

# Old Harlow Conservation Area Character Appraisal

Adopted December 2013





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# 1 Introduction

## Conservation areas

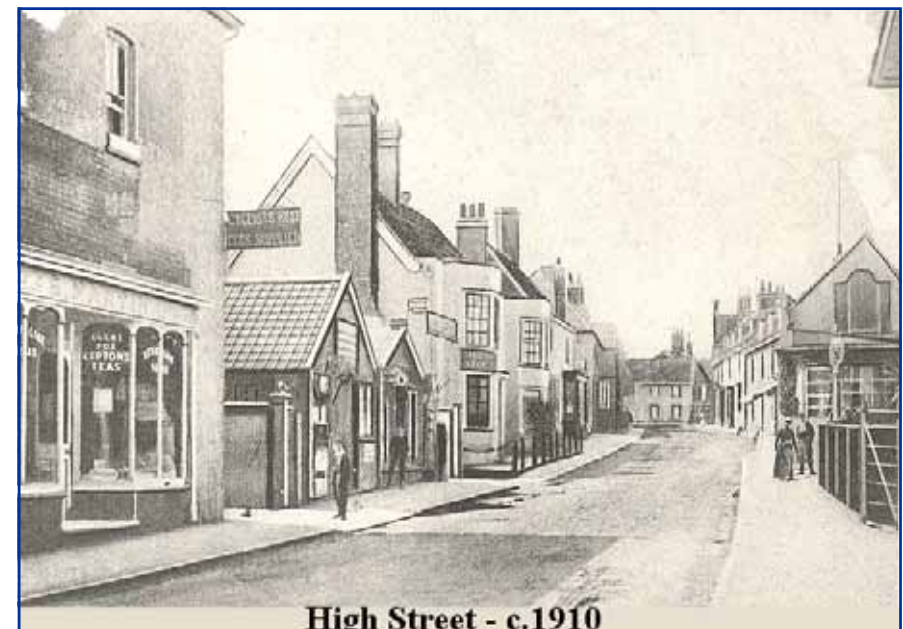
- 1.1 Conservation areas are parts of our local environment with special architectural or historic qualities. They are created by local planning authorities, in consultation with the local community, to preserve and enhance the specific character of these areas so that they can be enjoyed by people now and future generations.

## Appraisal aims

- 1.2 This document provides a character appraisal of the Old Harlow Conservation Area. It has been prepared alongside a management plan to fulfil the local planning authority's statutory duty to review and monitor conservation areas in the District and to produce proposals for their preservation and enhancement.
- 1.3 The purpose of this character appraisal is to:
- define and record the special architectural, historic and townscape character of conservation area;
  - highlight special features of the conservation area which contribute to the character of the area and merit being preserved or enhanced;
  - describe how Old Harlow and its setting has developed and changed over time and the factors which have influenced this process;
  - review and clearly define the conservation area boundaries, so that they reflect what is considered worthy of preservation;
  - increase public awareness and involvement in the preservation and enhancement of the area; and
  - provide a robust framework for making planning decisions.

## OLD HARLOW - SUMMARY OF SPECIAL INTEREST

- 1.4 Old Harlow conservation area is a unique place in a unique setting. Nestled on the edge of a post-war New Town, Old Harlow is the original settlement of Harlow. It developed from the medieval period as a market place and this is strongly reflected in the characteristic street pattern and historic buildings found on Market Street, Fore Street and the High Street.
- 1.5 Old Harlow grew during the Victorian and Edwardian era with the opening of the Great Eastern Railway in 1848. This resulted in attractive homes along Bury Road, New Road and Park Hill which are of significant historic and architectural interest.
- 1.6 Following the New Towns Act in 1946 Harlow was subsumed by New Town Harlow. Though the setting of Old Harlow has radically changed over the last 50 years, it remains distinct from Harlow New Town and has retained much of its original market town character and provides an irreplaceable example of Harlow's pre-New Town character.



Source: The Museum of Harlow

# 1 Introduction

The special architectural and historic interest that justifies the designation of Old Harlow as a conservation area and contributes to its overall significance as a heritage asset include the following features:

- The late medieval market town character and street pattern present on Market Street, Fore Street and the High Street - evidence of the organic growth of the village.
- The rich variety of listed buildings of different ages ranging from 15th, 17th, 18th, 19th century of significant historic and architectural interest.
- The enclosed and intimate character of the High street.
- A number of attractive and well-preserved original shop fronts.
- The presence of traditional building materials and historic local building methods such as timber frames, tiled roofs and pargetting.
- A collection of historic inns and taverns dating back to the 15th, 16th and 17th century - evidence of the area's historic function as an important stop off point for horse drawn coaches moving passengers between London, Cambridge, Newmarket and Norwich.
- Victorian and Edwardian terraces and detached houses of significant architectural and historic interest both individually and in terms of their collective 'group value' - evidence of the growth of Harlow following the railway.
- A number of historic churches and village halls of significant architectural interest.



## 2 Background

### Statutory status of conservation areas

- 2.1 Conservation areas are defined under The Planning (Listed Buildings and Conservation Areas) Act 1990 as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Old Harlow was designated as a Conservation Area in 1969. It is one of ten conservation areas in Harlow.

### Local planning authority duties and responsibilities

- 2.2 Once a conservation area is designated, a local planning authority has a statutory duty to:
- monitor conservation areas from time to time;
  - review conservation area boundaries and consider if any further parts of their area should be designated as conservation areas;
  - publish proposals for the preservation and enhancement of conservation areas; and
  - consider the views of local people when formulating these proposals.

### What is the planning status of this document?

- 2.3 The appraisal and management plan are material considerations when determining planning applications within the Old Harlow Conservation Area. They have the status of a supplementary planning guidance and support and amplify the implementation of adopted planning policies with respect to the Old Harlow Conservation Area.

### Who should use this appraisal?

- 2.4 This appraisal will be used by:
- development management officers determining planning applications and defending the local planning authority decisions at appeal;
  - planning policy and regeneration officers formulating planning policies and regeneration initiatives for the area.
  - owners and occupiers within the conservation area submitting planning applications;
  - developers and planning agents proposing development, demolition or redevelopment within the conservation area; and
  - the highways authority, Essex County Council, when carrying out work to the highway and public realm.
- 2.5 Where technical urban design terms have been used in this document they are defined in the glossary found in the Appendix.

## 2 Background

- 2.6 This character appraisal sits alongside a management plan and both documents aim to provide an effective framework for managing growth and change in this sensitive area.

### Character Appraisal

- 2.7 The purpose of the appraisal is to describe the historic development of the area and to highlight all of the special architectural, historic and townscape qualities present in the area. The appraisal has been designed so that it can be used as a manual for making planning decisions in and affecting the conservation area.

### Management Plan

- 2.8 The purpose of the management plan is to highlight the issues and threats affecting the conservation area and to put forward proposals for enhancing, preserving and strengthening the special qualities and character of the conservation area. The management plan is an important output of the character appraisal process. Proposals contained in the management plan are based on the findings of the character appraisal.

### Public consultation

- 2.9 The Council carried out public consultation on the draft Old Harlow Conservation Area Appraisal and Management Plan for a period of six weeks between 21st March and 2nd May 2011. This consultation process enabled residents and other stakeholders to provide feedback on the initial proposals and shape the final adopted document via a public meeting and a questionnaire which was posted to all addresses within the conservation area boundary.
- 2.10 A full record of the consultation process and the feedback received and changes made to the draft document is presented in the accompanying consultation statement.



Public exhibition event at Old Harlow Arc - 29 March 2011



## 2 Background

### Extent of the Old Harlow Conservation Area

2.11 The Old Harlow Conservation Area is defined on the map below. It contains the historic core areas of Market Street, Fore Street and the High Street as well as the historic hamlet Mulberry Green. Also included within the conservation area are Victorian and Edwardian dwellings along Park Hill, Bury Road, New Road, High Street, Old Road and Watlington Road.

2.12 It should be noted that the conservation area boundary as shown on the adopted 2006 Local Plan has been altered following public consultation on the draft conservation area appraisal and management plan. These changes are summarised on the following page. This final adopted conservation area appraisal enshrines the proposed boundary changes and these changes will be reflected in any future Local Plan proposals map to be adopted by the Council.





## 2 Background

### Recent boundary changes (2013)

2.13 The Draft Old Harlow Conservation Area Appraisal proposed a number of revisions to the conservation area boundary which were subject to public consultation and endorsed by the local community. These proposals followed a detailed character appraisal of the area and are summarised below:

- Dwellings on Penshurst were removed from the Old Harlow conservation area as they have a different historic and architectural character and are not viewed to justify conservation area status.
- Buildings shaded green along station Road were added to the conservation areas as they were considered worthy of conservation areas status and provide an important gateway role on the approach into the conservation area.
- A new conservation area was established north of Bury Road called Harlow Garden Village Estate. This conservation area comprises dwellings on St John's Avenue, Manor Road and The Hill. To ensure that conservation area boundaries reflect the different characters present in the area, dwellings on St John's Avenue were included in this new conservation area and therefore removed from the Old Harlow Conservation Area.



## 2 Background

### The approach

- 2.14 The approach of the character appraisal has been tailored to meet the requirements of national policy as set out in the National Planning Policy Framework (NPPF).

### The NPPF

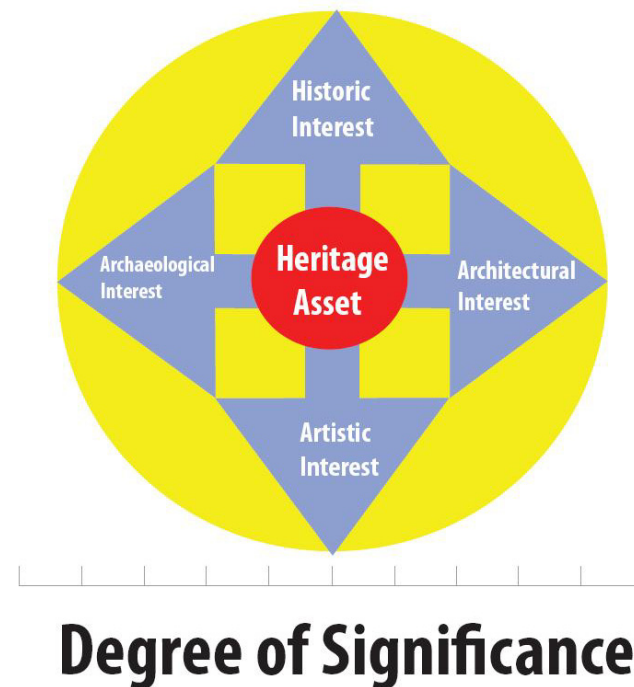
- 2.15 The NPPF outlines that the main purpose of the planning system is to contribute to the achievement of sustainable development. It confirms that protecting and historic environment is a key element of sustainable development.
- 2.16 The NPPF provides a new framework for managing the historic environment. This is focused on two key terms - 'heritage assets' and 'significance' and builds on previous government guidance.
- 2.17 One of 12 core planning principles set out in the NPPF is that planning should conserve heritage assets in a manner appropriate to their significance. This is so that they can be enjoyed for their contribution to the quality of life by this and future generations.

### Definitions

- 2.18 A **heritage asset** is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated assets and non-designated assets.
- 2.19 As set out in the NPPF, conservation areas and listed buildings are defined as **designated heritage assets**. **Non-designated heritage assets** are buildings, monuments, sites, places, areas or landscapes which are identified as having a degree of significance meriting consideration in planning decisions. These are normally be identified by a local planning authority. eg locally listed buildings.
- 2.20 The term **significance** refers to the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. The significance of a heritage asset is derived not only from the asset's physical presence, value and appearance, but also from its setting.

### Approach of the appraisal

- 2.21 The approach of this document is to establish the overall significance of the conservation area and establish which historic, architectural, landscape and setting related elements contribute to its significance. These aspects are drawn out through the appraisal as 'significant features' in order to assist the heritage planning process.
- 2.22 Paragraph 138 of the NPPF explains that not all elements of a conservation area will necessarily contribute to its significance. Alongside suggesting appropriate enhancements to the conservation area, this appraisal seeks to highlight those features which do contribute to the significance of Old Harlow Conservation Area as a heritage asset. This ensures that such features can be easily distinguished from less significant elements and given the material planning weight they deserve when making planning decisions which affect the character and significance of the conservation area.

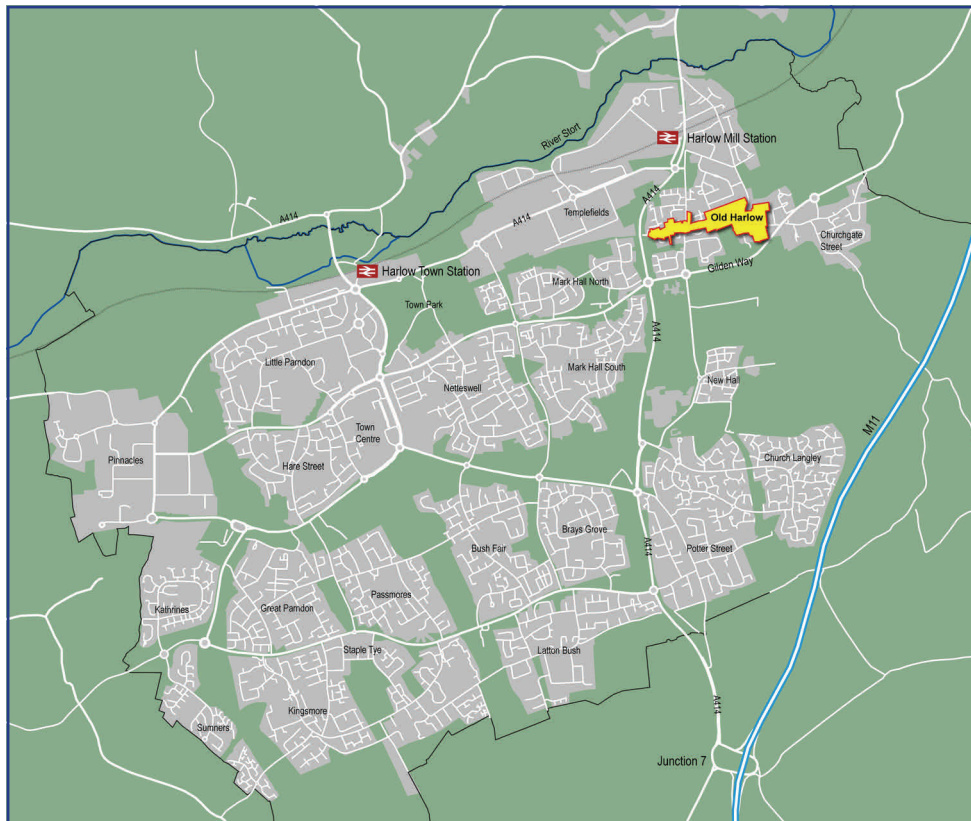


### 3 Location & setting

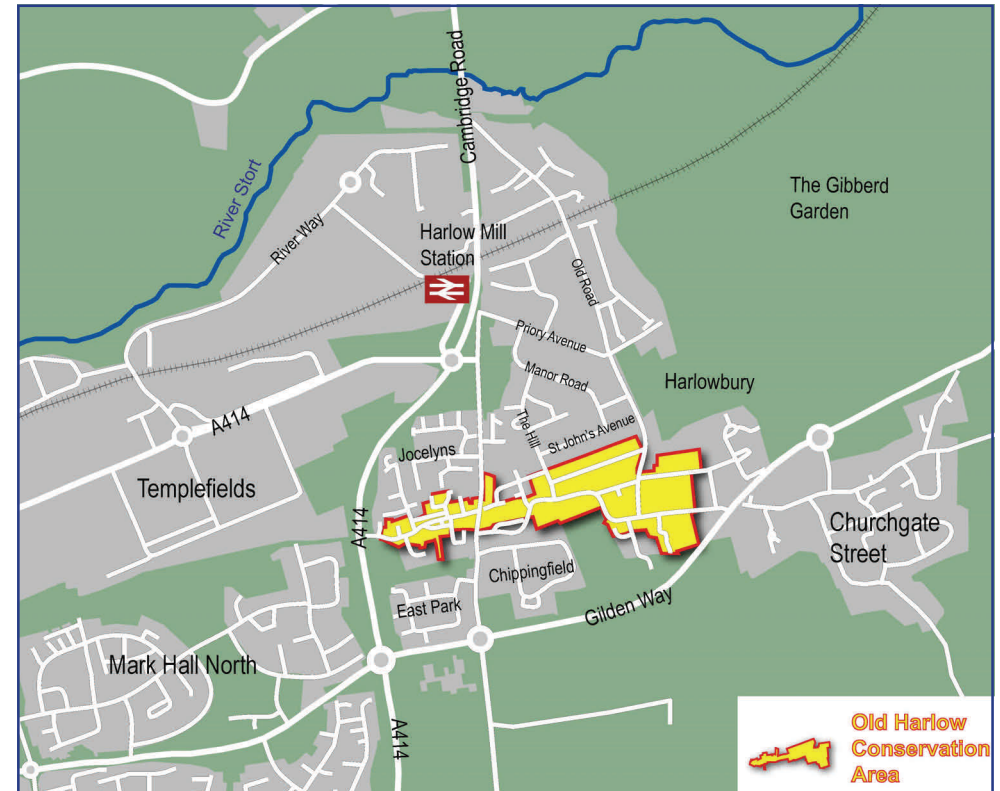
#### Location and Context

- 3.1 Old Harlow is located in the north eastern corner of the Harlow. Like many other residential areas in the town, Old Harlow is a relatively self-enclosed and self-contained neighbourhood. It is separated from the rest of Harlow by areas of Green Wedge and two major roads - the A414 to the west and Gilden Way to the south.
- 3.2 To the east lies two other conservation areas, Harlowbury and Churchgate Street. Further east is agricultural land which separates Harlow from the M11. To the north of Old Harlow is the River Stort, the East Anglia Railway Line and Harlow Mill Train Station. The A414 and an area of Green Wedge lie to the west of the conservation area.

