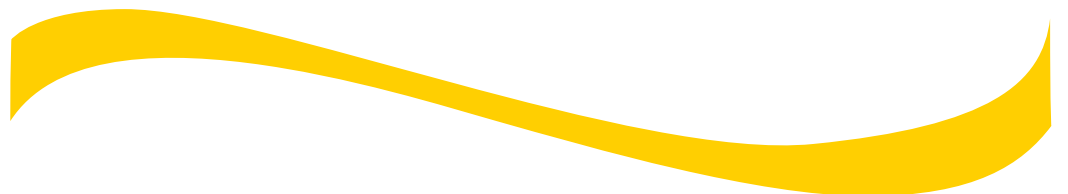


# High Street / King Street



Conservation Area  
Character Appraisal

Adopted – June 2013



## High Street/King Street Conservation Area Appraisal

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## **1.0 Introduction**

The High Street/King Street Conservation Area Character Appraisal aims to set out the area's special character and appearance and how it can be preserved or enhanced.

This appraisal will be used to help inform the design of any future development proposals so that they preserve or enhance the area and acknowledge its features.

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

## **2.0 Background, Scope and Structure**

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

This appraisal is structured to include:

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

## **3.0 Designation**

High Street/King Street was designated as a conservation area, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, on the 14 June 2006. The main aims relating to the area are to:

- protect unlisted buildings which make a positive contribution to the character of the conservation area from demolition;
- protect the historic yard and lane entrances (Carey Place and Crown Passage);
- ensure the long and narrow building plots which are part of the medieval structure of the town are retained;
- protect the small scale of the buildings in this area; and
- ensure that future development acknowledges the special character and appearance of the area.

## **4.0 Definition/Summary of Special Interest**

This is an area of the town centre retaining strong elements of the early layout of the town and its 18th and 19th century evolution. The scale and mix of buildings and building periods, including the town's only concentration of 16th and 17th century buildings and some notable late 19th / early 20th century components, are consistent with these origins. The area includes a significant number of Nationally and Locally Listed Buildings. These give structure to the streetscape and have notable historical and architectural interest. The area contains "High Street" land uses, which are compatible with the nature and scale of these older buildings, as well as a substantial element of terraced or semi-detached housing of a comparable scale.

## **5.0 Location and Setting**

The Conservation Area covers the area between the High Street to the east, King Street to the north and Exchange Road to the west and south. It is situated to the south of the central point of old Watford, St Mary's Churchyard, and contains some of the town's most significant timber-framed buildings. Pevsner states that 'old Watford is still discernable in the area around St Mary's Church' (Pevsner 1977), and this observation also applies to the High Street/King Street Conservation Area.

The boundaries of the Conservation Area to the north, west and south run along King Street and Exchange Road. The eastern boundary is marked by the buildings on the High Street, which incorporate the surviving medieval urban topography in their plot layout.

The layout of the area is still based on its relationship with the High Street. Crown Passage is one of the old links into the High Street. King Street and The Crescent were significant later links and the more regular 19th century street pattern (Cambridge Road/Granville Road/Smith Street) was superimposed on these. The ring road (Exchange Road), cut through all of this. The ring road now provides a definitive boundary to the south and west of the area.

Other boundaries are provided by the intu Watford Shopping Centre, on the eastern side of the High Street. The buildings on the north side of King Street are not considered appropriate to include within the conservation area boundary due to their general character in comparison with those within the boundary.

## 6.0 Archaeology and Historic Development

### 6.1 Archaeology

This section uses information from the Watford report of the Extensive Urban Survey Project published by Hertfordshire County Council in 2000.

