. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

9.19 On one house, the ground floor window frame has been painted to match the repainted canopy above the front door (Fig. 9.c.2).

*Fig. 9.c.2: Repainted canopy and window frame*



### **Entrance**

9.20 The front doors are recessed with varying extents of glazing, and sidelight with white panel beneath is also present (with some differences in the sidelights between houses). Small, protruding, arched, white canopy (with sides) (e.g. Fig. 9.c.2).



9.21 The front doors on the houses are of a similar style and are all white, except for one which is black. On three houses, the canopy has been converted to a brick-built porch (with monopitch, tiled roof). These porches are of differing styles and one has a pastel-colour render (Fig. 9.c.3).

*Fig. 9.c.3: Porch constructions*



### Front Garden

9.22 These houses benefit from front gardens which front on to the pavement, but around half of these have been converted to hardstanding (e.g. Fig. 9.c.4).

*Fig. 9.c.4: Gardens converted to hardstanding*



**STYLE D**

9.23 Three detached houses. Gabled, tiled roof with chimney. This style is mostly a duplicate of Style C in Broomfield and Style C in Glebelands, although these houses do not have the ground-floor annex built to the side of each house.

*Fig. 9.d.1: Examples of the housing*

**Façade**

9.24 Exposed red brick.

**Windows**

9.25 White-framed. Three small casement windows on the first floor, and a larger one along with two small ones on the ground floor (one of which is adjacent to the front door). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

**Entrance**

9.26 Flat-roof canopy over the front doors, which are all dark in colour with varying amounts of glazing. Side door for pedestrian entry to the garage (two predominantly glazed; one solid and white).

9.27 On one house, a brick-built porch has been constructed which has a large, hipped roof extending beyond the porch and along the remainder of the front elevation (left house in Fig. 9.d.2). On another house, a similar brick-built porch, with smaller hipped roof, has been erected (right house in Fig. 9.d.2).

*Fig. 9.d.2: Porch constructions*

9.28 Two of the garage doors are brown; the third is obscured from view from the pavement.

### **Other Structures**

9.29 As previously mentioned, each house has a garage built to the side.

### **Front Garden**

9.30 These houses have small front gardens which front onto a path and a wider greensward with mature trees (e.g. Fig. 9.d.1).

## **STYLE E**

9.31 Nine pairs of semi-detached houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of the Style D in Broomfield.

*Fig. 9.e.1: Examples of the housing*

### **Façade**

9.32 Exposed brick on ground floor, on one quarter of first floor and on one of the side elevations of each pair of houses. Pastel-coloured render on three quarters of first floor and on other side elevation of each pair of houses.

9.33 On around a third of the houses, one-third of the pastel-coloured rendering on the upper floor is a different colour to the other two-thirds (e.g. Figs. 9.e.2 and 9.e.5).

*Fig. 9.e.2: First-floor rendering*

## Windows

- 9.34 White-framed. Two casement windows on the first floor and a large casement window on the ground floor (with adjacent smaller window on the house which has front door on the side elevation of the pair). First floor window on each side elevation of pair. Small window adjacent to front door.
- 9.35 A few of the houses have darker window frames (e.g. Fig. 9.e.5). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

## Entrance

- 9.36 Recessed white front door (with glazing of various extents) with small canopy above. On one of the houses in each pair the entrance is on the front elevation, while on the other house it is on the side elevation.
- 9.37 On the house in each pair which has the entrance on the side elevation, there is usually a brick wall on one side of the canopy, in effect partially forming an open porch (e.g. Fig. 9.e.3).

*Fig. 9.e.3: Side of canopy**Fig. 9.e.4: Porch and canopy constructions*

- 9.38 On a couple of the houses, porches have been built which are of differing styles; there are also a couple of houses where the canopy has been significantly extended into a monopitch, tiled canopy (Fig. 9.e.4).
- 9.39 The front doors are a mix of styles and colours, but all have glazing to differing extents.

## Front Garden

9.40 These houses have front gardens which front on to the pavement. Several gardens have been at least partially converted to hardstanding (e.g. Fig. 9.e.5).

*Fig. 9.e.5: Gardens converted to hardstanding*



## OTHER STYLES

9.41 Three-storey flat block. On the front elevation, the fronts of the flats are recessed with pastel rendering (Fig. 9.o.1). On the rear elevation, there is light coloured brick (and blue rendering at the end) (Fig. 9.o.2). The side elevations of the block and the structure containing the stairs are exposed darker coloured brick. Balconies with railings are present on the front elevation.

9.42 This flat block is mostly a duplicate of the style of the three-storey flat block in The Lawn.

*Fig. 9.o.1: Three-storey flat block – front elevation*



*Fig. 9.o.2: Three-storey flat block – rear elevation*



9.43 Two two-storey blocks of flats (e.g. Fig. 9.o.3) which have been built in the same style, housing a total of 8 flats. The blocks have a gabled, tiled roof, pastel-coloured rendering on the front elevation and exposed-brick side elevations. This style of flats is also in Broomfield and Stackfield.

*Fig. 9.o.3: One of the blocks of flats*



9.44 Terraced row of three houses (Fig. 9.o.4), with gabled, tiled roof and rendering of different colours (including one which is pebble-dashed). One of the houses has a bay window on the ground floor, while one has a darker colour front door. The house on the far-left appears to have had a side extension as it is notably wider than the other houses.