- 3.3 Templefields employment area lies further west, on the other side of the A414. To the south of the conservation area is Gilden Way, Mark Hall School and areas of designated Green Wedge, which includes Marigolds Cricket Ground, allotments and playing fields. Further south is the development at Newhall.
- 3.4 Immediately adjacent to the conservation area are a range of housing areas developed in the New Town era such as East Park, Chippingfield, Jocelyns and Faircroft Little Bays. North of Bury Road and is a Territorial Army Centre and a collection of roads - St John's Avenue, Manor Road and The Hill - built in the 1930s.



Harlow - the wider context



Old Harlow Conservation Area

### 3 Location & setting

#### Landscape setting

- 3.5 Green Wedges found to the west and south of Old Harlow – an integral feature of the original Gibberd Masterplan - have ensured that Old Harlow has remained a separate neighbourhood and retained its distinct village character. These tree belt and landscape areas also help to cocoon Old Harlow from the visual and noise impact of fast moving traffic along the A414 and Gilden Way.
- 3.6 The landscape setting of Old Harlow is most notable to the east where open parkland at Harlowbury and The Forebury stretch out towards the countryside. The Forebury provides a highly attractive and historic landscape setting which includes a circle of tall cedar trees and Harlowbury Chapel. East of the brook is agricultural land which is subject to outline planning permission for residential development. At present, land east of Old Road marks the rural edge of Old Harlow, however, this situation is set to change.



Landscape context

#### Topography

- 3.7 The conservation area has a slightly undulating topography. Market Street and Fore Street are positioned on slight raised ground which declines gently in both directions - towards Park Hill and along the High Street down to Mulberry Green. This is most notable along the High Street, which slopes in an eastern direction from the junction with Station Road, down towards the Gibberd Blocks. At Mulberry Green there is a steep hill rising towards the eastern boundary of the conservation area.
- 3.8 East of the conservation area the land form has been shaped by the brook east of the Forebury which runs south from the Stort. This has created a relatively undulating landscape which is most notable where the land slopes away from Old Road towards this watercourse and rises up steeply towards the Gibberd Garden.



Topography



Bottom left  
The Forebury  
looking  
towards  
Old  
Road

Bottom right  
Harlowbury



Bottom left  
Park Hill  
looking east

Bottom right  
High Street  
looking east  
from Station  
Road

## 4 Historic development

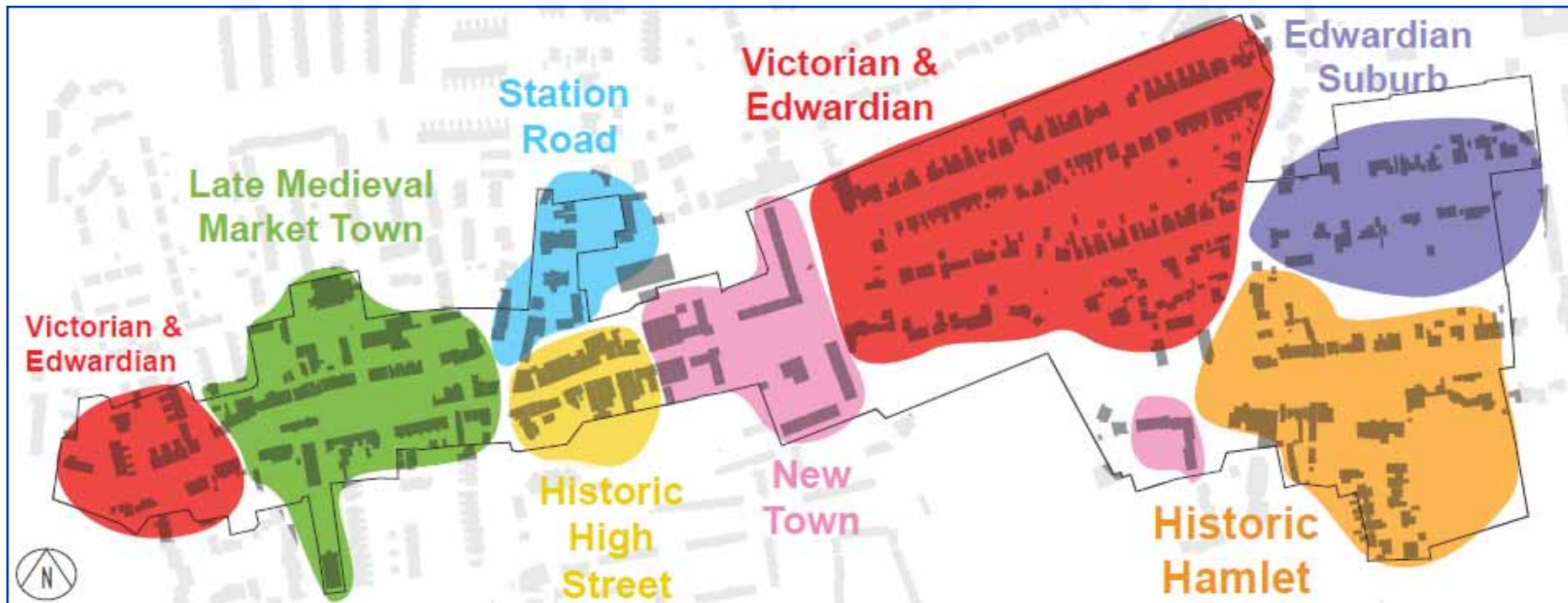
4.1 This chapter traces the origins of Old Harlow and Mulberry Green and explains some of the forces which have shaped the way the conservation area has developed over time.

### Eras of development

4.2 The growth of Old Harlow can be broken down into distinct eras of development and this is reflected in the built form and architectural and historic character exhibited by different parts within the conservation area. Periods of development are highlighted on the map and photographs below.

4.3 Market Street is the oldest area dating back to 1200 to 1400 in its origins and contains a number of buildings dating back to the 15th, 16th and 17th century. Mulberry Green and the High Street were developed soon after and together constitute the historic core of the original settlements in the area. Large scale development took place during the Victorian and Edwardian era before additional growth during the New Town era.

4.4 This chapter highlights these different eras of development and draws attention to the main drivers behind development and change.



## 4 Historic development

### Origins of Harlow

- 4.5 The names Harlow and Mulberry have Saxon origins. Much of the pre-New Town road system dates back to the Medieval period. Settlements at Mulberry Green and Market Street are thought to date back to the 12<sup>th</sup> century. During this period a series of separate hamlets developed around the principal manor at Harlowbury. These included Mulberry Green, Old Harlow, Churchgate Street and Potter Street. This dispersed settlement pattern is still evident today in the way Mulberry Green and Old Harlow remain distinct entities and have not been merged completely by infill development.
- 4.6 Harlow appears to have been deliberately established by the Abbots of Bury St Edmunds after permission was granted to hold a Monday market and an annual fair in in 1218. The market was held at Market Street in Old Harlow and the fair at Mulberry Green. However, the market may have been present prior to this.

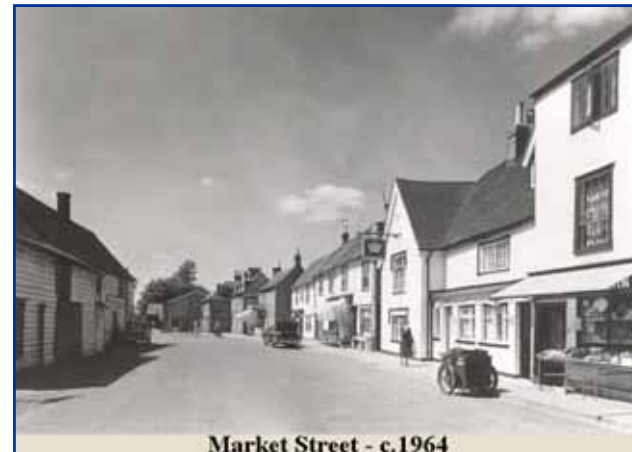


Map of Harlow 1778 showing Harlow, Mulberry Green and Churchgate Street

Source: Jones (1992)

### The market

- 4.7 Known as Market Plain, the site for the market site was originally an open space stretching from the southern side of Fore Street to where St John the Baptist's Church now stands. The arrival of the market led to the growth of Old Harlow and the shape of Market Street today echoes its past function as an active market place. However, there was a decline in the market-function at Harlow, partially due to the collapse of the wool-trade. The market had ceased to be held by 1600 and, although it was revived in the early 19th century, it was finally abandoned in 1850.



Historic photo of Market Street, Old Harlow showing how the built form has been heavily influenced by Harlow market place origins.

Source: The Museum of Harlow



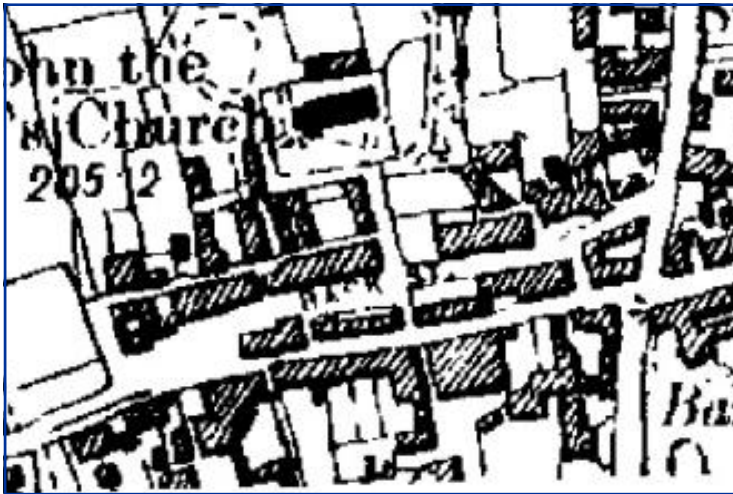
Mulberry Green - the focus of a fair. Here in the 1920s the community gathers outside the Green Man Pub for a hunt.

Source: The Museum of Harlow

## 4 Historic development

### Later market infill development

- 4.8 The market area was gradually infilled by development. First 'Midil Rowe' was built on the northern side of the market-place (what is now the northern frontage on Market Street). The space between these buildings and buildings found along the south side of Fore Street was then later infilled by a line of buildings (see historic map and aerial photograph below). A number of these buildings were later demolished after 1960 during the development of Harlow New Town and were replaced with car parking areas.



Map 1888 - Showing historic street pattern and infill development which took place between Fore Street and Back Street (Now Market Street)

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Harlow District Council  
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Market Street & Fore Street, 1930s (Source; The Book of Harlow)



Photo circa 1960 showing Fore Street looking east - original market infill development between Market Street and Fore Street. The dwellings to the left have since been demolished (Source: The Museum of Harlow)



Photo circa 1960 showing Market Street and Fore Street looking east - original market infill development. These dwellings have since been demolished (Source: The Museum of Harlow)



Market Street & Fore Street, 2011 - showing demolition of infill development between Market St and Fore St (Source; Google Earth)

## 4 Historic development

### Coaching stations

- 4.9 From around 1700 Harlow was an important stop-off point for horse drawn coaches on route to London from Cambridge, New market, Norwich and elsewhere. The route to London ran south from Cambridge through Harlow Mill, Old Road, Mulberry Green, and the High Street before turning south down London Road towards Potter Street and Epping. The current settlement pattern and the collection of public houses at these junctions is a legacy of the area's role as a major stop-off point for coaches.
- 4.10 To serve passengers, inns sprung up on Fore Street, Market Street and at Mulberry Green. The Crown was opened as an inn by 1703, The George is recorded from 1662, and the Marquis of Granby from 1722. The Green Man Inn in Mulberry Green was also an important inn and coaching station.



The Marquis of Granby



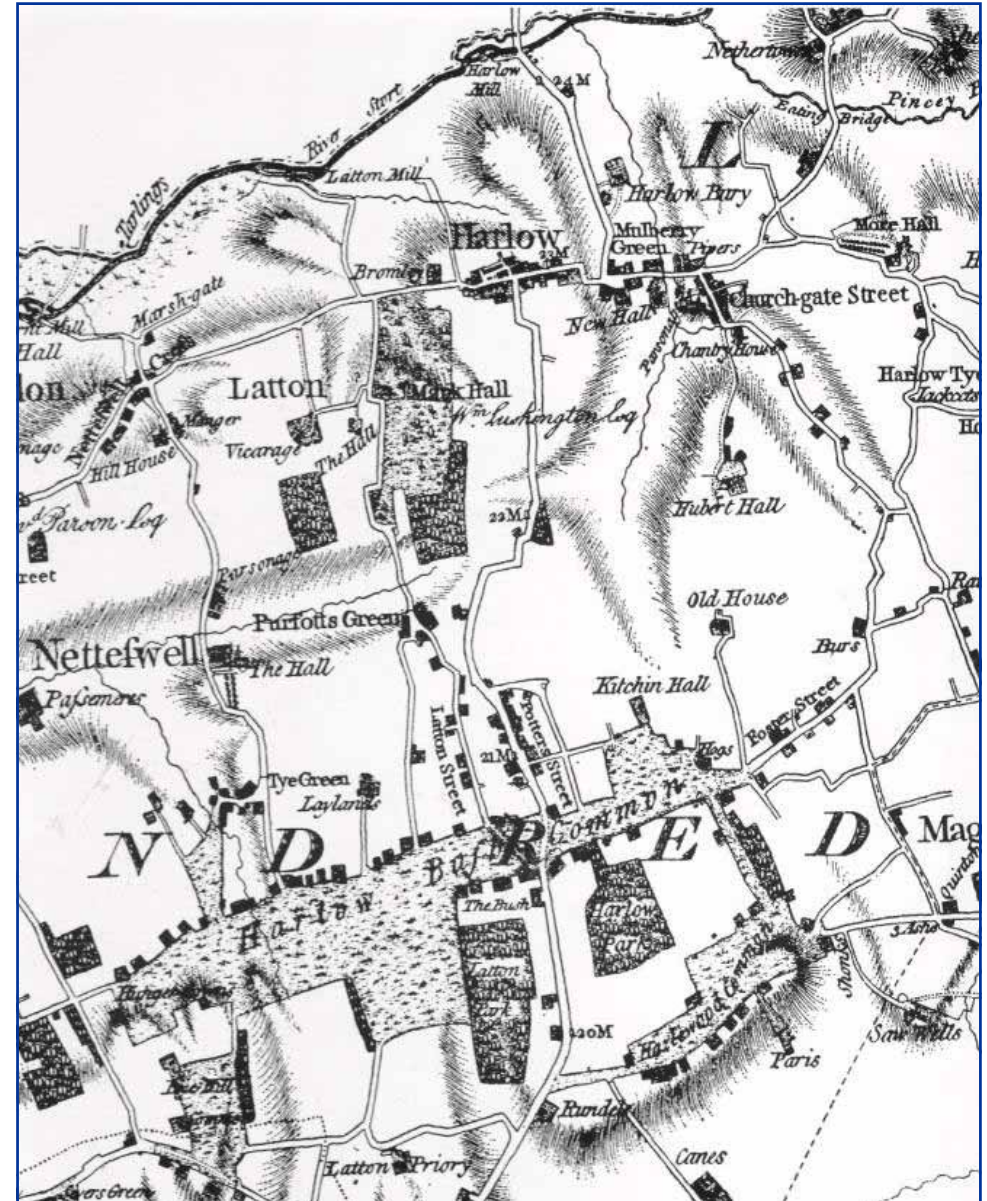
The George



The Crown



The Gables



Map of Harlow 1778 showing the route for Coaches travelling from London to Cambridge. Horse drawn coaches would move through Harlow via Potter Street, Harlow, Mulberry Green and, via Old Road, to Harlow Mill.