*Fig. 9.o.4: Terraced row*



Pair of semi-detached houses in a very similar style to Style D, but with differences such as lack of coloured rendering and both front doors being on the front elevation (Fig. 9.o.5).

*Fig. 9.o.5: Semi-detached pair in modified style*



## 10. Stackfield Analysis

Fig. 10.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
F. Gibberd & Partners	2.33	62	Apr 1950 to Oct 1952	26.6

### STYLE A

10.1 Seven terraced rows of four houses. Gabled, tiled roof with chimneys.

Fig. 10.a.1: Example of the housing



### Facade

10.2 Exposed brick on the ground floor with pastel-coloured rendering to side of the front door. Black wooden cladding on the first floor (note that on the upper floor of the far-left end house of the front elevation of each terrace row, only half the façade has wooden cladding and the remainder is exposed brick). Left-hand side elevation of each terrace row has pastel-coloured rendering.

10.3 A few houses have white downpipes in contrast to the usual black (e.g. Fig. 10.a.1).

### Windows

10.4 White-framed. Two casement windows on the first floor, large casement window on the ground floor and small window beside the front door. There are minor differences between the windows (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

10.5 Recessed front door, with sidelight and white panel below. The front door is usually white with glazing to differing extents. However, around a third of the houses have doors of differing colours, usually darker (e.g. Figs. 10.a.2 and 10.a.3). On around a quarter of the houses, the sidelight by the front door has been extended to incorporate the panel below (e.g. Figs. 10.a.2 and 10.a.3).



*Fig. 10.a.2: Differing front doors and sidelights**Fig. 10.a.3: Differing front doors and sidelights*

## Front Garden

10.6 These houses have front gardens which front on to the pavement. However, around a quarter have been at least partially converted to hardstanding for the purpose of car parking (e.g. Fig. 10.a.1).

## STYLE B

10.7 Two pairs of semi-detached houses, totalling four houses. This style is mostly a duplicate of Style C in Great Plumtree and Style A in The Gowers.

*Fig. 10.b.1: Example of the housing*

**Facade**

10.8 Exposed brick with a small amount of coloured render (white) beneath the ground-floor window. On two of the houses, this area of rendering has been extended to include the garage.

**Windows**

10.9 White-framed. Two casement windows on first floor, with large casement window beside front door. Upper-floor window on side elevations of each pair of houses.

10.10 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling). One property has brown-framed windows (right of Fig. 10.b.2).

**Entrance**

10.11 Small flat-roof canopy above front door which extends onto garage. Canopy continues down side of ground floor window. Sidelight either side of front door which is usually wide. The front and garage doors are of differing styles and colours, but all have glazing to differing extents (and sidelights of differing styles and sizes).

**Other Structures**

10.12 As already mentioned, each house has a garage to the side. On one of the houses, the garage appears to have been converted to become part of the living space, with resulting removal of the car door and replacement with a casement window (Fig. 10.b.2).

*Fig. 10.b.2: Modified garage*

**Front Garden**

10.13 These houses have front gardens which front on to the pavement.

**STYLE C**

10.14 Two terraced rows of four houses, totalling eight houses. Gabled, slate-tiled roof. This style is mostly a duplicate of Style A in Broomfield and Style B in Mark Hall Moors.

*Fig. 10.c.1: Example of the housing*

**Façade**

10.15 Pastel-coloured render, with side elevations of the terraced row in exposed brick. A notable feature is that the area to the side of the front door on each house is a different colour render to the rest of the house. Most of these houses have retained their original tiling in place beside the front door (e.g. Fig. 10.c.2).

*Fig. 10.c.2: Original tiling retained*



10.16 On a couple of the houses, the tiles have been replaced by a pastel-coloured render and, on two houses, have been replaced by a darker colour render and white plastic cladding respectively (Fig. 10.c.3).

*Fig. 10.c.3: Original tiling replaced with cladding or coloured rendering*



### Windows

10.17 White-framed. Two casement windows on the first floor and a larger casement window on the ground floor. A small window by the front door is also present. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

10.18 White front doors with differing extents of glazing. Small protruding canopy above the front door, which also encapsulates the neighbouring house's front door. One of the houses has a dark blue front door.

### Front Gardens

10.19 These houses benefit from small front gardens which front on to the pavement (e.g. Fig. 10.c.4).

*Fig. 10.c.4: Front gardens*



## **OTHER STYLES**

10.20 Five two-storey blocks of flats which have been built in the same style, housing a total of 20 flats. The blocks have a gabled, tiled roof, pastel-coloured rendering on the front elevation and exposed-brick side elevations (Fig. 10.o.1). This style of flats is also found in Mark Hall Moors and Broomfield.

*Fig. 10.o.1: One of the blocks of flats*



10.21 North Lodge (Fig. 10.o.2): a house with gabled, slate-tiled roof; tall windows; distinctive chimneys; light coloured, exposed brick façade; and outbuildings. It was built in the 1890s and was a former lodge to the Mark Hall estate.

*Fig. 10.o.2: North Lodge*



## 11. Tany's Dell Analysis

Fig. 11.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
Fry Drew & Partners	5.13	170	Apr 1950 to Dec 1953	33.1

### STYLE A

11.1 Seven rows of three to seventeen houses, totalling 61 houses. Monopitch roof (with chimneys to rear), extending over the front elevation. This style is mostly a duplicate of Style A in The Chantry and Style B in Glebelands.

Fig. 11.a.1: Example of the housing



### Façade

11.2 Slightly recessed with the exposed end of the cross-wall vertically separating each house. Exposed brick on the ground floor and on the side elevations of the terraced rows. While the façades are generally pastel-coloured, around a quarter of these houses have notably darker or brighter façade rendering than usual (e.g. Fig. 11.a.2).

Fig. 11.a.2: Darker and brighter rendering



## Windows

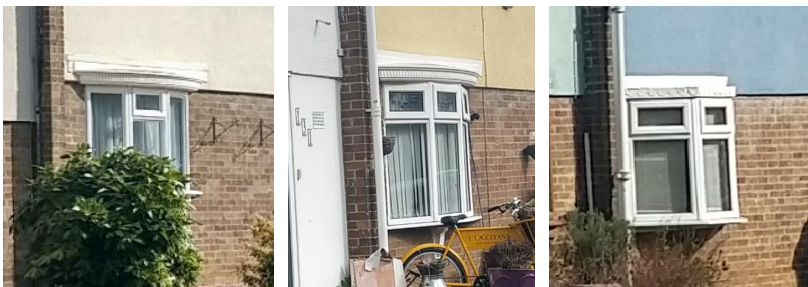
- 11.3 White-framed. Three casement windows on the first floor and one on the ground floor. There are a few houses which have brown window frames rather than the usual white (Fig. 11.a.3).

*Fig. 11.a.3: Brown-framed windows*



- 11.4 Around a fifth of the houses have had the ground floor casement window converted to a bay window (e.g. Fig. 11.a.4).

*Fig. 11.a.4: Bay window conversions*



- 11.5 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

## Entrance

- 11.6 Many of the houses have notably recessed front doors, in effect providing an open porch. The front doors are usually white with glazing to differing extents, with a sidelight or larger glazing beside the door. However, around a quarter of houses have front doors in different colours, usually darker, with differing sizes and layouts of sidelights and glazing beside the door (e.g. Fig. 11.a.5).

*Fig. 11.a.5: Differing front door and sidelight styles*



11.7 There are a few examples of differing styles of enlarged canopies above the front door (e.g. Fig. 11.a.6).

*Fig. 11.a.6: Differing styles of enlarged canopies*



### Other Structures

11.8 A few end-of-terrace houses have an attached flat-roofed annex of differing styles (e.g. Fig. 11.a.7).

*Fig. 11.a.7: Annex*



### Front Garden

11.9 The houses benefit from a small front garden which usually fronts on to a pavement, which itself often has a landscape verge (e.g. Fig. 11.a.1). Some of the houses are built on higher ground and so the front garden slopes down towards the pavement, with steps built in to the front door (e.g. Fig. 11.a.2).

11.10 Around a tenth of the houses have had their front gardens converted to hardstanding, sometimes for the purpose of car parking (e.g. Fig. 11.a.8).



*Fig. 11.a.8: Front gardens converted to hardstanding*



## **OTHER STYLES**

11.11 A number of flat-roof, four-storey and three-storey flat blocks (Fig. 11.o.1), with part of the façades in exposed light coloured brick and part in exposed darker brick. Unusual window layouts due to windows on the stairs which appear from the exterior to be in-between floors. Recessed balconies with railings. Underpasses which use a significant part of the ground floor.

*Fig. 11.o.1: Four-storey flat block*



*Fig. 11.o.2: Three-storey flat block*



11.12 A terraced row of four houses (Figs. 11.o.3 and 11.o.4) which is in the same style as Style B in The Chantry. One of the houses has had the canopy over the front door extended, another has had the ground-floor window converted to a bay window, and three of the front

gardens have been converted to hardstanding for the purpose of car parking.

*Fig. 11.o.3: Terraced row*



*Fig. 11.o.4: Terraced row*



11.13 Tany's Court: a development of seven bungalows on a redundant garage site (Fig. 11.o.5), which was granted planning permission in 2002. The bungalows are set back and protected by an access gate. They have exposed, light colour brick facades and hipped roofs.

*Fig. 11.o.5: Bungalow development, mostly obscured from public view*



## 12. The Chantry Analysis

Fig. 12.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
Fry Drew & Partners	4.66	121	Apr 1950 to Dec 1953	26

### STYLE A

12.1 12 terraced rows of three to 12 houses, totalling 83 houses. Monopitch roof (and chimneys to rear), extending over the front elevation. This style is mostly a duplicate of Style B in Glebelands and Style A in Tany's Dell.

Fig. 12.a.1: Example of the housing



### Façade

12.2 Slightly recessed with the exposed end of the cross-wall vertically separating each house. Exposed brick on the ground floor and on the side elevations of the terraced rows. While the facades are generally pastel-coloured, around a third of houses have notably darker or brighter facades than usual (e.g. Fig. 12.a.2).

Fig. 12.a.2: Brighter and darker facades



### Windows

12.3 White-framed. Three casement windows on the first floor and one on the ground floor. There are a few houses where the frames are brown or additional features have been added to them (Fig. 12.a.3).