## 4 Historic development

### The River Stort Navigation

- 4.11 The canalisation of the River Stort in 1769 allowed for much quicker transportation of goods by water and had a significant impact on the area. Prior to this, Harlow contained mostly small industries to cater for local needs. With the Stort Navigation, malting and brewing industries developed for export to the London market by horse drawn barges.
- 4.12 Converted malting houses are still present on St John's Walk and on the junction of the High Street and New Road. This early industrial heritage associated with the River Stort is also evidenced elsewhere in Harlow, for example at Parndon Mill, Burnt Mill Lock and Latton Lock.



Former Malting House, St John's Walk



97 High Street



Map of Harlow 1778 showing Harlow's proximity to the stort and its cannalisation  
(Source: Jones: 1992)

### The railway

- 4.13 The opening of Harlow Mill Train Station on the Northern & Eastern Railway in 1842 led to a steady rise in the population of Harlow with expansion to the east and west. The line provided an hourly service between Harlow to London. Between 1835 and 1850 a number of attractive terraced homes were built on Market Street and Fore Street. Larger detached homes were also built at 7 and 9 Park Hill and on the eastern side of the High Street at The Wayre and Marigolds.



Map of Harlow - 1846

# 4 Historic development

## Victorian and Edwardian expansion (1837-1911)

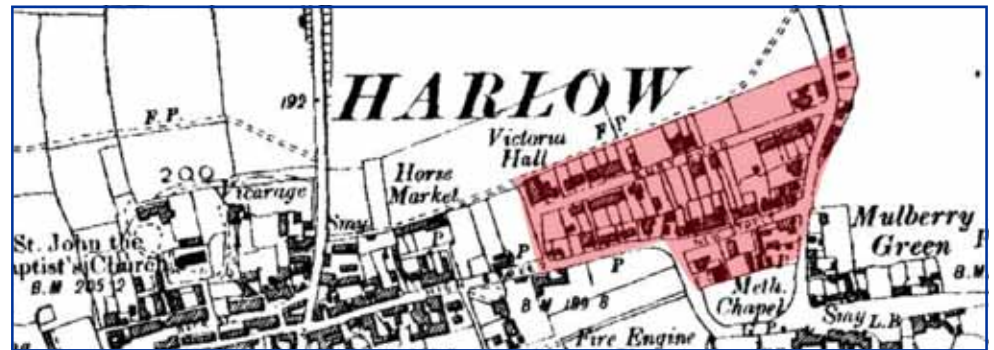
4.14 The largest area of late-Victorian and early-Edwardian house building occurred to the east of Harlow, with much of Bury Road and New Road laid out between 1870 and 1901. Homes were also developed on Park Hill and Mulberry Terrace at the turn of the 19th century.



Victorian and Edwardian Expansion shown in red



Map circa 1846



Map circa 1900



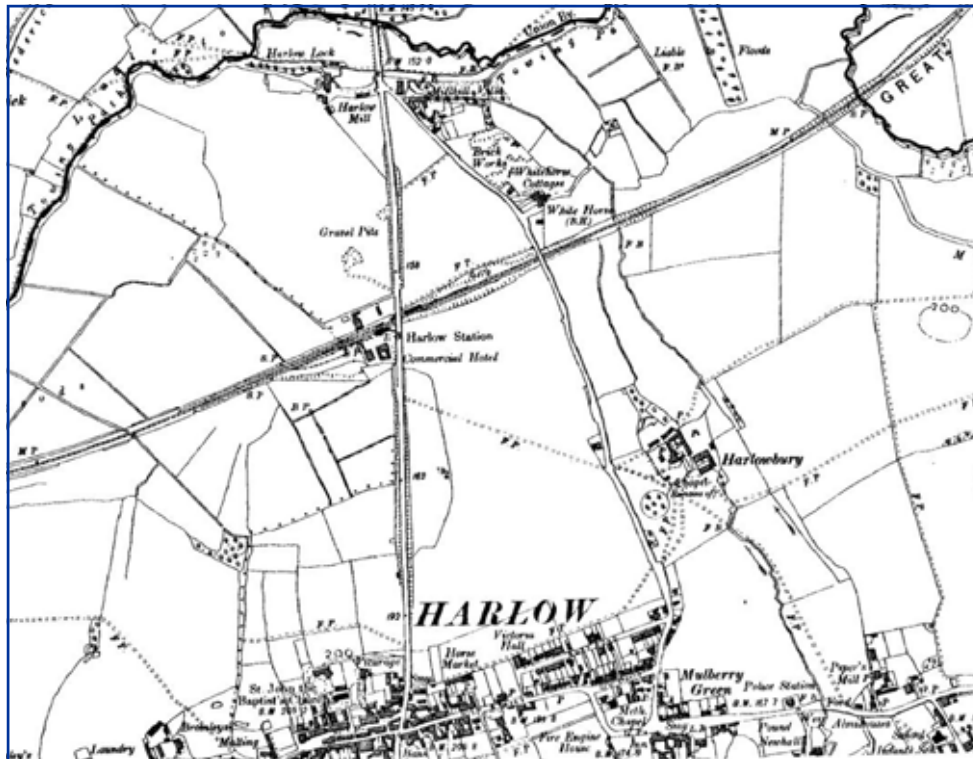
Map circa 1915

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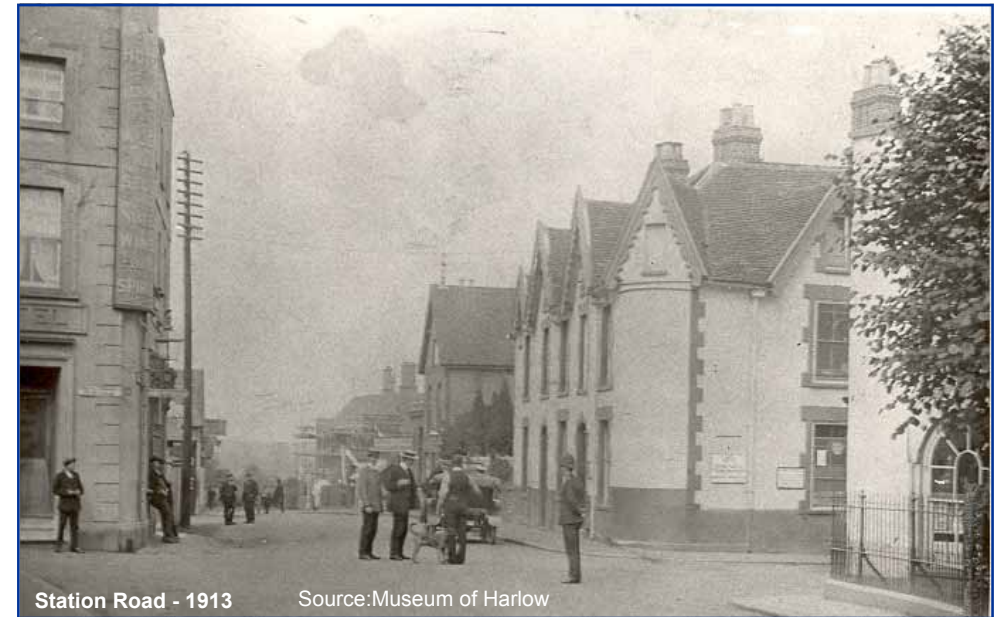
## 4 Historic development

### Station Road

- 4.15 Old Road was by-passed by Station Road around 1830 to create a more expedient route to the train station, the River Stort and on towards Sawbridgeworth and Bishop's Stortford further north. This road effectively split Old Harlow in half, with Market Street and Fore Street on one side and the High Street on the other.
- 4.16 This more direct route resulted in an increase in traffic and this sense of separation was increased with the advent of the motor car. As a result, Harlow village lost its compact character. This sense of severance is still a defining feature of the conservation area and an issue which remains, to a certain extent, unresolved.



Map of 1915 showing Station Road leading through Old Harlow up to Harlow Mill Train Station



Station Road - 1913

Source: Museum of Harlow



Station Road - 2012

Source: Google streetview

## 4 Historic development

### Harlow Garden Village

- 4.17 With the advent of the railway, areas outside of London with good access by train became attractive for commuters. In the late 1920s an attempt was made by a local entrepreneur Basil Scruby to create a Garden Village in Harlow on land north of Bury Road between Old Road and Station Road. Although the plans were never realised in entirety, homes built along St John's Avenue, Manor Road and The Hill are testament to this distinctive era of house building.
- 4.18 Though dwellings on St John's Avenue were previously included in the Old Harlow Conservation Area, they have now been included in the Harlow Garden Village Estate Conservation Area, which comprises dwellings of a similar character on St John's Avenue, Manor Road and The Hill.



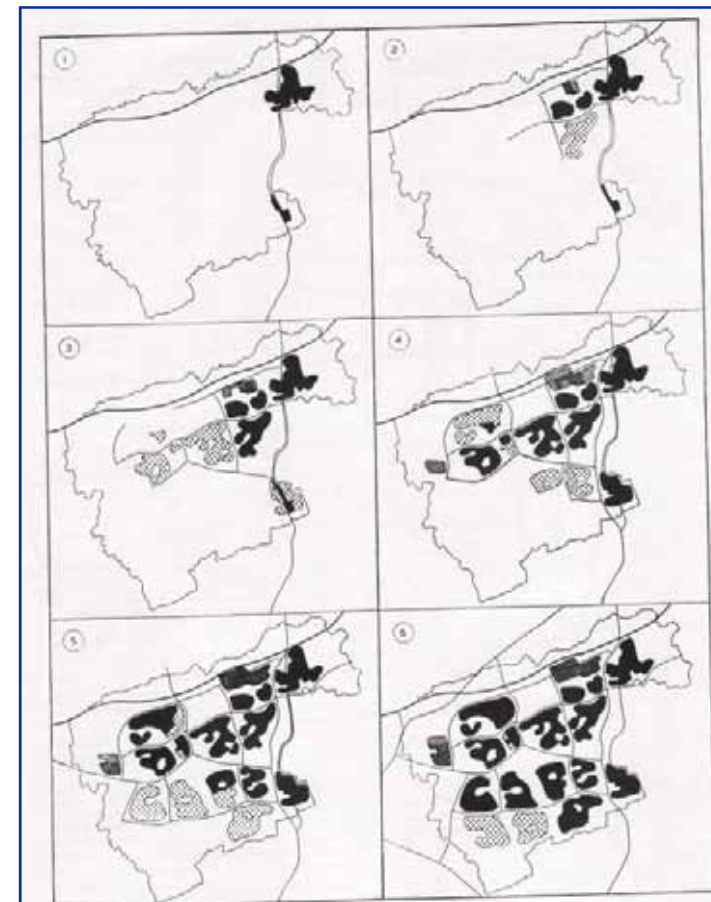
Garden Village style home - St Johns Avenue



Advert for Harlow Garden Village in the 1920s

### Harlow New Town

- 4.19 The New Towns Act of 1946 proposed a number of new settlements around London, of which, Harlow was one of the first. Frederick Gibberd was commissioned by the Harlow Development Corporation to produce a Master Plan for the town. The New Town was built to the west of Old Harlow.
- 4.20 In the early years of the New Town, much of the initial house building was concentrated close to Old Harlow due to the proximity of local shops and services. As part of the original Master Plan, Old Harlow was designated as a neighbourhood sub-centre. It is now designated as a neighbourhood centre in Harlow's 2006 Local Plan.



The sequence of development proposed by the 1952 Masterplan

Source: Gibberd et al (1980)

## 4 Historic development

### The redevelopment of Old Harlow

- 4.21 From 1962 a number of alterations were made to the conservation area by Harlow Development Corporation. The building of the A414 ensured that north-south vehicular traffic could entirely circumvent Old Harlow and this reduced congestion along Station Road.
- 4.22 However, the presence of vehicular traffic remained an issue along the High Street. To resolve this problem, the High Street was pedestrianised and bypassed by Gilden Way in 1970. Wayre Street provided a loop road and parking and service areas to the south of the High Street.
- 4.23 Gaps in the High Street were filled with residential blocks with shops on the ground floor. Two large blocks - The Gibberd Blocks - were built at the end of the shopping parade to mark the entrance to the High Street.
- 4.24 West of the High Street a number of the buildings between Market Street and Fore Street were demolished and this central area was paved over and turned into a car park. A concentrated effort was made by the New Towns Corporation to concentrate commercial activity on the High Street as opposed to Market Street, where some shops still existed. Harlow College was also demolished and replaced by flats and houses.



New Town blocks photographed and shown



Old Harlow High Street - c. 1950s Source: Gibberd et al (1980)



Old Harlow High Street pedestrianised - 1971 (Source:Museum of Harlow)

# Character Appraisal



## 5 Urban form and townscape

### Introduction

- 5.1 This chapter provides an appraisal of the urban form, structure and townscape character of the conservation area. It examines the conservation area as an entire entity and draws out key urban features which contribute to the overall experience of the heritage asset. These include built form, layout, scale, movement, land uses, landscaping, landmarks and views. The purpose of this chapter is to draw attention to the overall pattern and character of development.
- 5.2 This assessment has resulted in the character areas set out on page 28. Detailed character area appraisals are provided in chapters 6 to 12 which examine individual character areas in more depth to draw out their significant features and special qualities.

### Urban form

- 5.3 Urban form refers to the physical layout and design of development. It takes into consideration the arrangement of streets and public spaces as well as the overall pattern, scale, density and use of buildings and plots.
- 5.4 Market Street and Fore Street, as well as the historic High Street area and Mulberry Green exhibit an organic urban form in which the built fabric has developed gradually over time as a result of historic movement patterns and commercial activities in the area such as the market.
- 5.5 In contrast, Victorian and Edwardian terraces along Bury Road, New Road and Watlington Road are characteristic of a more planned urban form with homes laid out in a regular sequence of plots and streets likely to have been drawn up and conceived on a plan.



## 5 Urban form and townscape

### Organic urban form

- 5.6 This organic urban form can be readily appreciated looking at the way public space in Market Street has been shaped over time by historic commercial activities. Characteristic of many market towns in England, buildings are arranged on the pavement edge enclosing an open public area on which a market was held.
- 5.7 The organic development of Harlow is also evident in the way later market infill development gradually filled the open market space and exploited the potential for commercial frontage. This pattern of development has created an intimate sequence of historic spaces. Passages to the rear of Market Street also reveal the historic densification of the area over time as buildings were erected close to the main market place. A tight sense of enclosure is also evident along the High Street which, over time, has become the commercial heart of the area.



### Planned urban form

- 5.8 Clear differences can be observed between the irregular and organic nature of plots along Market Street and the High Street and the more planned Victorian and Edwardian streets to the east of the conservation area. These exhibit a highly ordered and regular sequence of plots and buildings. These differences reflect the distinct eras of historic development and development processes and enrich the significance of Old Harlow as heritage asset.
- 5.9 Within the eastern part of the conservation area there are also notable differences. Bury Road, New Road, Old Road and the northern side of the High Street were built at relatively high densities with terrace and semi-detached dwellings in narrow plots with short front and rear gardens.
- 5.10 In contrast, plots along Watlington Road, Mulberry Green and the southern side of the High Street are of a more suburban character with detached homes set within more spacious plots with deeper and wider front and back gardens.