*Fig. 12.a.3: Brown-framed windows; additional features*



12.4 There are also a number of houses (around a tenth) where the ground-floor window has been converted to a bay window or similar (e.g. Figs. 12.a.4 and 12.a.6).

*Fig. 12.a.4: Bay window*



12.5 There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

12.6 Many of the houses have notably recessed front doors (Fig. 12.a.1), in effect providing an open porch. The front doors are usually white with glazing to differing extents, with a sidelight or larger glazing beside the door.

12.7 However, on around a quarter of the houses, there are a notable number of doors in different colours, usually darker, with differing sizes and layouts of sidelights and glazing beside the door (Fig. 12.a.5).

*Fig. 12.a.5: Differing styles of front doors and sidelights/glazing beside doors*



12.8 On two of the houses, an extended canopy has been constructed (e.g. Fig. 12.a.6).

*Fig. 12.a.6: Extended canopies; bay windows*

### Other Structures

12.9 Some end-of-terrace houses have an attached flat-roofed annex or garage, either with exposed brick or with white rendering (e.g. Fig. 12.a.7).

*Fig. 12.a.7: Annex*

### Front Garden

12.10 The houses benefit from a small front garden which usually fronts on to a wide pavement. A number of the houses are built on higher ground and so the front garden slopes down towards the pavement, with steps built up to the front door of each house (e.g. Fig. 12.a.9).

*Fig. 12.a.9: Gardens on higher ground**Fig. 12.a.10: Gardens fronting on to greensward*

12.11 Some houses front onto a wider area of greensward with mature trees (e.g. Fig. 12.a.10).

12.12 There are a few houses where the garden has been converted to hardstanding (e.g. Fig. 12.a.11).

*Fig. 12.a.11: Garden converted to hardstanding***STYLE B**

12.13 Four terraced rows of four houses, totalling 16 houses. The end-of-terrace house on the right of each row is set back. Monopitch roof (with chimneys) which overhangs the front and side elevations.

*Fig. 12.b.1: Examples of the housing***Façade**

12.14 Mostly exposed brick. Recessed, pastel-colour facades where the main windows are located on the front elevation of each house (except the end-of-terrace set-back house), and also on the side elevations of the end houses above the front door.

**Windows**

12.15 White-framed. Two casement windows on the upper floor and one on the ground floor. On several of the houses, the ground-floor window has been converted to a bay window (e.g. Fig. 12.b.2). There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

*Fig. 12.b.2: Bay window conversion; long sidelight by front door*



## Entrance

12.16 Small flat-roofed canopy above the front door. The front doors are white-framed, with glazing to differing extents. There are a couple in different colours (e.g. Fig. 12.b.3).

*Fig. 12.b.3: Darker-coloured door*



12.17 A sidelight beside the front door is also present, but these vary in length and style (e.g. Figs. 12.b.2 and 12.b.3). Several of these houses have had larger canopies with monopitch, tiled roofs constructed (e.g. Fig. 12.b.4).

*Fig. 12.b.4: Canopy extensions*



## Other Structures

12.18 The end properties of each terraced row have a ground-floor attached annex/store (e.g. Fig. 12.b.5) which usually has its own glazed exterior door and/or window.

*Fig. 12.b.5: Annex*

12.19 Two houses have had a first-floor, flat-roof extension constructed above the annex (see left of Fig. 12.b.6).

### Front Garden

12.20 These houses benefit from small front gardens which front onto a pavement adjacent to a landscape verge (e.g. Fig. 12.b.6).

*Fig. 12.b.6: Front gardens and, on left, example of first-floor extension*

### OTHER STYLES

12.21 Three-storey block of flats (Fig. 12.o.1) which has a façade of cream rendering with a small amount of light coloured exposed brick. On the front elevation, the entrances to the flats are recessed, in effect forming a communal balcony with railings. An underpass comprises much of the ground floor.

*Fig. 12.o.1: Three-storey block of flats – front elevation and rear elevation*

12.22 Arderne Bungalows (Fig. 12.o.2): A terraced row of four bungalows, with an exposed brick façade with cream colour rendering below the main window on each bungalow. Shallow, felt gable roof and recessed entrance, in effect forming an open porch. These bungalows benefit from small front gardens fronting onto a pavement, which itself is adjacent to a



landscape verge.

*Fig. 12.o.2: Arderne Bungalows*



## 13. The Gowers Analysis

Fig. 13.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
HDC Design Group	0.68	16	Nov 1951 to Oct 1953	23.5

13.1 Six pairs of semi-detached houses, totalling 12 houses. Gabled, tiled roof with chimneys. This style is mostly a duplicate of Style C in Great Plumtree and Style B in Stackfield.

Fig. 13.1: Examples of the housing



### Façade

13.2 White render, with some exposed brick on the ground floor and on the entirety of the side elevations of each pair of houses. The façade of each house is recessed.

### Windows

13.3 White-framed. Two casement windows on first floor, with large casement window beside front door. Upper-floor window on side elevations of each pair of houses. There are minor differences between the windows of different houses (e.g. positioning of mullion and transom and presence of decorative grilling).