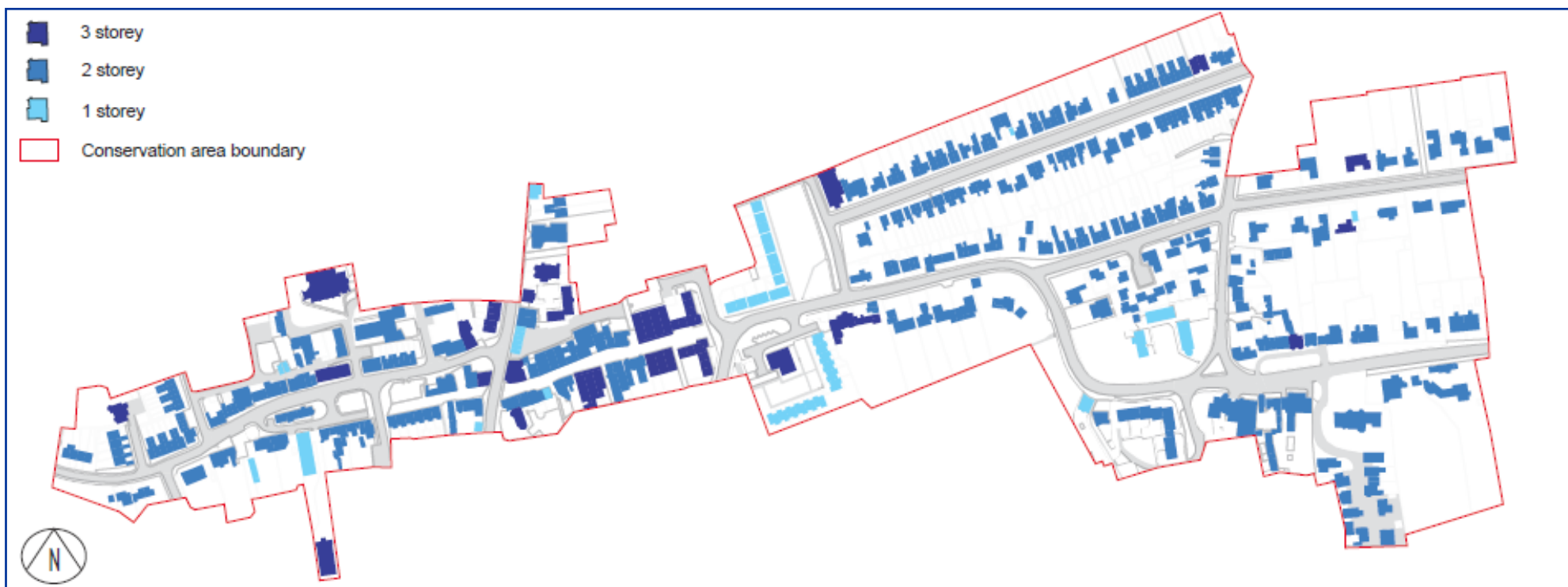




## 5 Urban form and townscape

### Scale, height and massing

- 5.11 Buildings within the conservation area are generally two-storey in height. A limited number of three storey buildings are located at key intersections such as the former George hotel and the Gibberd Blocks which provide a landmark function. Large and rather grand detached dwellings include The Wayre, Marigolds and the bank on Station Road.
- 5.12 Churches to the rear of Market Street and Victoria Hall are of a different height and mass to the residential dwellings and these large community buildings set within small green spaces help to generate the area's village character.
- 5.13 The height and scale of buildings drawn close together along the High Street shopping parade provides a tight and intimate sense of enclosure.

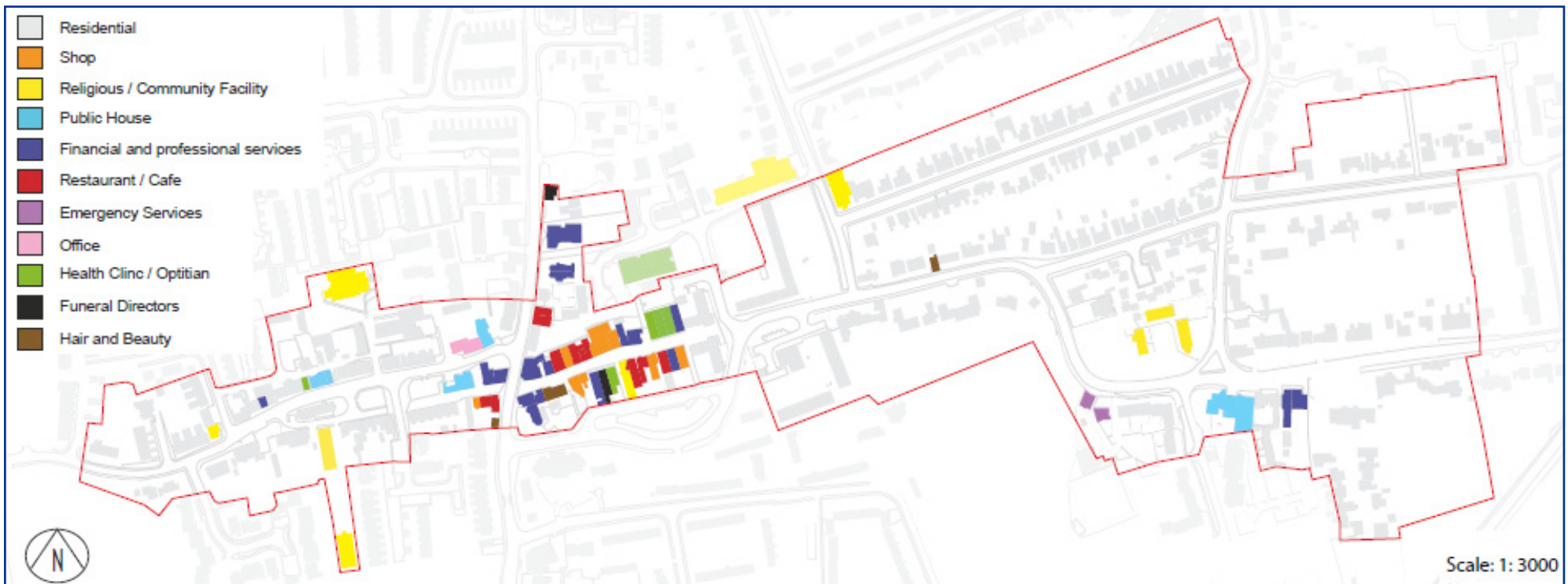


## 5 Urban form and townscape

### Activity and land uses

- 5.14 Commercial activity is concentrated along the High Street precinct and at the junction of Station Road with Fore Street and Market Street. Important centres of community and cultural activity in the area are the St John's Arts and Recreation Centre and the Victoria Hall Theatre on Bury Road. Mulberry Green also contains a small area of non-residential land uses such as a large public house / hotel, an accountants and an ambulance and fire station.
- 5.15 Old Harlow High Street contains a varied mix of shops, restaurants, cafes and financial and professional services which generally cater for local needs. Although the retail presence on the High Street is slightly diminished, the Cooperative store to fulfils the role of a local anchor store providing convenience food goods with approximately 250 square metres of retail floorspace.

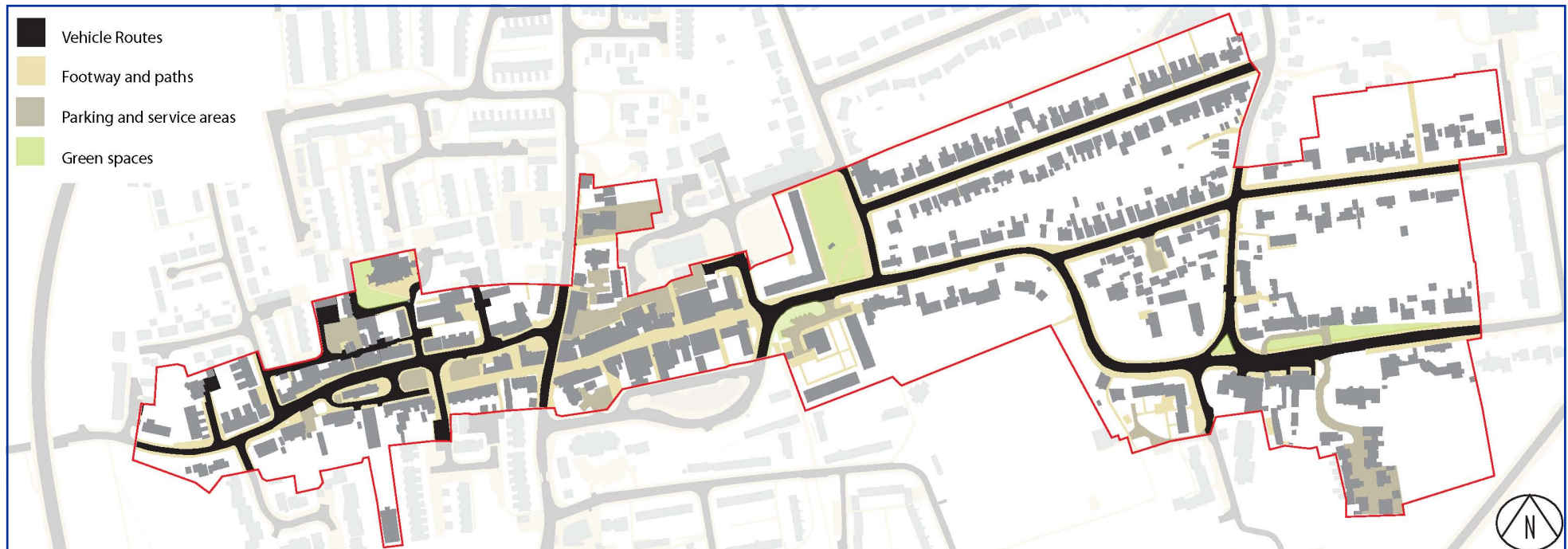
- 5.16 Commercial units along the High Street are relatively small in size with internal floor areas ranging from approximately 100 to 150 square metres. Shop frontages or 'façades' range between 5m and 9m wide. This pattern of commercial development is reflective of the historic fine urban grain and has proved to be highly successful, enabling a diverse range of small independent outlets which help generate the High Street's distinctive character.
- 5.17 A range of evening uses such as the pubs, restaurants, fast food outlets, and the two community centres also ensure that there is an appropriate level of activity through into the evening. This enhances the life and character of the area without causing conflict to adjacent residential areas. Mixed use New Town blocks on the High Street contain flats above shops and townhouses on the entrance to the High Street. This mixing of residential and commercial uses provide a degree of natural surveillance and eyes on the street, increasing perceptions of human activity and pedestrian safety after dark.



## 5 Urban form and townscape

### Pedestrian movement

- 5.18 This section analyses pedestrian movement through and around the conservation area as this is one of the key ways the heritage asset is experienced by visitors and the local community. Movement on foot and the quality of the public realm provides the immediate setting of heritage assets and allows for them to be individually and collectively appreciated.
- 5.19 Movement through the conservation area is aligned on an east-west axis. This allows one to walk from Watlington Road or Mulberry Green in the east all the way through the central areas of the conservation area and under the A414 into Mark Hall North.
- 5.20 The pedestrian only access west of Park Hill prevents vehicle through movement into Market Street and helps to preserve the historic and village-like character of the area. Pedestrian friendly areas around Market Street, Fore Street and St John's Walk are significant they allow one to appreciate the medieval street pattern and particular heritage assets.
- 5.21 Wayre Street effectively by-passes the High Street ensuring that this lively mixed use area can be served by a pedestrian only route. This allows the full appreciation of heritage assets and the intimate, historic character of the route. Access to parking and servicing is available to the rear of commercial buildings.
- 5.22 Relatively fast moving traffic along Station Road to some extent severs one side of the conservation from the other, disconnecting Market Street from the High Street. Narrow areas of footway along the High Street between the Garden of Remembrance and Mulberry Green also increases the dominance of fast moving traffic during busy periods of the day.
- 5.23 Pedestrian movement along Bury Road, New Road, Watlington Road and Old Road is more pleasant, with vehicle speeds noticeably reduced on the residential streets with narrower carriageways. Walkways in Mulberry Green are attractive and lined with green spaces and mature trees which enhance the setting of heritage assets.



## 5 Urban form and townscape

### Urban structure and legibility

5.24 This section of the appraisal examines the structure of the conservation area in terms of legibility - defined as the degree to which a place can be easily understood and moved through. Key features of an urban area which help residents and visitors to build up an image of a place and navigate their way through it are:

- movement routes and paths;
- nodes (focal points);
- landmarks;
- gateways; and
- edges.

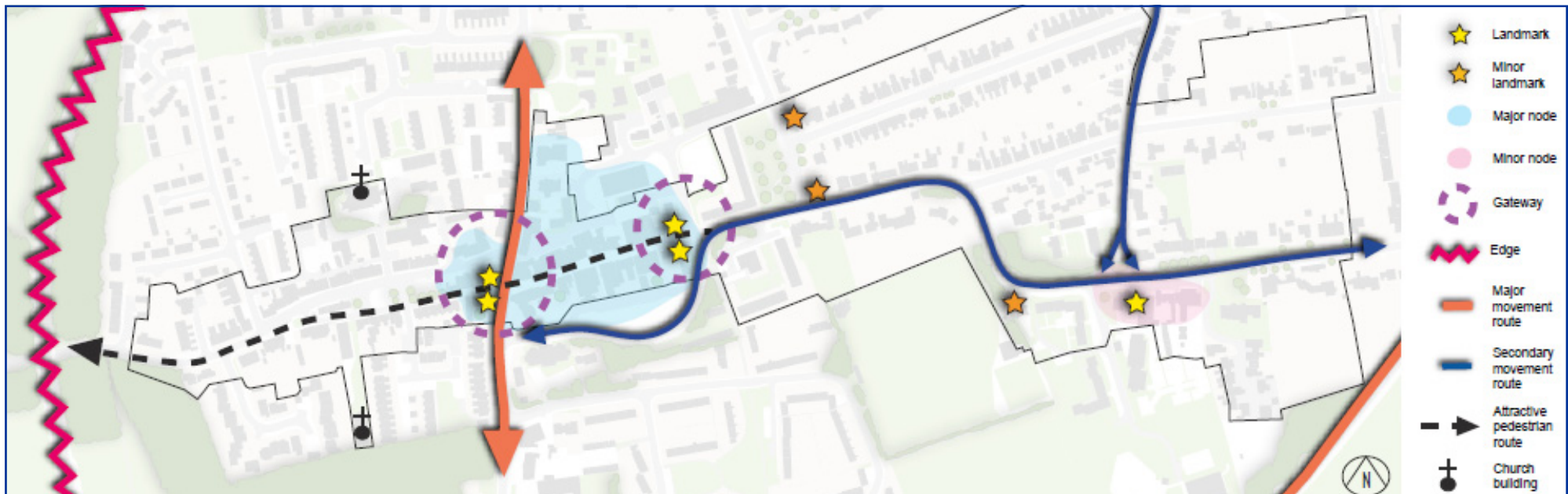
5.25 The High Street and edges of Market Street and Fore Street comprise the main node or focal point of social and commercial activity and act as a hub for pedestrian movement.

5.26 Gateway buildings define entrance points at each end of the High Street - the Gibberd Blocks on at the eastern entrance to the High Street and the George and the Gables at the western entrance from Fore Street.

5.27 Major landmarks in the area include the George, the Gables, the Gibberd Blocks and the Green Man Hotel. A number of minor landmark buildings include the Ambulance and Fire Station, thatched cottage on the High Street and Victoria Hall.

5.28 Harlow Baptist Church and St John the Baptist Church are located off the main routes in the conservation area but, nonetheless, play an important role in defining the area's special townscape character.

5.29 The Green Wedge and the A414 provide a well-defined edge to the west of the conservation area. A similar, albeit less noticeable edge is formed to the east of the conservation area by Gilden Way and Harlowbury Manor and Harlowbury school playing fields.



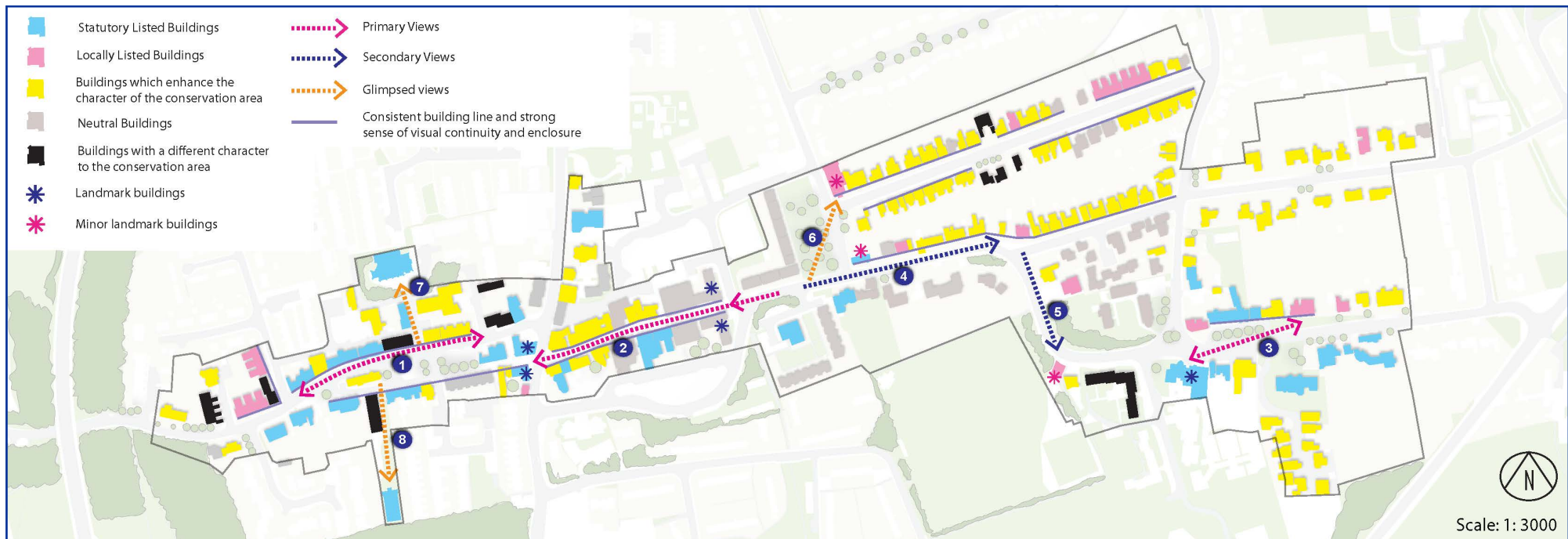
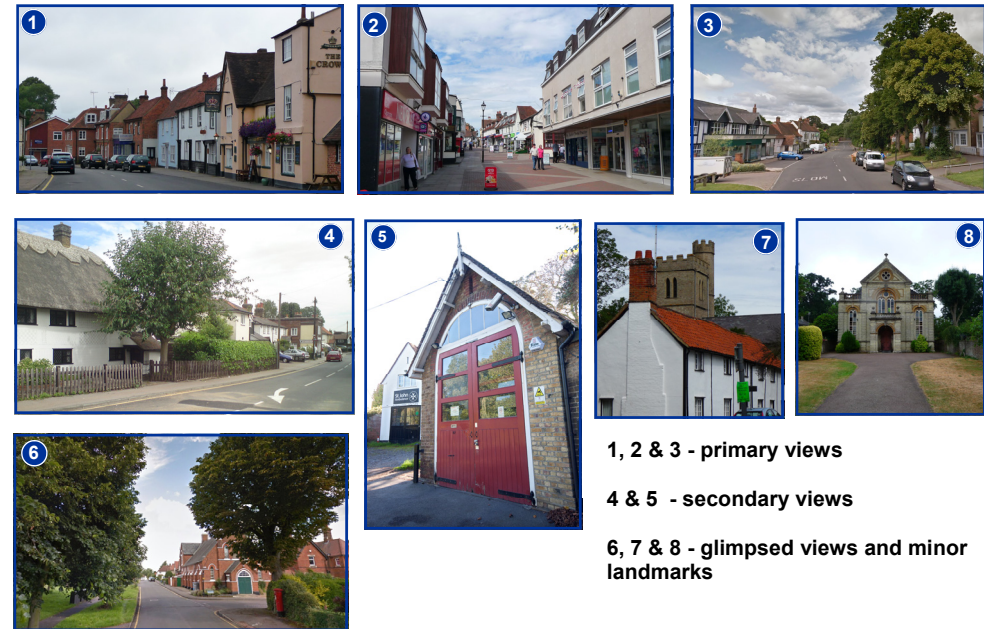
# 5 Urban form and townscape

## Townscape and views

5.30 The townscape assessment below draws attention to the buildings which contribute to the character of the conservation area. These include grade listed buildings, locally listed buildings and other significant unlisted buildings. The assessment has also distinguishes these assets which contribute to the significance of the conservation area from other buildings which have a neutral or different character and do not necessarily contribute to the overall significance of the conservation area.

5.31 Three types of views are defined on the townscape assessment:

- Primary views which play a key role in defining the townscape character of the conservation area.
- Secondary views which are important in orientating around and moving through the area.
- Glimpsed views of churches and halls provide visual interest and can be found through gaps between trees and buildings.

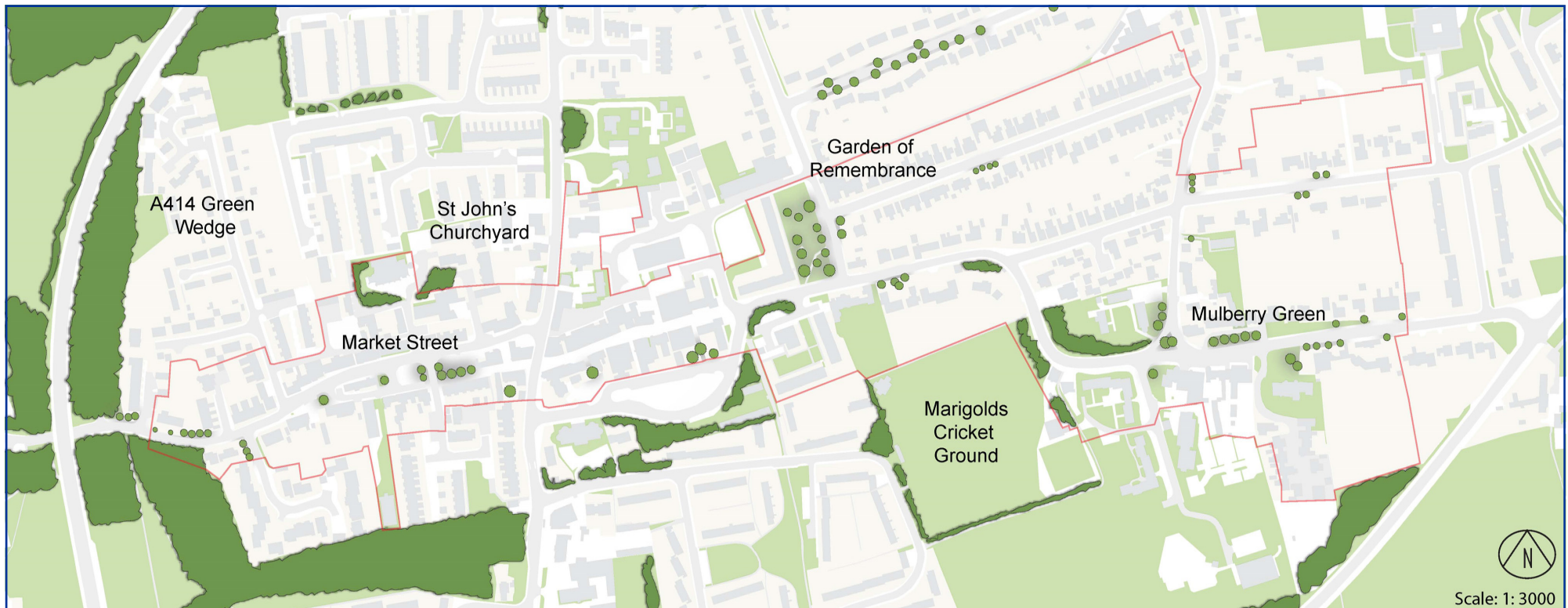


## 5 Urban form and townscape

### Contribution of green spaces and trees

5.32 There are a number of significant green spaces in the conservation area and adjacent to it:

- Dense foliage along between the conservation area and the A414 provides an effective buffer, cocooning the conservation area from the noise generated by traffic.
- The Garden of Remembrance - the largest and most significant public park in the conservation area.
- The cricket ground and green areas around the Church House contribute to the landscape setting of Mulberry Green and preserve the separation of Mulberry Green and Old Harlow.
- The village triangle and large Oak tree opposite The Green Man pub and hotel in Mulberry Green is a small, yet significant feature of the village and helps to define the Mulberry Green's village Character.
- The line of mature trees which along the northern side of Mulberry Green hill follow the topography of the area play a significant role in establishing the character of Mulberry Green and shaping attractive views in the area.
- Church gardens around the St John the Baptist Church provide a hidden and enclosed enclave of greenery.
- Tree planting around the car parking areas between Market Street and Fore Street help to reduce the dominating effect of parked cars and concrete areas.

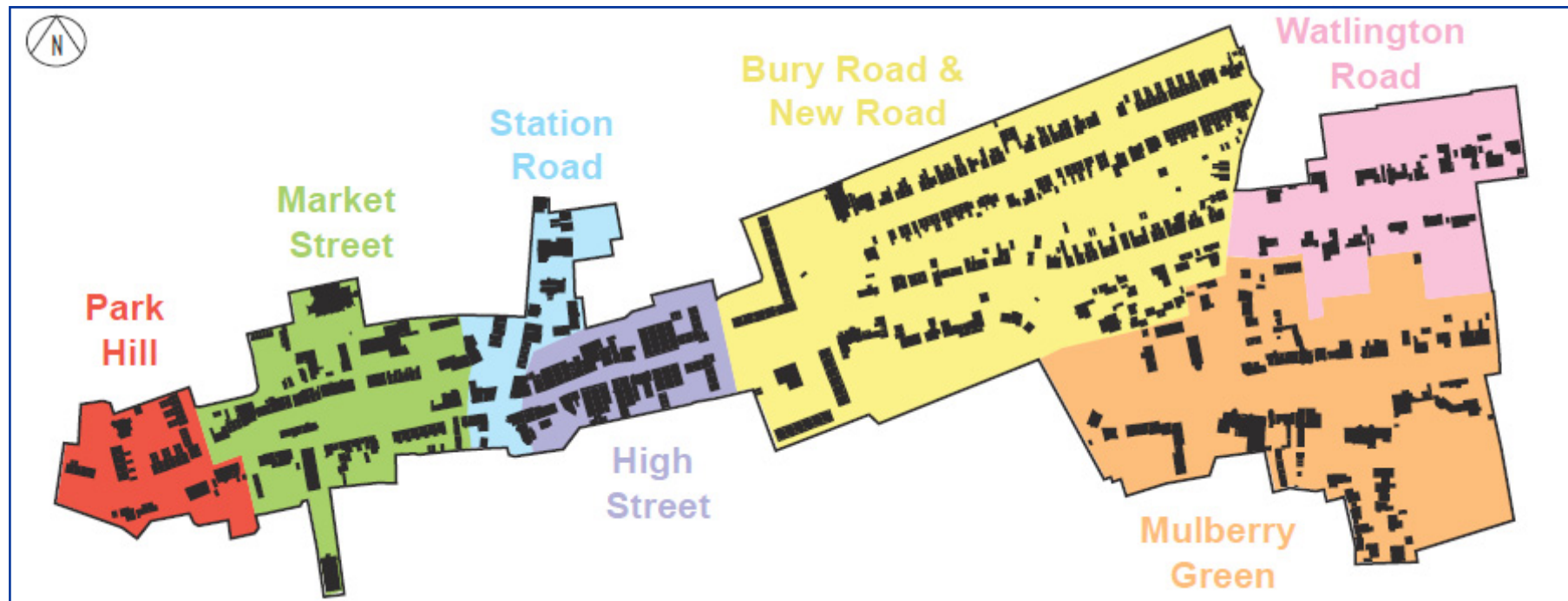


## 5 Urban form and townscape

### Character areas

- 5.33 The conservation area can be broadly divided into seven different character areas. These character areas are indicative and their purpose is to identify general characteristics in terms of built form, layout, land uses and the historic and architectural features present.
- 5.34 Character areas are based on the detailed character and townscape appraisal as well as an assessment of history and evolution of the conservation area.

- 5.35 The appraisal now breaks down the significant features of each character area in order to ensure that these features are given due consideration during the planning decision making process. Character area appraisals are intended to be used as manuals to assist the development management process by drawing attention to the significant features which help generate the character of the area and are worthy of preservation and enhancement.



## 6 Park Hill Character Area



Oddfellow's Terrace



Park Hill Character Area



Mulberry Terrace

### General character

- 6.1 Park Hill contains a collection of Victorian and Edwardian homes and is found to the far west of the conservation area. It is home to attractive, well-preserved Edwardian terraces as well as a number of large Victorian detached and semi-detached homes of significant townscape merit.
- 6.2 The area is predominantly two-storey in character. A degree of variation exists in the size and massing of buildings, with comparatively larger detached and semi-detached homes facing rows of terraced housing built at a higher density.

### Summary of significant features

#### 6a.) Edwardian terraces

- 6.3 Lines of homogeneous terraced homes, built in the Edwardian period and laid out in a linear fashion are a defining feature of the Park Hill character area. They provide an enclosed character to the street and generate attractive views. Terraces are very well-preserved and contain a number of original unifying architectural features such as windows, fences, brickwork details and doors.
- 6.4 The character of Park Hill is derived from the 'group value' of these terraced homes. 'Group value' is where a collection of homes have more significance collectively than they would do individually.

#### 6b.) Bargeboards on Oddfellow's Terrace

- 6.5 One of the most distinctive architectural features in Park Hill are the tiled and gabled bargeboards found over the ground floor windows on Oddfellow's Terrace (6 to 16 Park Hill). These are an attractive feature and frame windows running along the ground floor of the terrace.



Oddfellow's Terrace - Gabled bargeboards



## 6 Park Hill Character Area

### 6c.) Consistent Rooflines

- 6.6 Roofs in the character area are mostly hipped and made of natural slate. In the western side there are a number of gable-fronted properties. Consistent roof lines along terraces are an important element of the area's character and they generate a visually pleasing sense of regularity and rhythm.

### 6d.) Views along terraces

- 6.7 Views along terraces are an important aspect of the area's visual character. Views are characterised by the repetitive visual presence of a number of homogeneous architectural features which provide a strong vertical and horizontal emphasis. These features help to draw the eye along terraces and provide a pleasing composition. The visual symmetry present is dependent upon the preservation of all of the following architectural features:

1. consistent roof lines
2. consistent front boundary walls and fences
3. chimney stacks and chimney pots at regular intervals;
4. sash windows and painted sills;
5. decorative brickwork lintels above windows and doors; and
6. bargeboards (in the case of Oddfellow's Terrace).



Mulberry Terrace (left) - features which provide a horizontal and vertical emphasis are highlighted in orange which provide a pleasing composition. Bargeboards on Oddfellows Terrace (right)

### 6e.) Victorian detached and semi-detached homes of significant townscape merit

- 6.8 There are a number of large and rather grand Victorian homes of important townscape significance. Buildings of a particular historic and architectural interest are the listed buildings at number 7 and 9 Park Hill. Number 7 Park Hill is of a more sizeable massing than surrounding properties and acts as a minor local landmark at the intersection of Park Hill and Mulberry Terrace.



7 Park Hill



9 Park Hill

## 6 Park Hill Character Area

### 6f.) Well-defined front garden boundaries

- 6.9 The majority of homes in the area have well-defined front garden boundaries. These are typically demarcated by wrought iron fences and gates, although some examples of wooden and brick walls exist. A particularly strong example of a defined frontage can be found at 9 Park Hill. Well-defined front garden boundaries play a critical role in defining the structure and visual symmetry of the street. They also provide a visual transition between the public highway and the private domestic areas of homes.



Well defined front garden boundary  
9 Park Hill



Well defined front garden boundaries  
on Oddfellows Terrace

### 6g.) Consistent Building Materials

- 6.10 Consistent brick types are an important aspect of the character of Park Hill. Most homes in the character area are built with Flemish bond brickwork, although 28-34 Park Hill has been constructed with a darker red brick colour. The modern hall at the corner of Park Hill and Mulberry Terrace is of an unsympathetic red brick colour and contrasts unfavourably with the palette of surrounding buildings.



15-17 Park Hill



Community Hall, Park Hill

### 6h.) Decorative brickwork details

- 6.11 Important townscape features are decorative brickwork details found above windows and doors such as gauged brick lintels. The façade of Oddfellow's Terrace contains an engraved First World War memorial which is of particular local significance.



Gauged brick lintels on Mulberry  
Terrace



First World War Memorial - Oddfellow's Terrace

## 6 Park Hill Character Area

### 6i.) Traditional sash and casement windows frames

- 6.12 The majority of Victorian and Edwardian homes have traditional sash window frames with white painted sills. Terraces have traditional 4 pane sliding sash windows. West House at number 7 Park Hill contains 12 pane Georgian sash windows. A number of properties have original casement windows, although a some properties display uPVC replacement windows in the same style.
- 6.13 Sash windows are important unifying features in the area and help to maintain the fairly homogenous character of the area and the 'group value' of terraces and pairs of homes.