### Entrance

13.4 White front door, with glazing of different extents. Small flat-roof canopy above front door. Canopy continues down side of ground floor window. Sidelight either side of front door which is usually wide, but there are differences in styles (e.g. Fig. 13.2). This example also shows a front door which is blue rather than white. There is another house with a brown-framed front door.

*Fig. 13.2: Differing door and sidelight styles*



13.5 On one of these houses, the entrance has been modified so the front door is set back, with a large, monopitch, tiled canopy over the door and ground-floor window (Fig. 13.3).

*Fig. 13.3: Canopy extension*



### Other Structures

13.6 Most houses have a garage to the side which has a car door and pedestrian door. The car doors are predominantly white with some blue and black examples (e.g. Fig. 13.4).

*Fig. 13.4: Garage*



13.7 On two of the houses, a first-floor extension with gabled, tiled roof and casement window has been constructed over the garage (Fig. 13.5). One is more set-back than the other.

*Fig. 13.5: First-floor extensions*



### Front Garden

13.8 These houses benefit from generous front gardens which front on to the pavement (e.g. Fig. 13.1). One has been converted to hardstanding for car parking (Fig. 13.6).

*Fig. 13.6: Garden converted to hardstanding*



## 14. The Lawn Analysis

Fig. 14.1: Original estate data

Architect	Area (ha)	No. of dwellings	Construction period	Dwellings per ha
F. Gibberd & Partners	0.73	52	Apr 1950 to Jan 1954	71.2

14.1 The Lawn (Fig. 14.1) is a ten-storey block of flats which has been Grade II listed since December 1998. The façade is a mixture of exposed red brick and lighter coloured brick, with a small horizontal row of blue tiling on each floor.

Fig. 14.1: The Lawn tower block



- 14.2 Gibberd was keen to progress with development of a tower block in Mark Hall North, which became known as The Lawn. He believed towers such as this were vital in the context of providing a diversity of housing forms in Harlow. Because the site of the tower could be seen from an arterial road, Gibberd believed a 'point block' development there would orientate the new town towards Le Corbusier's "ville radieuse" (the vertical city) and away from the Garden City movement. He believed The Lawn would indicate to the visiting stranger that Harlow was a town in its own right, rather than an "overgrown housing estate".
- 14.3 The plan for The Lawn was in the shape of a butterfly, with living rooms looking south over the landscape. It is nine storeys high and was constructed using reinforced concrete with a brick finish. Gibberd stated that he ideally wanted it to be several storeys higher to be more economical but was afraid of opposition. He pegged the building out on site and moved it around to get the right relationship with seven nearby closely-spaced oak trees.
- 14.4 The Lawn opened in May 1951 and was the UK's first residential tower block. It subsequently won a Festival of Britain Award and a Ministry of Health Housing medal, becoming a pilgrimage for planners and architects and being the subject of international journal articles. The success of the tower led to a plan for placing tower blocks as part of the town's overall scene, sited on main approach roads to the town centre where they were near a busy environment and acted as a visual focus and contrast with the open landscape.
- 14.5 Alongside the main tower block is a three-storey block of flats (Fig. 14.2) which has a façade of a mix of exposed brick and cream coloured rendering. The flat entrances are recessed, in effect forming a communal balcony. Along with the tower block, this flat block has been Grade II listed since December 1998. This flat block is mostly a duplicate of the style of one of the flat blocks in Mark Hall Moors.

Fig. 14.2: The Lawn three-storey tower block



## 15. Conservation Area Management Proposals

- 15.1 In accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Councils should publish proposals for the preservation and enhancement of Conservation Areas. The Council therefore has a legal duty to ensure the preservation and enhancement of the Conservation Area.
- 15.2 Chapters 3 to 14 of this Appraisal have demonstrated the unique layout of the Mark Hall North neighbourhood, along with its integration with the existing landscape, which was one of the main reasons it was originally considered for designation as a Conservation Area.
- 15.3 The designation of Conservation Area is an important factor which needs to be taken into account when determining planning applications. As such, Planning Officers seek advice from Essex County Council heritage advisers when determining planning applications for development in the area.

### Permitted Development Rights

- 15.4 There are a number of modifications that homeowners can make to their houses without the need to receive planning permission first. These are known as Permitted Development Rights and are set out in law by central Government in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).
- 15.5 Under the provisions of the Order, rights for works such as house extensions are more restricted in Conservation Areas than in other areas. This assists in preserving Conservation Areas because planning permission needs to be obtained first before carrying out works covered by such rights.
- 15.6 These **removed rights** in Conservation Areas, which are in addition to conditions applied to other Permitted Development Rights in all areas, currently include development such as adding:
- cladding on any exterior of a house such as stone, artificial stone, pebble dash, render, timber, plastic or tiles;
  - certain extensions such as two-storey ones or ones which extend beyond the house's side or rear wall (note that an extension to the front of a house is not a permitted development right anywhere);
  - dormers or other extensions to a roof;
  - a building, enclosure or pool between the side of a house and the plot boundary (note that doing this in front of a house is not a permitted development right anywhere).
- 15.7 The neighbourhood's designation as a Conservation Area from 1987 has, therefore, ensured the houses in the area have been protected from inappropriate development to a certain extent. Furthermore, many homeowners in the area have ensured that replacement doors and windows match the originals in terms of colour, but many original Crittall windows, for example, have been lost. It is evident, therefore, that action must be taken to ensure the original designs of these houses are further preserved.
- 15.8 In Chapters 4 to 13, the original characteristics and features of the housing in each estate in Mark Hall North have been identified, and modifications which deviate from the original design have been recorded. In some cases, modifications are relatively minor and, in isolation, may not detract from the original design to a great extent. However, in combination across a number of houses, such minor modifications can make more of an impact and, over time, there is a risk the original design features of the houses will be lost.