Variety of Georgian, Victorian and Edwardian sash windows in Park Hill

### 6j.) Doors

- 6.14 The majority of homes have retained their original doors or have replacement doors which follow the same style. Typically, doors in the character area are simple windowless 4 panel Victorian and Edwardian doors. Doors on Oddfellow's Terrace are blue and are a particularly distinctive feature of the area. It is important that replacement doors conform to the prevailing styles found in the area.



Colourful doors



Chimney stacks

### 4j.) Chimney stacks and pots

- 6.15 The majority of homes in the character have retained original chimney pots. Particularly prominent are the tall chimney stacks and engraved rectangular clay chimney pots on numbers 7, 9, 15 and 19 Park Hill.
- 6.16 On rows of tightly packed Edwardian terraces, straight beaded terracotta chimney pots are found on evenly spaced stacks. Chimney stacks and pots play an important visual role by punctuating views along rooflines at regular intervals, providing critical definition and rhythm to the roofscape.

## 7 Market Street Character Area



Market Street



Market Street Character Area

### General character

- 7.1 Market Street character area is home to some of the oldest buildings in Old Harlow. It contains a rich variety of buildings dating back to the 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> century, in addition to Victorian homes and some more recent 20<sup>th</sup> century development. The area includes a number of attractive public houses, churches and 17 listed buildings.
- 7.2 A principal feature of Market Street is its village character. This is derived from the tight-knit, historic layout which is a legacy of its origins as a late medieval Market Town.

### Summary of significant features

#### 5a.) Medieval Street Pattern

- 7.3 The medieval street pattern and later market infill development is evident around Market Street, Fore Street and St John's Walk. Parking areas in the centre of the character area are located where buildings once stood. These buildings closed off Market Street from Fore Street and created a tight-knit system of narrow streets. Homes and businesses were separated by narrow alley ways, similar to those which can be found to the rear of The Crown and around Fore Street.

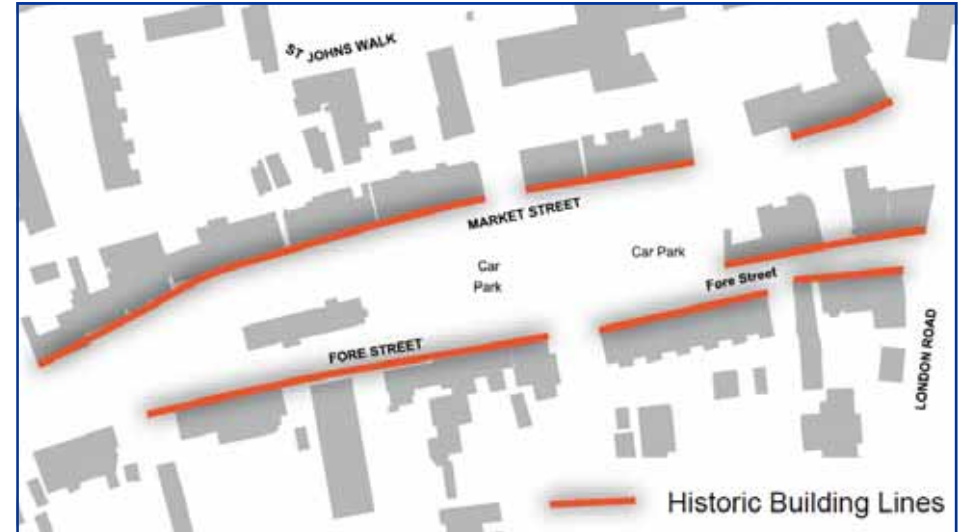
- 7.4 The street pattern is of significant historic interest as it is evidence of the late medieval origins of the town and demonstrates its organic growth over the centuries. It has also resulted in a series of quaint, intimate and well-enclosed pedestrian friendly spaces which are an important aspect of the area's character.



## 7 Market Street Character Area

*5b.) Consistent, historic building lines with buildings fronting onto the pavement.*

- 7.5 The historic street pattern has resulted in consistent building lines with buildings fronting straight onto the pavement. This is a legacy of the former commercial function of Market Street as, historically, people lived above shops, public houses and other commercial uses. Infill development during the 19th and 20th century has broadly respected the historic street pattern and this element of the area's character has been maintained.
- 7.6 Building lines are highly significant as they:
- create attractive views along Market Street in both directions;
  - provide evidence of Market Street's historic function as a market place;
  - create a sense of enclosure and a well-defined space;
  - provide a close-knit, village character; and
  - generate a series of well-enclosed public spaces.



Consistent building lines - Market Street and Fore Street

Below - Consistent historic building lines adjacent to the pavement edge along Market Street and Fore Street



## 7 Market Street Character Area

### 5c.) Sweeping views along Market Street in both directions

7.8 Attractive linear views in both directions along Market Street are an attractive aspect of the historic and visual character of the area. Important elements of the views are:

- a slight change in gradient as the topography of Market Street slopes slightly towards Park Hill;
- buildings built adjacent to the pavement edge with entrances fronting onto the highway;
- the curved northern building line which echoes the former market place function.
- buildings of a consistent scale, massing and height;
- a generally consistent roof line consisting of mostly tiled, hipped and gabled roofs punctured by the projecting gable roof elevation at the Crown public house; and
- a variety white and pastel coloured facades which viewed alongside original brick frontages and slate roofs create colourful, attractive views in either direction.



Views along Market Street in both directions



Views along Market Street (facing East) from Park Hill



Views along Market Street (facing West) from the Marquis of Granby

## 7 Market Street Character Area

- 7.9 Relatively recent development at 1-9 Dellfield Court has failed to conform to the above mentioned criteria. This is because it is taller and bulkier than surrounding buildings. It also fails to provide entrances fronting onto Market Street and does not blend with surrounding buildings in terms of building and roof materials.
- 7.10 Facing west, the hall at the corner of Park Hill and Mulberry Terrace is located at the end of the view along Market Street. However, the design and quality of this building fails to establish a significant landmark which its location requires. These buildings have therefore had a negative impact on the townscape quality and the views in the area.



Dellfield Court, far right



Building at the termination of the view along Market Street looking west

### 5e.) Trees and green spaces

- 7.12 Car parks are located in the central areas between Market Street and Fore Street. Trees located on the edges of these car parking areas do to some extent help to reduce the visual impact of large areas of concrete and parked cars on the historic character of the area. However, these areas still remain rather inaccessible and unattractive here is therefore significant scope for public realm enhancements in these areas.
- 7.13 The Churchyard around St John the Baptist Church on St John's Walk, (now the Arts and Recreation Centre, ARC) also provides a peaceful area of green space. Although there are only a few areas of trees and greenery in the character area, where they are present, they make a significant contribution to the character of the area and the attractiveness of the public realm.



Tree beside number 5 Market Street



Map showing impact of trees and green spaces in the Market Street Character Area

### 5d.) The minimal impact of vehicular traffic and congestion

- 7.11 Market Street has a limited potential for through traffic (east-west) and this has helped to preserve its tranquil village character. As a result, Market Street has not experienced the same issues with through traffic as was originally experienced along the High Street prior to its pedestrianisation. Traffic on Market street is mostly local and moves relatively slowly, allowing pedestrians to cross the street easily. Fore Street contains a series of intimate, pedestrian friendly spaces. This pedestrian-friendly character ensures that, generally, the area can be enjoyed as it would have been historically.



Trees around car parking areas in the centre of Market Street

## 7 Market Street Character Area

### 5f.) Listed Churches

- 7.14 The character area contains two grade II listed churches - St John's Arts and Recreation Centre (1839) [formerly The Church of St John the Baptist] on St John's Walk and Harlow Baptist Church off Fore Street. Though these buildings are not on Market Street, they play an important role in defining the character of the area.
- 7.15 Harlow Baptist Church was built in the mid 19th century in a Romanesque style. It is set back around 30 metres back from Fore Street along a long path. Views of Harlow Baptist Church are a surprising and pleasant feature of the character area and can be found between the Church Hall and 25 Fore Street.
- 7.16 The Victorian Church of St John the Baptist—now the Arts and Recreation Centre (ARC) - is built in a gothic style with battlemented tower. It is surrounded by attractive church gardens and plays an important role in establishing character of the back streets behind Market Street.



1. Harlow Baptist Church



2. St John's Arts and Recreation Centre (ARC) - formerly St John the Baptist Church



## 7 Market Street Character Area

### 5g.) Listed public houses and restaurants dating back to the 15<sup>th</sup> century

7.17 The Gables (Grade II\* Listed), The Marquis of Granby, The George and The Crown public houses (Grade II Listed) are public houses dating back to the 15th century. They are a legacy of the historic function of the area as an important stopping-off point for horse drawn coaches along the old London Road. Inns were established to provide accommodation for travellers passing through the area or staying overnight. The Chequers public house (Grade II Listed) was also established in the late 18th century.

7.18 These listed public houses play an important role by:

- establishing important visual landmarks;
- reflecting the historic character of the area; and
- establishing the present character of the area in terms of land uses and activity.

7.19 These buildings have a high degree of meaning and historical interest and are significant heritage assets.



### 5h.) Victorian Terraced Houses

7.20 Development during the early Victorian era co-exists sympathetically with the original Market Town buildings in terms of scale and massing. Particularly attractive examples are:

- Number 23 to 25 Fore Street (Grade II Listed);
- 54 to 58 Market Street (Grade II Listed);
- 17 Fore Street; and
- 16 to 32 Market Street.

7.21 The properties between 16-32 are not as well-preserved and have been subject to a number of unsympathetic alterations, particularly front porch extensions.



## 7 Market Street Character Area

### 5i) Colourful building facades

7.22 An attractive range of pastel coloured and red brick buildings are an important visual characteristic of views along Market Street. White painted landmark buildings at the junction with Station Road, such as The Gables, The George, Chequers and number 2 London Road provide a colourful entrance to Market Street. The blue shop façade at 52 Market Street - now a lettings agent - also provides an attractive visual element to the street. However, this is undermined by the unsympathetic advertising hoarding found above the facade.



The Crown



52 Market Street



Dial House,  
48 Market Street

### 5j.) Traditional building materials

7.23 Buildings dating back to the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> century provide a good example of traditional building techniques and materials and are of significant historic and architectural interest. A number of buildings have traditional peg and pan tiled roofs, as are properties with traditional timber frames and wooden rendered facades. Pargeting on The Chequers public house is also of significant interest and provide evidence of traditional local building methods.



Above and right - traditional roof tiles

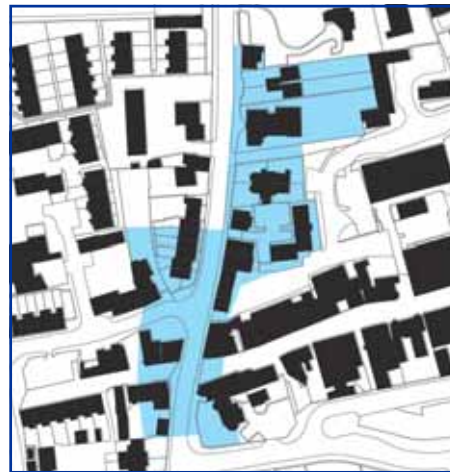


Timber Frames, 17 Fore Street



Pargeting on Chequers

## 8 Station Road Character Area



Station Road Character Area

### General character

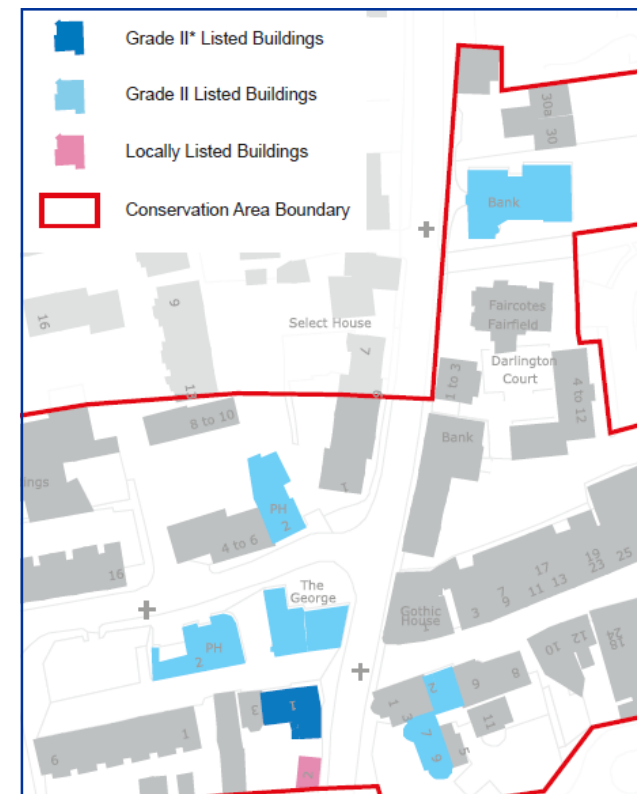
- 8.1 Buildings along Station Road lie in the heart of Old Harlow, along the major movement corridor which dissects the conservation area. A number of key landmark buildings help to define a strong sense of arrival, creating a high profile gateway through which north-south movement along Station Road and east-west movement between Fore Street and High Street is channelled.
- 8.2 The character area contains a number of important designated heritage assets such as the former George Hotel, The Gables, The Chequers and Barclays Bank (all grade listed buildings) in addition to a locally listed building - the hairdressers at number 2 London Road.
- 8.3 The particularly rich historic urban fabric ensures that this important intersection plays a highly visible and significant role in defining the historic character of Old Harlow. The prominent setting of heritage assets at this junction - particularly old inns and taverns such as the George - reflect the emergence of Harlow as an important coaching station in the 18th and 19th century.
- 8.4 Recent development at Darlington Court has reinforced and enhanced the character of the street by providing buildings of an appropriate height, placement, orientation and character.

### Significant features

#### 8a.) A collection of significant listed buildings

8.5 Highly significant heritage assets are aligned along Station Road and define the entrances to either side of the conservation area's central historic core areas - Fore Street/ Market Street and High Street. The location and setting of these irreplaceable assets helps to define the historic character of Old Harlow to passing traffic and visitors along Station Road. Listed buildings include:

- The Gables Restaurant (Grade II\* Listed)
- The former George Hotel (Grade II Listed)
- The Chequers (Grade II Listed)
- Barclays Bank (Grade II Listed)
- 7 and 9 High Street (Grade II Listed)



## 8 Station Road Character Area

### 8b.) Historic landmark and corner buildings at the entrance to Fore Street and the High Street

- 8.6 Landmark and corner buildings at the intersection of Station Road and Fore Street and High Street frame views along Fore Street and High Street. This location is at the very heart of the conservation area, where a pedestrian crossing connects two sides of the historic core area - with Market Street and Fore Street to the west and the High Street to the west. Buildings edged yellow on the map below play a highly prominent and significant visual and heritage role by defining a key gateway entrance into the two different character areas.



Views and landmark / corner buildings



Looking down Fore Street from London Road - 1910  
Source of images: Museum of Harlow



View into High Street (east)

### 8c.) Former inns and taverns

- 8.7 The intersection at Station Road is notable for the presence of historic inns and taverns. This reflects the role of the area as an important staging post for horse drawn coaches which drew passengers en route from London to Cambridge, Bury St Edmunds, Norwich and Saffron Walden.
- 8.8 Though no longer taverns, the buildings are of significant historic interest as they provide evidence of Harlow's former function and organic growth along key movement routes to other towns and cities further afield. This historic legacy is also evident at the Green Man Hotel in Mulberry Green, The White Horse in Old Road and in The Queen's Head in Churchgate Street.



The Gables



The Chequers



Station Road - c.1900

The George Hotel (left)  
Source of images:  
Museum of Harlow

## 8 Station Road Character Area

### 8b.) Unlisted buildings of significant and aesthetic visual interest

- 8.9 The route's rich architectural character is also enhanced by the presence of a number of undesignated heritage assets. These buildings of different ages provide a range of interesting architectural features, façade details and colour which provide significant and aesthetic and historic interest. Of particular visual interest is the hairdressers at number 2 Station Road, Faircotes and the early 20th century bungalow used as a funeral directors.



Hairdressers - 2 Station Road



Faircotes



Funeral Directors, Station Road

### 8c.) Buildings aligned close to the pavement creating a formal gateway through Old Harlow.

- 8.10 Buildings aligned closely to the footway is a key feature along Station Road and reflects the historic character of the route as displayed in the preceding historic images. This creates a close-knit well-enclosed urban character to the route which helps to define this key gateway through the conservation areas and, to a certain extent, restrains the speed of passing vehicular traffic.