- 15.9 The analyses of the estates have identified a significant number of changes to houses which have resulted in the uniformity of the original housing designs and streetscenes being disrupted, along with the loss of original features (such as tiled panels). This has happened, to varying extents, through:
- gardens being converted to hardstanding and/or fences being erected around the garden;
  - facades being painted in contrasting colours (such as a house in a row of pastel-coloured houses being painted a darker colour);
  - porches being constructed over front doors or in place of canopies;
  - canopies over front doors being extended;
  - window frames and doors being replaced in a non-uniform colour (usually darker);
  - more minor changes, such as conversion of windows to bay windows, which can have a great effect in combination across a number of houses.
- 15.10 In the case of front gardens being converted to hardstanding, there are also environmental impacts in terms of the potential loss of biodiversity habitats which can often be found in front gardens – even small ones. Surface run-off is also increased due to hardstanding, exacerbating flood risk, although Permitted Development Rights nowadays aim to address this by stating that hardstandings of 5m<sup>2</sup> or more must be of a porous surface to avoid surface run-off.
- 15.11 While the analyses in Chapters 4 to 13 provide detail on changes which have been made to the housing across the Conservation Area, Figs. 15.3 to 15.21 at the end of this chapter show broad examples of modifications which have been made to the housing.
- 15.12 A number of Permitted Development Rights remain available to homeowners and occupiers in Conservation Areas. These include being able to:
- paint the exterior of a house;
  - erect a porch\*;
  - erect a gate, fence or wall\*;
  - convert a garden to hardstanding\*\*.
- \* *up to a specified size*  
\*\**subject to size and material use*

#### Article 4 Direction

- 15.13 When planning Mark Hall North, Sir Frederick Gibberd intended that each estate had distinctive styles designed by different architects. As previously detailed, while changes to original housing may be relatively minor in some areas, not taking further action now could result in unsympathetic changes causing a great impact over time, meaning original designs, styles and features might be permanently lost.
- 15.14 The Council will, therefore, introduce an Article 4 Direction which will apply to all houses in the Mark Hall North Conservation Area. The Direction will remove certain Permitted Development Rights, so planning permission will need to be obtained before carrying out the changes or development covered by these rights.
- 15.15 Responses received during the consultation on the draft version of this document, which was held between 25 July and 26 August 2022, were considered when producing the Direction. As a result of these responses, along with other considerations, a number of changes were made.
- 15.16 Most notably, the Direction will now only mostly apply to parts of a house visible from or



fronting a highway. References to aerials, satellite dishes, flues, soil & vent pipes, solar panels and solar thermal equipment were also removed. See below for more information on what the Direction will cover.

15.17 The amended Direction is scheduled to be made in late October 2022 and come into force (be confirmed) in late October 2023, subject to consultation responses received and approval by the Council's Cabinet.

15.18 As with the initial consultation, all houses in Mark Hall North, along with other relevant consultees, will be notified. At the same time, a draft *Management Plan and Guidance* document (see later in this chapter) will also be consulted on.

15.19 It is important to note that existing permitted development rights will remain unaffected unless and until the Direction is confirmed.

15.20 Once confirmed and in force, the Article 4 Direction will require planning permission to be obtained for additions, alterations, etc. relating to the following parts of a house:

- **rear extensions** visible from a highway (including conservatories);
- **roof alterations** on a roof slope at the front of a house (including rooflights);
- **porches** visible from a highway;
- **canopies** visible from a highway;
- **rear outbuildings** visible from a highway;
- **hardstandings** in a front garden (e.g. changing a garden to a hard surface);
- chimneys;
- **gates, fences and walls** fronting a highway;
- **other exterior alterations** visible from a highway (including windows, window frames, doors and painting the exterior of a house).

15.21 There are also Permitted Development Rights which are removed by default for all Conservation Areas. See paragraph 15.6 for more information. Further advice can be obtained from the Council or the [Historic England website](#).

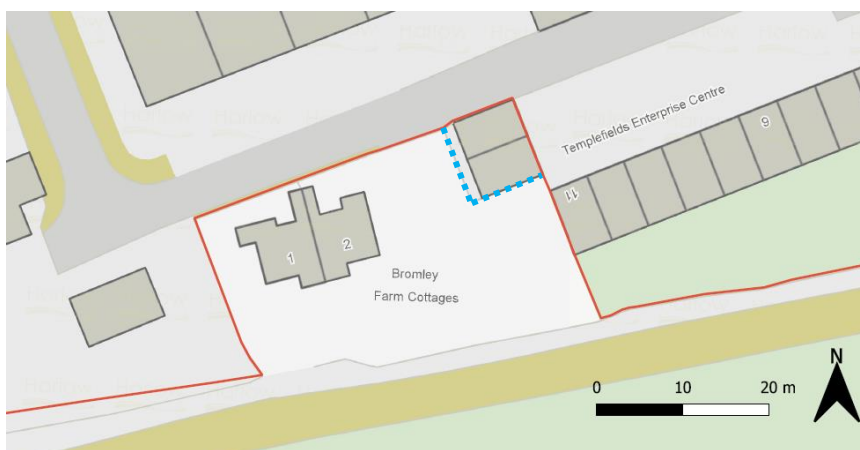
15.22 Just because planning permission would be required for the development specified in the Direction, it does not mean that permission would be refused. Any changes proposed would, however, need to respect the original design of the house in question. The *Management Plan and Guidance* document will assist residents submitting such planning applications, by giving examples of development that would be acceptable.