## 9 High Street Character Area



High Street



High Street Character Area

### General character

- 9.1 As a designated neighbourhood centre, Old Harlow High Street has a more commercial character than the rest of the conservation area. It is the central focus of commercial and community life in Old Harlow.
- 9.2 The High Street essentially has two distinct characters. The western end of the High Street contains the more historic buildings dating back to the 17th and 18th century. The eastern side of the High Street has a New Town character and contains blocks designed by Harlow's master planner, Sir Frederick Gibberd.
- 9.3 Despite large scale re-development of this area between 1958 and 1970 the high street has retained its village High Street character. Key features of the high street's character are:
- A range of small and medium sized commercial units;
  - A mix of different land uses such as shops, cafes, restaurants and financial and professional services;
  - A range of colourful and attractive facades and shop fronts;
  - A slightly sloping topography;
  - A well-enclosed and intimate character; and
  - Pedestrianised paving along the high street.

### Significant Features

#### 9a.) Shop front facades

- 9.4 Attractive shop facades are a key element of the character of the high street. A number of premises exhibit original shop front facades with original materials which are of significant historical and architectural interest. Particularly attractive examples are the bakers at E. Dorrington and the florist at 36 High Street.
- 9.5 Retail facades under the New Town infill development during the 1960s have respected the basic principles underpinning the design of shop fronts along the street in terms of window design, size and materials. The frontage of the Co-operative store has also been sympathetically designed and integrates with the character of the High Street.
- 9.6 However, there are a number of modern shop and restaurant frontages which have rather bulky designs and make use of metallic and plastic materials and garish or overly bright colours. These are discordant features within the conservation area.



Attractive traditional shop fronts top and right.



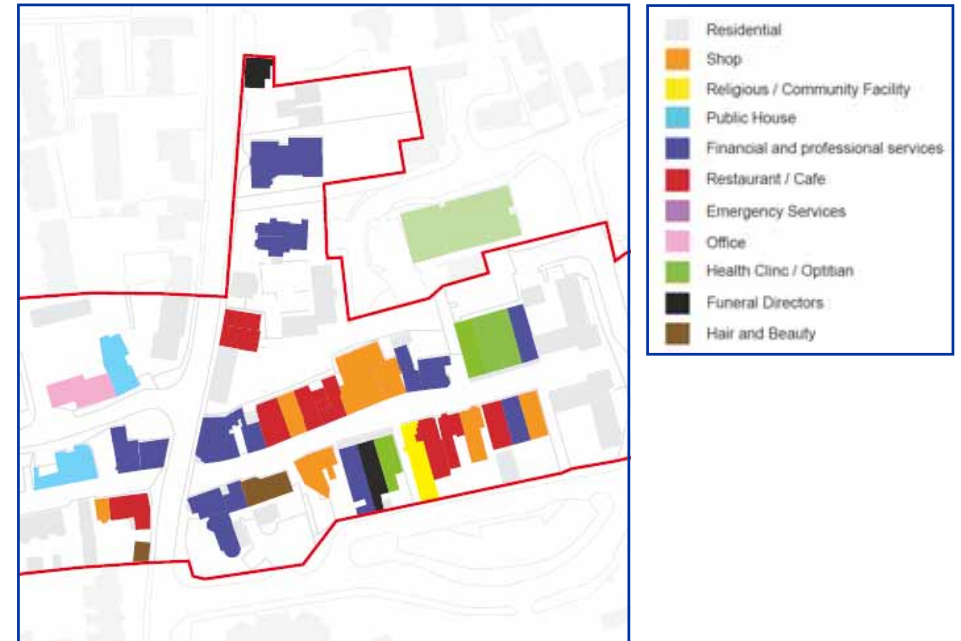
Right - unsympathetic modern frontages which do not reflect the character of area



## 9 High Street Character Area

### 9b.) A lively mix of uses

- 9.7 Historically the High Street has been home to a mix of small shops, local businesses and with residential uses located above commercial uses at ground floor level. This helped to generate the dense and tight-knit character of the high street which has, to a large extent, been retained.
- 9.8 Currently, the High Street is contains a lively mix of uses which include an anchor food store in addition to a number of restaurants, cafes and a range of small-scale retail outlets serving generally local needs which include florists, jewellers, hair and beauty salons, a baker and a newsagent.
- 9.9 The area also includes a small local library, chemist, a funeral directors and a number of professional and financial services and office uses which play a key role in supporting local businesses and creating activity during the day and evening.
- 9.10 Sustaining this vibrant mix of uses is key to maintaining the conservation area's active and diverse character.



High Street c.1910



High Street 2012



High density of different uses and activities within the same building

## 9 High Street Character Area

### 9c.) Consistent building lines

9.11 Old Harlow High Street is laid out in a tight-knit, linear fashion typical of late medieval market towns. Commercial frontages at ground floor level provide a generally consistent fashion providing a near continuous street frontage on either side which fronts directly onto the paved area. This continuous line is only broken by narrow alleyways linking the high street to the bus stop and car parking areas found to the south. This narrow layout creates intimate and enclosed character to the street.

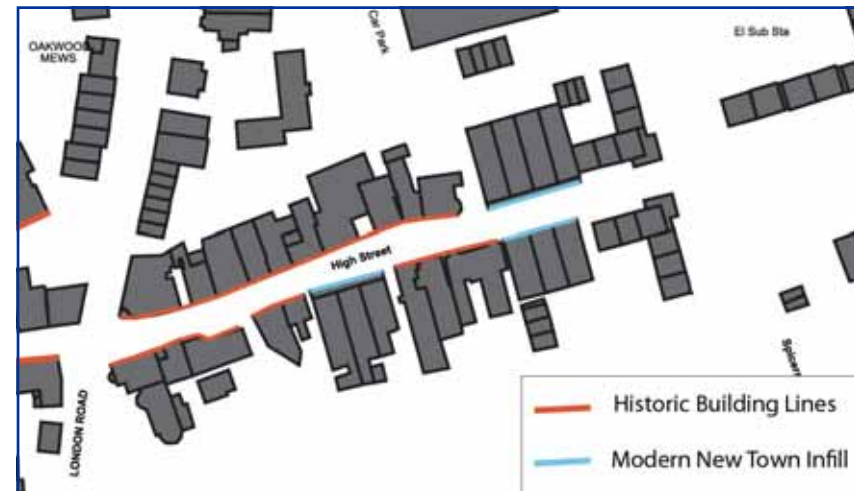


Historic building lines create attractive views with shops fronting onto the pavement edge

9.12 New Town infill development has broadly respected the building lines present in the area and helped to plug some of the gaps in the High Street and prevent space 'leaking' and undermining its intimate and enclosed character. However, jettied recesses on New Town blocks set the retail facades back a metre and marginally diminish the sense of enclosure. Additional gaps in the building line allow alleyways to link the High Street to parking areas to the rear.



New town infill development with recessed shop frontages



Consistent building lines on the High Street



## 9 High Street Character Area

### 9d.) *The Gibberd Blocks*

- 9.13 Built by Harlow Development Corporation by 1970 and designed by Frederick Gibberd and Partners, the New Town era buildings at the eastern side of the High Street are an integral feature of the area's character and are of significant architectural and historic interest.
- 9.14 The Blocks mark an important period the history of Old Harlow and demonstrate how it was gradually enveloped and grown by the New Town. The Gibberd Blocks are at the epicentre of this change, marking the juxtaposition of Old Harlow with New Town Harlow.
- 9.16 Blocks at the eastern end of the High Street have a landmark status. Viewed facing down east they terminate the shopping parade; viewed west from the bottom of the hill they provide an important entrance to the High Street.
- 9.17 However, the blocks now have a rather aged and tired appearance and consequently they do not currently provide the most attractive, landmark at the eastern gateway into the High Street.
- 9.18 Dead frontages at ground floor level which wrap around the corner entrances to the High Street are also not in keeping with the conservation area's character at this location and do not provide a particularly active or welcoming entrance to the High Street.
- 9.19 A number of these issues are now being addressed through works to the external appearance of these buildings including the re-painting and re-cladding of exterior walls and roof materials and by providing new window frames.

### 9e.) *Distinctive street furniture and public art*

- 9.20 Items of public art and ornate bicycle stands and heritage street lamps provide distinctive streetscape elements along the High Street and these features enrich the character of the area.



Top & top right - The Gibberd Blocks



New Town blocks photographed and shown in red



Street furniture

## 9 High Street Character Area

### 9f.) Views up and down the High Street

- 9.21 The High Street slopes down gently from Station Road towards the New Town blocks at the eastern entrance. This topography and the alignment of building frontages along consistent building lines creates pleasant and well-framed views in both directions.
- 9.22 Important features of the views are the way they are framed by buildings at either entrance. At the western entrance to the High Street large volumes of street clutter spoil the view. At the eastern entrance the New Town blocks provide a rather dilapidated appearance. There is therefore significant scope to improve both gateways into the High Street.



View facing west from the eastern end of the high street. The rising topography creates attractive views which end at the Gables restaurant



View facing east from the western side of the high street at Station Road. The view slope down towards the Gibberd Blocks at the eastern end of the High Street.



Victoria Hall



Bury Road and New Road Character Area

### General character

10.1 The Bury Road and New Road character area contains the largest stock of late-Victorian and Edwardian housing in the conservation area. It consists of rows of highly attractive terraced and semi-detached homes which are of significant group value. The area around the Garden of Remembrance also contains a number of large detached Victorian homes and some more modern New Town bungalows.

### Significant features

#### *7a.) Late-Victorian and Edwardian terraced and semi-detached homes*

10.2 Rows of similarly designed Victorian terraces and semi-detached houses are a dominant feature of the character area. These buildings provide the main skeleton upon which the character area's overall character and compact structure rests.

#### *7b.) Building heights and rooflines and chimney pots*

10.3 The character area is consistently two-storey. Number 77 and 79 Bury Road rise to three storeys. However, this is an exception. Rooflines along terraces on Bury Road and New Road are typically hipped whilst larger Victorian and Edwardian homes have gable roof elevations.

10.4 This variation creates attractive views where consistent lines of hipped roofs are punctuated by more prominent gable elevations with painted bargeboards. Well-preserved sets of chimney pots at regular intervals also create a pleasing sense of continuity and rhythm.



Historic ordinance survey map - circa 1920 - demonstrating the number of late Victorian and Edwardian terrace and semi-detached homes which generate the character of the area and provide evidence of the rapid expansion of Harlow during this period.



Bury Road (left)

Consistent building heights and roof lines characterised by hipped and gable roofs and chimney pots.

## 7c.) Consistent building lines

- 10.5 Streets in the area have been laid out in linear form with homes generally arranged along consistent building lines. This provides a strong frontage and a good sense of enclosure in most areas. However, many homes built after the late-Victorian and Edwardian era do not conform to the established building line and have instead been set back a significant distance. This has had a negative impact on the level of enclosure experienced along the street.
- 10.6 On New Road, the development at Cowlins has been arranged in the form of a cul de sac and effectively turn it back on the Victorian homes on the north side of New Road. By turning inwards, the development at Cowlins has missed the opportunity to mirror these properties and create a well-enclosed street.

## 7d.) Well-defined front garden boundaries

- 10.7 Front garden boundaries are well-defined on Bury Road and New Road. This is an important and original design feature of homes in the area. Where front garden boundaries are present, they are strong visual elements in the street and play a critical role in defining the area's linear and highly structured character.
- 10.8 Front gardens are demarcated by a range of methods in the character area. Wrought iron fences are an effective and unifying feature on some terraced rows. Wooden fences and brick walls exist on other terraces.
- 10.9 Between 73a and 95 High Street front garden boundaries have been removed to cater for vehicle driveways. These changes have gradually eroded the symmetry and structure of the street. Properties are left looking open and exposed and dominated by vehicle parking. This was not the original design intention.



Consistent building lines along Bury Road



Front garden boundaries on New Road



Eroded front garden boundaries on the eastern side of the High Street



Strong front garden boundaries on Bury Road

## 10 Bury Road & New Road Character Area

### 7e.) Sash Windows

- 10.10 Victorian homes in the area contain well-preserved sliding sash windows. Where they are present they play a key role in defining the original character of the street. As shared and unifying features they also make a significant contribution to the 'group value' present in the area.
- 10.11 Where sash windows have been replaced by uPVC windows or aluminium frames single pane windows, this has had a negative impact on the character of the area by introducing modern and discordant elements which reduce the degree of architectural unity.



### 7f.) Doors

- 10.12 Original wooden Victorian and Edwardian doors are attractive features worthy of preservation. Typically, original doors feature two long rectangular single pane windows either side of a central knocker. In some instances original doors feature rectangular wooden panels rather than windows. Other doors feature decorated stain glass window panes.
- 10.13 Other significant features on doorways are original features such as letter boxes, knockers and door knobs. A number of homes on New Road also have distinctive porches with interior tiles as well as tiled front garden paths.



### 7g.) Painted window frames and fenestration details

- 10.14 A number of Victorian and Edwardian homes have painted window frames and sills which add colour and variety to the area and should be encouraged, providing appropriate colours are used which fit in with the character of the area. Painted window shutters are also attractive features in the area.

### 7h.) Decorative porch and gable roof bargeboards

- 10.15 Decorative gable bargeboards on porches such as those found on Kimberly Terrace and on the roofs of gable fronted properties provide a colourful and distinctive element of the area's Victorian and Edwardian character.



### 7i.) Kimberly Terrace

- 10.16 Kimberly Terrace houses an identical set of distinctive and well-preserved Victorian dwellings. These share a number of similarities with Oddfellow's Terrace on Park Hill. Of particular architectural interest are the series of gabled bays on the ground floor which are decorated with white bargeboards.
- 10.17 The degree of architectural unity present along Kimberly Terrace means that it is of significant 'group value' in the conservation area. However, this 'group value' is dependent on the preservation of a number of important, unifying architectural features. These include:
1. Gabled bays on the ground floor with decorated bargeboards;
  2. Chimney pots;
  3. Original doors;
  4. Sash windows;
  5. Consistent brickwork materials and detailing; and
  6. Consistent front garden railings.
- 10.18 The inclusion of a number of identical features at regular intervals along the terrace helps to draw the eye down the street and creates highly attractive views.



Views along Kimberly Terrace on Bury Road. A number of identical architectural features with a vertical emphasis draw the eye along the terrace and help to generate the 'group value' present.

### 7j.) Views of 73 to 91 High Street and of Victoria Hall

- 10.19 Important views in the character area are available from outside Marigolds towards Victoria Hall and down the curve of the High Street. Views down 73 to 91 High Street follow the curve of the High Street and terminate at the former Malting House and 1 New Road. Much of this route remains as it did in the 19th century, although a thatched cottage which sat next Chestnut Cottage was unfortunately demolished.



### 7k.) *The Garden of Remembrance*

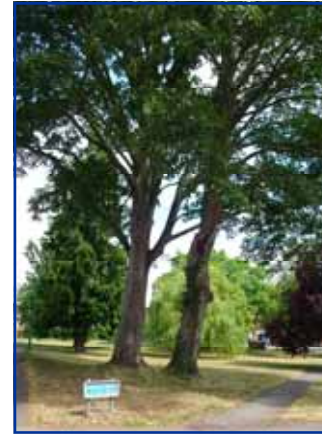
10.20 The Garden of Remembrance is the most prominent and attractive green space in the entire conservation area. It forms a rectangular strip of greenery north of the High Street, scattered with a variety of large trees and smaller bushes. It provides a shaded space for recreation and rest. Bungalows to the west front straight onto the space and provide natural surveillance and a good sense of enclosure, though this is weakened along the north side of the park. The area could be enhanced by having more benches to sit on.

### 7l.) *Victoria Hall*

10.21 Built in 1888, Victoria Hall provides a fine example of late Victorian Gothic architecture. It has a land mark function on the corner of Bury Road and relates well to the open space at The Garden of Remembrance. It has also played an important historical role in Harlow being the site for a number of important public meetings in leading up to the designation of Harlow New Town and a number of speeches by Winston Churchill, then a local MP. Because of the historic and architectural significance of Victoria Hall it is locally listed.

### 7m.) *Pargeting*

10.22 There are two very well-preserved examples of Pargeting in the character area at Chestnut Cottage (71 High Street) and at 37 and 39 Bury Road. Pargeting is the decorative plastering of the external walls of buildings. It is a traditional building method in Essex, East Anglia and Kent.