### Conservation Area Boundary Revision

15.23 The northern boundary of the Conservation Area includes the Bromley Farm Cottages, as detailed earlier. However, the boundary also includes part of the Templefields Enterprise Centre industrial land to the north-east. In 2012, the land these units are on was granted planning permission for redevelopment.

15.24 In accordance with the legal duty for the Council to review Conservation Areas, the Conservation Area boundary has been amended to exclude this industrial land and instead follow the curtilage of the Bromley Farm Cottages, as shown in Fig. 15.1 (red line is existing boundary; blue is proposed).

Fig. 15.1: Boundary revision – industrial land



OS © Crown copyright and database right (2022). All rights reserved. Harlow District Council Licence No.100019627 (2022)

15.25 The north-eastern boundary of the Conservation Area includes land which is now occupied by blocks of 91 flats, granted planning permission in 2004. This land was originally occupied by Bromleys Farm House which was demolished before 1999.

15.26 The Conservation Area boundary has been amended to exclude this land and instead follow the cycle path, as shown in Fig. 15.2 (red line is existing boundary; blue is proposed).

Fig. 15.2: Boundary revision – Bromleys Farm House



OS © Crown copyright and database right (2022). All rights reserved. Harlow District Council Licence No.100019627 (2022)

15.27 The Council will consider comments received during the consultation on this document. Assuming the Council adopts the revised boundary later in 2022, the Secretary of State and Historic England will be notified and a notice will be published in the London Gazette and the local newspaper, detailing the changes to the boundary.

15.28 The Council had previously considered including Our Lady Fatima of Church in the Conservation Area. However, this church is located just to the west of Howard Way and is therefore outside the original Mark Hall North area. It is also protected in its own right as it has benefited from a Grade II listing since December 2000. Is it not, therefore, considered appropriate for inclusion in the Conservation Area.

15.29 Just to the north of the church is the large Altham Grove estate, comprising approx. 212 houses on an area of about 6 hectares. While this estate could be considered to be part of

Mark Hall North, it is outside the original Mark Hall North area due to its location just to the west of Howard Way. Furthermore, the estate was completed in 1962, around nine years after the housing in the original area was completed. Is it not, therefore, considered appropriate for inclusion in the Conservation Area.

15.30 The changes to the Conservation Area boundary are being adopted in October 2022. During the consultation on this document, no issues were received regarding the amendments, although Historic England stated they supported them.

### **Management Plan and Guidance**

15.31 In late October 2022, the Council will consult on a draft *Management Plan and Guidance* document at the same time the Article 4 Direction is made. Assuming the Direction is confirmed, the Management Plan would be adopted by the Council and become a material consideration when determining planning applications.

15.32 The Management Plan would, therefore, be used by Council Officers; owners and occupiers within the Conservation Area (and developers) when submitting any planning applications; and Essex County Council officers when providing advice to the Council regarding on heritage and other subjects.

15.33 The draft Management Plan, in conjunction with the existing Harlow Design Guide (and Addendum) and the Essex Design Guide, provides information on how the Council will consider proposals requiring planning permission as a result of the Article 4 Direction. It also gives examples of development that would be considered acceptable.

15.34 In accordance with the legal requirements, a public exhibition about the Management Plan will be held in the Mark Hall North Conservation Area during the consultation period. Views of those attending the exhibition will be considered when finalising the Management Plan.

15.35 During the initial consultation, no responses were received regarding the publication of a Management Plan, although some issues were raised (such as like-for-like replacements of house features and whether they need planning permission) and are detailed in the Plan.

### **Photos of broad examples of modifications made to housing in Mark Hall North**

*Fig. 15.3: Facades in contrasting colours, Broomfield*



*Fig. 15.4: Facades in contrasting colours and doors/window frames in a darker colour, Broomfield*



*Fig. 15.5: Porch constructions and gardens converted to hardstanding, Broomfield*



Fig. 15.6: Porch construction and canopy extensions, Dovehouse Croft



Fig. 15.7: Porch constructions, Dovehouse Croft



Fig. 15.8: Facade in contrasting colour, Fesants Croft



Fig. 15.9: Porch constructions and gardens converted to hardstanding, Fesants Croft



Fig. 15.10: Porch constructions, Great Plumtree



Fig. 15.11: Porch constructions and gardens converted to hardstanding, Fesants Croft



*Fig. 15.12: Gardens converted to hardstanding, Glebelands*



*Fig. 15.13: Door/window frames in darker colour, Great Plumtree*



*Fig. 15.14: Canopy extension and porch construction, Great Plumtree*



Fig. 15.15: Porch constructions and canopy extensions, Great Plumtree



Fig. 15.16: Facades in contrasting colours, canopy extension and garden converted to hardstanding, Mark Hall Moors