The Garden of Remembrance



Victoria Hall



Left  
Chestnut  
Cottage

Right  
37-39 Bury  
Road

### 7n.) Decorative brick work details

10.23 Most Victorian and Edwardian homes in the area are adorned with some degree of decorative brick work details. These normally take the form of lintels made in a different coloured brick above the windows and doors. Some buildings and sets of terraces exhibit linear features of different coloured bricks along the entire façade length above the ground floor. Decorative plastering above windows and doors are also attractive elements.

### 7o.) Large Victorian and Edwardian homes

- 10.24 Within the character area there are a number of large homes on comparatively larger plots which were built between 1890 and 1910. In terms of size and architectural style these homes share a number of similarities with those built along Watlington Road during the same period.
- 10.25 On Bury Road and New Road these homes are an integral feature of the character of the area. Grand looking, gable fronted, detached homes help to add a degree of variety by breaking up the predominantly terraced character of the street. Unfortunately a number of homes have built rather large front and side extensions and garages which do not always co-exist sympathetically with the original homes.



Decorative plastering above doors and windows



2 St John's Road



77 & 79 Bury Road



## 11 Mulberry Green Character Area



Mulberry Green Character Area

### General character

- 11.1 Mulberry Green is located a kilometre east of Old Harlow and has retained its distinct character similar to that of a hamlet. Historically Mulberry Green and Old Harlow were separate entities. This sense of separation has been preserved, to a large extent, as a result of the curvature of the High Street and the presence of Church House and the cricket ground which has prevented development merging the two villages.
- 11.2 Mulberry Green contains 11 listed buildings built in the 16th, 17th and 18th century. It contains a number of large homes with large landscaped gardens, coach houses and granaries. It also contains a row of well-preserved smaller cottages and Georgian terraced homes which are built on smaller plots of land.
- 11.3 Important elements of the character of Mulberry Green are the hill which rises steeply to the east and an attractive row of mature trees which lines the northern side of the road. The focal point of Mulberry Green is the Green Man Hotel and the village triangle.
- 11.4 Modern infill development opposite and to the rear of Mulberry Green Hotel and behind has been incorporated sympathetically into the character area.

### Summary of significant features

#### 9a.) *The Green Man Hotel*

- 11.5 The Green Man pub (Grade II Listed) is a significant landmark in the character area. It is located at the central focal point of Mulberry Green, at the intersection of the High Street, Old Road and Mulberry Green and can be viewed from the top of the hill on Mulberry Green as well as from Old Road.
- 11.6 Painted white, with 12 pane sash windows painted green, clad in ivy and surrounded by attractive landscaping and a white picket fence, the pub is a highly attractive feature of the character area. It is evidence of the historic role played by Mulberry Green as a coaching station for horse drawn coaches on the way to and from London.



The Green Man Hotel

## 11 Mulberry Green Character Area

### 9b.) Georgian and late Victorian terraced homes and cottages

11.7 The northern side of Mulberry Green is flanked by a line of grand listed Georgian townhouses built around 1800. These properties are effectively separated from the rest of Mulberry Green by a line of tall, mature trees and a raised grass verge. Homes contain a number of original architectural features such as 4 and 12 paned sliding sash windows and original doors as well as other attractive elements such as coloured picket fences and window shutters. Further down Mulberry Green there are a row of highly attractive Georgian and late Victorian homes.

### 9c.) Cottages on Old Road

11.8 There is an attractive line of hipped roofed cottages between numbers 1, 2, 4, 6, 7 and 10 Old Road which contains two Grade II listed buildings (2 and 4 Old Road) as well as a locally listed building (1 Old Road). Cottages contain a number of significant architectural features such as original doors, sliding 12 and 4 paned sash windows and chimney pots. A number of homes also have attractive front garden hedges.



35 and 37 Mulberry Green



Jubilee Terrace, Old Road

### 9d.) The village triangle

11.9 The triangle facing the Green Man pub acts as a small village green. It contains a post box, bench, a large, mature Oak Tree and a road sign. It is an important focal point in the area and helps to create the hamlet character of Mulberry Green.

### 9e.) Ambulance and fire station

11.10 Old Harlow ambulance and fire station lie at the entrance to the character area, on the turning of the High Street as it enters Mulberry Green. The ambulance station (a locally listed building) built in the late Victorian era provides a particularly attractive entrance to the character area and can be viewed from the top of the turning at the High Street.



Village Triangle



Fire Station

## 11 Mulberry Green Character Area

### 9f.) Trees, green spaces and grass verges

- 11.11 Mulberry Green and Watlington Road have a leafy and green character. Vegetation adjacent to the cricket ground and Church House provides a green buffer between Mulberry Green and the rest of the High Street and Old Harlow to the west. This green buffer plays a critical role in separating Mulberry Green from Old Harlow and provides a leafy entrance to Mulberry Green.
- 11.12 Key landscape features in Mulberry Green are the row of trees found on the verge outside number 3 to 7 Mulberry Green which rise in unison with the topography of the area. These trees play a significant role in defining the views in the area.
- 11.13 Grass verges run parallel to the highway on stretches of Watlington Road and Mulberry Green and are well fronted by homes in the area. Hedges and well-maintained front lawns also help to define the green character of the area.



Views in the character area

### 9g.) Plot sizes

- 11.14 The character area contains two very different types of plot sizes. Along Old Road and in the central area of Mulberry Green dwellings are located in narrow plots which ensures that the vertical visual proportions of buildings are emphasised. As Mulberry Green stretches out east a number of much deeper plots contain large and grand buildings which have more horizontal visual proportions. These notably different characters provide a degree of variety and interest and reflect the way Mulberry Green has developed over time around a number of manor houses.

### 9h.) Recent infill development behind and opposite Mulberry Green House

- 11.15 Development behind and opposite Mulberry Green House co-exists sympathetically with the surrounding historic buildings in Mulberry Green. Large modern homes on the north side of Mulberry Green have been built at a appropriate scale and contain traditional sash windows and doors. Considerate use of building materials and colours has ensured that the character of the area has been preserved and enhanced.
- 11.16 Development to the rear of Mulberry Green has also produced an interesting mews which also contains homes and flats built to an appropriate design standard, in keeping with the overall character of the area.



Recent infill development on Mulberry Green





Watlington Road Character Area

### General character

- 10.0 Watlington Road contains a number of large and highly attractive Edwardian homes laid out in a linear fashion. The character of Watlington Road is more suburban than much of the conservation area with homes spaciouly set within large plots.

### Summary of Significant features

#### 10a.) Gable fronted detached Edwardian homes

- 10.1 The northern side of Watlington Road contains a colourful set of gable fronted Edwardian properties. The most attractive of which is number 9 Watlington Road, which exhibits pargeting and timber bargeboards.

#### 10b.) Large plot sizes

- 10.2 The majority of buildings on Watlington Road take up large plot sizes and contain sizeable front gardens and long back gardens. This character should be retained along the street. There is a potential for over-development within plots, through large front extensions, that would diminish this character. Residential development to the rear of properties is also a potential threat to the character of Watlington Road, on those sites where access routes could be provided.

#### 9c.) Well-defined front garden boundaries

- 10.3 Although number 9 Watlington Road has an open-front, the majority of properties along the street have well-defined front boundaries. These are typically defined by wooden fences, hedges and brick walls.



Above  
Large gable fronted  
detached properties



Left  
Strong garden boundaries  
and hedges



## 12 Watlington Road Character Area

### 9d.) Greenery and trees

- 10.4 Street trees, garden hedges and grass verges are a significant feature of the character area. A particularly important tree is the large cedar tree found outside number 7 Watlington Road.

### 10d.) Casement window frames

- 10.5 A defining characteristic of the street are Edwardian casement windows, which are typically 8 pane. Particularly well-preserved sets of original casement window panes are found on number 28 Watlington Road.

### 10e.) Variation in building materials and colour

- 10.6 A diverse variation in building materials and colours exists along the street - from grey pebble-dash, red brick, pargeting, wooden frame, to pink and white render. This contributes positively to the character of the area.

### 10f.) Verandas and open porches

- 10.7 Number 5 and 4 Watlington Road display attractive Edwardian open porches which are worthy of preservation. Number 9 also exhibits a veranda supported by timber beams.



Attractive open  
Veranda porch



Large cedar tree outside number  
7 Watlington Road





## Appendix B - Listed buildings in the conservation area

	Name & Location	Grade			
1	The Gables, 1 Fore Street	II*	25	9 Mulberry Green	II
2	Mulberry Green House & Stables	II*	26	The Cottswold, 11-23 Mulberry Green	II
3	Hill House	II*	27	Dormer Cottage, 31 Mulberry Green	II
4	19 Fore Street	II	28	The Green Man Public House & Hotel	II
5	21 Fore Street	II	29	The Old Forge, Mulberry Green	II
6	23 & 25 Fore Street	II	30	Gateway to Hill House	II
7	Harlow Baptist Church	II	31	Granary Cottage, 30 Mulberry Green	II
8	Marquis of Granby Public House, 2 Fore Street	II	32	Wall extending for 11 bays east of 30 Mulberry Green	II
9	2 High Street	II	33	2 Old Road	II
10	7 and 9 High Street (fronting onto London Road)	II	34	4 Old Road	II
11	32 High Street	II	35	West House, 7 Park Hill	II
12	24 High Street	II	36	9 Park Hill	II
13	The Wayre, High Street	II	37	Church of St John the Baptist	II
14	Marigolds, High Street	II	38	St John's Cottage	II
15	Chesnut Cottage, 71 High Street	II	39	Former George Hotel	II
16	Chequers Public House, Market Street	II	40	1 Park Hill	II
17	38 Market Street	II			
18	The Crown Public House, Market Street	II			
19	42-48 Market Street	II			
20	54, 56 & 58 Market Street	II			
21	60 Market Street	II			
22	3 Mulberry Green	II			
23	5 Mulberry Green	II			
24	7 Mulberry Green	II			

### Locally listed buildings

75,77,70 High Street

2 London Road

1 Green Man Cottage, Mulberry Green

82 High Street - Fire Engine Station, Mulberry Green

39 Mulberry Green Little

Mulberry Cottage - 37 Mulberry Green

Little Mulberry Cottage - 35 Mulberry Green

101 High Street, converted Methodist Church

Victoria Hall, Bury Road

Number 9 Watlington Road

1, 2, 3, 4, 5 and 6 Mulberry Terrace, Broadway Avenue

Oddfellow's Terrace (6, 8, 10, 12, 14 and 16 Park Hill )

Kimberly Terrace, Bury Road (53-75 Bury Road)

37 and 39 Bury Road

The Chestnuts, 1 New Road



## Appendix D - Archaeology

- 13.1 Whilst there are no Scheduled Monuments within the conservation area, important undesignated historic environment assets are known to be present within the Conservation Area and it is possible that finds may occur.
- 13.2 Iron Age burials and a Roman temple have been excavated at Stanegrave Hill to the north of the old town, while the scheduled Deserted Medieval Village (DMV) of Harlowbury lies at a short distance to the north-east.
- 13.3 Essex County Council Historic Environment Advisers have confirmed that there is considerable potential for surviving archaeological deposits within the following character areas within the Old Harlow Conservation Area:
- Park Hill
  - Market Street;
  - High Street;
  - Bury Road and New Road
  - Mulberry Green
- 13.4 Excavations in the area of St. John The Baptists' Church have uncovered evidence ranging in date from the prehistoric through to the post-medieval periods, including a small number of Neolithic flints.
- 13.5 Archaeological investigation in the Old Harlow Conservation Area has been mainly limited to small test pits and evaluations. However, excavations in Market Street adjacent to the Chequers Public House uncovered waterlogged deposits containing prehistoric artefacts and 13th to 15th century pottery, while investigations at Park Hill uncovered Neolithic pottery.

## Appendix E - Glossary

**Accessibility:** The ability of people to move round an area and to reach places and facilities

**Active frontages:** Street elevations that are enlivened by visible activity either within or outside the building.

**Article 4 Directions:** Designations imposed locally which restrict some of the permitted development rights which householders would otherwise enjoy under the General Permitted Development Order. Where an Article 4 Direction is in place, applicants would need to submit a planning application and obtain planning permission before carrying out any of the development referred to in the Direction.

**Bargeboard:** A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.

**Building line:** The line formed by the frontages of buildings along a street.

**Bulk:** The combined effect of the arrangement, volume and shape of a building or group of buildings.

**Character assessment:** An area appraisal identifying distinguishing physical features and emphasising historical and cultural associations.

**Conservation areas:** Areas of special architectural or historic interest designated by local authorities in order to protect and enhance their appearance.

**Hipped roof:** A type of roof where all sides are sloped, similar to a tent.

**Conservation area character appraisal:** A published document defining the special architectural or historic interest which warranted the area being designated.

**Density:** This relates to the intensity of development. Residential densities are normally measured as the number of dwellings per hectare.

**Desire line:** An imaginary line linking facilities or places which people would find it convenient to travel between easily.

**Dead Frontage:** A building frontage lacking in animated entrances and windows which does not generate activity or natural surveillance of the street; the opposite of an active frontage.

**Elevation:** The external facade of a building.

**Enclosure:** The use of buildings to create a sense of defined space.

**Façade:** is generally one side of the exterior of a building, especially the front, but also sometimes the sides and rear. The word comes from the French language, literally meaning “frontage” or “face”.

**Fenestration:** The arrangement of windows on a facade.

**Flemish Bond Brickwork:** A type of brick bond in which headers and stretchers are laid alternatively in each layer of bricks.

**Gable:** The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.

**Garden City Movement:** The Garden City Movement was a utopian town planning movement arose out of a reaction to the growth of industrial cities proposed a new way of thinking about town planning in which housing developments were planned with the wellbeing of their occupants in mind. Homes were laid out close to parks and areas of the countryside, with each home having its own garden. Landscape features and the architectural quality were also priorities.

**Human scale:** The use within development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed.

**Landmark:** A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

## Appendix E - Glossary

**Layout:** The way buildings, routes and open spaces are placed in relation to each other.

**Legibility:** The degree to which a place can be easily understood and moved through.

**Local distinctiveness:** The positive features of a place and its communities which contribute to its special character and sense of place.

**Massing:** The combined effect of the height, bulk and silhouette of a building or group of buildings.

**Mixed uses:** A mix of uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

**Natural surveillance:** The discouragement to wrong-doing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision).

**Node:** A place where activity and routes are concentrated often used as a synonym for junction.

**On-plot parking:** Parking within a building's site boundary, rather than on a public street or space.

**Pargeting:** The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.

**Permeability:** The degree to which a place has a variety of pleasant, convenient and safe routes through it. A permeable urban area has plenty of streets and it is possible to move through the area by a variety of routes.

**Permitted Development:** Small scale, often domestic, development which does not require formal planning permission provided it complies with criteria set out in Government legislation.

**Public realm:** The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called public domain.

**Public Realm:** All external space to which the public have access including parks, streets and squares.

**Scale:** The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.

**Sense of place:** Local characteristics which give a place identity.

**Plot:** An individual piece of private land surrounding a building.

**Rendering:** The covering of outside walls with a uniform surface or skin for protection from the weather.

**Rhythm:** The pattern of the height and proportions of a building or group of buildings e.g. vertically or horizontally.

**Roofline:** The line formed by a building or group of building's roofs.

**Roof pitch:** Relates to the slope and angle of a roof elevation.

**Street furniture:** Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting, railings and signs.

## Appendix E - Glossary

**Topography:** A description or representation of artificial or natural features on or of the ground.

**Townscape:** The character and appearance of the built environment, including its underlying landform, natural features and ecology, colours and elements and the way these components combine.

**Urban grain:** The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks, plots and street junctions is respectively small and frequent, or large and infrequent.

**Urban form:** Urban form refers to the physical layout and design of development. It takes into consideration the arrangement of streets and public spaces as well as the overall pattern, scale, density and use of buildings and plots.

**Street Frontage:** Is the area of land found between the building line of a property and the public highway.

**Frontage development:** Refers to the buildings which front and enclose streets and public spaces.

**Sash window:** A window that slides vertically on a system of cords and balanced weights.

**Street furniture:** Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

**Urban Blocks:** These are the areas between the streets in the street grid. An urban block will normally be occupied by a number of individual buildings.

**Urban Fabric:** A general term referring to all of the buildings of a city and the extent to which they relate to the public realm.

**Vista:** An enclosed view, usually a long and narrow one.

**Visual clutter:** The uncoordinated arrangement of street furniture, signs and other features.

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