Fig. 15.17: Porch construction and gardens converted to hardstanding, Mark Hall Moors





*Fig. 15.18: Facades in contrasting colours and door/window frames in darker colour, Tany's Dell*



*Fig. 15.19: Gardens converted to hardstanding and door/window frames in darker colour, Tany's Dell*



*Fig. 15.20: Facades in contrasting colours, Tany's Dell*



Fig. 15.21: Darker window frames, larger bay window conversion and canopy extensions, The Chantry



Fig. 15.22: Facades in contrasting colours, The Chantry



Fig. 15.23: Differing window/door styles, The Chantry



## Glossary

<b>Article 4 Direction</b>	Direction which removes certain permitted development rights, meaning planning permission would be required for changes and development covered by them
<b>Casement window</b>	Window that is attached to a frame by side hinges
<b>Catslide roof</b>	Roof sloping down below the main eaves height
<b>Conservation Area</b>	areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
<b>Crittall window</b>	Often used to describe metal, grid-framed doors, windows or internal screens. Technically only refers to those manufactured by the Crittall company
<b>Decorative grilling</b>	Pattern consisting of horizontal and/or vertical bars on a window
<b>Eaves</b>	Edges of a roof overhanging a wall and, normally, extending beyond the side of a building
<b>Elevation</b>	Exterior face of a building
<b>Facade</b>	Principal front of a building, facing onto a street or open space
<b>Fanlight</b>	Small top opening in a window. <i>Can also be a small standalone window</i>
<b>Gabled roof</b>	Roof consisting of two sections where the upper horizontal edges meet to form the ridge
<b>GDPO</b>	The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which sets Permitted Development Rights
<b>Greensward</b>	An area of green space
<b>Hardstanding</b>	Area of concrete or other hard surface
<b>Hipped roof</b>	Roof where all sides slope downwards to the walls, usually with a fairly gentle slope
<b>HLDP</b>	Harlow Local Development Plan, providing local planning policies
<b>Mullion</b>	Vertical beam dividing a window into smaller glass units
<b>NPPF</b>	National Planning Policy Framework, providing national planning policies
<b>Permitted Development Rights</b>	Rights set out in legislation which allow homeowners to carry out certain development and changes without needing planning permission, usually subject to a number of conditions such as a limit on the size of a porch.
<b>Render</b>	Coat of plaster applied to brick or stone elevation
<b>Ridge</b>	Peak at the top of a roof where two opposing roof slopes meet
<b>Sidelight</b>	Window immediately adjacent to a door, often the height of the door
<b>Sir Frederick Gibberd</b>	The masterplanner of the original Harlow New Town
<b>Streetscene</b>	Overall view of buildings and other features, including open spaces, in a street
<b>Surface run-off</b>	Flow of water over a surface when it cannot soak into soil
<b>Townscape</b>	Visual appearance of a town or urban area
<b>Transom</b>	Horizontal beam, paired with a mullion, dividing a window's upper part

## Sources

- Boughton, J., 2016. *Harlow New Town: 'Too good to be true'?* [online] Available at: <https://municipaldreams.wordpress.com/2016/07/05/harlow-new-town-part-one/>
- Gibberd, F., 1952. *Harlow New Town Master Plan*. 2<sup>nd</sup> ed. Harlow: Harlow Development Corporation.
- Gibberd, F. et al., 1980. *Harlow: The Story of a New Town*. Stevenage: Publications for Companies.
- Gibberd, F., 1980. *The Design of Harlow*. Harlow: Harlow Council.
- Gibberd, F. et al. *Architectural Times: Harlow New Town*.
- Harlow Council. Mark Hall Park information board.
- Harlow Development Corporation, 1973. *Sculpture in Harlow*. Harlow: Harlow Development Corporation.
- Howe, A., 2004. *Hidden Harlow: A Series of Walks Exploring The New Town*. Harlow: Harlow Council.
- Kingsley, N., 2014. *Altham of Mark Hall, Oxhey Place and Timbercombe* [online] Available at: <https://landedfamilies.blogspot.com/2014/04/118-altham-of-mark-hall-oxhey-place-and.html>
- Kingsley, N., 2015. *Arkwright of Mark Hall, Parndon Hall, Sanderstead Court and Knuston Hall* [online] Available at: <https://landedfamilies.blogspot.com/2015/06/173-arkwright-of-mark-hall-parndon-hall.html>
- Lost Heritage. *Mark Hall* [online] Available at: [http://www.lostheritage.org.uk/houses/lh\\_essex\\_markhall\\_info\\_gallery.html](http://www.lostheritage.org.uk/houses/lh_essex_markhall_info_gallery.html)
- Manley, C. H. L., 2014. *New town urbanity: theory and practice in housing design at Harlow. PhD thesis*. Glasgow: The Glasgow School of Art. [online] Available at: <http://radar.gsa.ac.uk/4919/1/4919-manley.pdf>
- Memorial Newfoundland and Labrador's University. *Medieval villages and manors* [online] Available at: <https://www.mun.ca/harlow/about/geography/medieval/index.php>