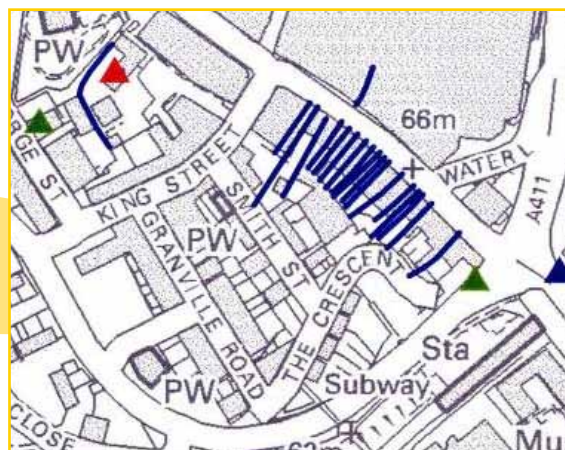
The report indicates the likely extent of the medieval town and the Conservation Area falls within this extent. It suggests that the surviving High Street plot boundaries here might be medieval. Part of the church dates to this period and other evidence comes from reports of excavation or of buildings demolished or dismantled. It is possible that later structures on the High Street may contain medieval material.

There are no scheduled monuments in the Conservation Area.

### 6.2 Historical Development

#### Early Development

Into the medieval period, the town grew as 'Watford Street', simply a row of buildings leading up from the River Colne along what we now know as the High Street, and grouped around St Mary's Church. Its layout was a linear development with narrow tenement or burgage plots running almost perpendicular to the main street. Some of these plots may still be visible in the contemporary layout of the streets (see plan below), and this is particularly clear for the section of the High Street included in this Conservation Area. The map below shows the surviving boundary plots that are probably of medieval origin. A particularly clear cluster of such plots is visible on the west side of the High Street from approximately 136-158 High Street.



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

### 16th – 17th Century

The layout of Watford changed little from the medieval period. During the 16th and 17th centuries it continued to be an agricultural community focused along the long High Street. Where building expansion did occur, it was into the yards off the High Street, such as Three Crowns Yard. It was this higher density development that would become the slums of the 19th century (Hunns 2000;7).

The Conservation Area contains a number of 16th and 17th century buildings and these are all located on the High Street. Three of these buildings are timber-framed survivals from the 16th century: 141 High Street, 1a Carey Place and the One Crown Public House. Both 141 High Street and the One Crown Public House were originally houses (Roberts 1977;7). The One Crown is a two-storey timber-framed building, but its external appearance has been much altered and there are extensive 17th-19th century additions (Castle 1977;14). It is now the oldest surviving public house in Watford, and it would be the only example to survive from the 17th century. Number 141 High Street, on the eastern side of the street, is a two storey, two-bayed house, the ground floor of which is now occupied by a shop (Castle 1977;17). Also on the eastern side of the High Street, 1a Carey Place, is a rendered two-storey building. With 137 High Street, it now forms part of a restaurant.

The Conservation Area includes the only surviving group of 17th century buildings in Watford. On the eastern side of the High Street are numbers 129-131, 137, 139 and 149-151, and on the western side of the High Street are numbers 158, 172 and 174. Elsewhere in Watford, only a few isolated buildings remain from this period.

The layout of the High Street along this section remains on the historic footprint of the medieval - 17th century town.

The rest of the Conservation Area does not contain any buildings from the 16th or 17th centuries. During that period, most building to the west of the High Street was focused around St Mary's churchyard. The land which is now covered by King Street, Smith Street and Granville Road was undeveloped.

Although a 'Watford Place' has been recorded in the area since the 17th century, it appears that the earliest buildings with that name were to the north of the present house (outside this Conservation Area).

### 18th Century

In the 18th century Watford remained a linear settlement with slow population growth in the early to middle part of the century. The footprint of the High Street remained the same, with additions to existing buildings and the continuing replacement of others. Within the Conservation Area there are three surviving buildings on the High Street which date to the 18th century: 137 High Street (early 18th century), 166/168 High Street (mid 18th century) and 145 High Street (late 18th century). All are brick constructions. Number 145 High Street may have been the Cross/Boot Inn in approximately 1750 (Hunns;13).

Site of Watford Place  
and gardens

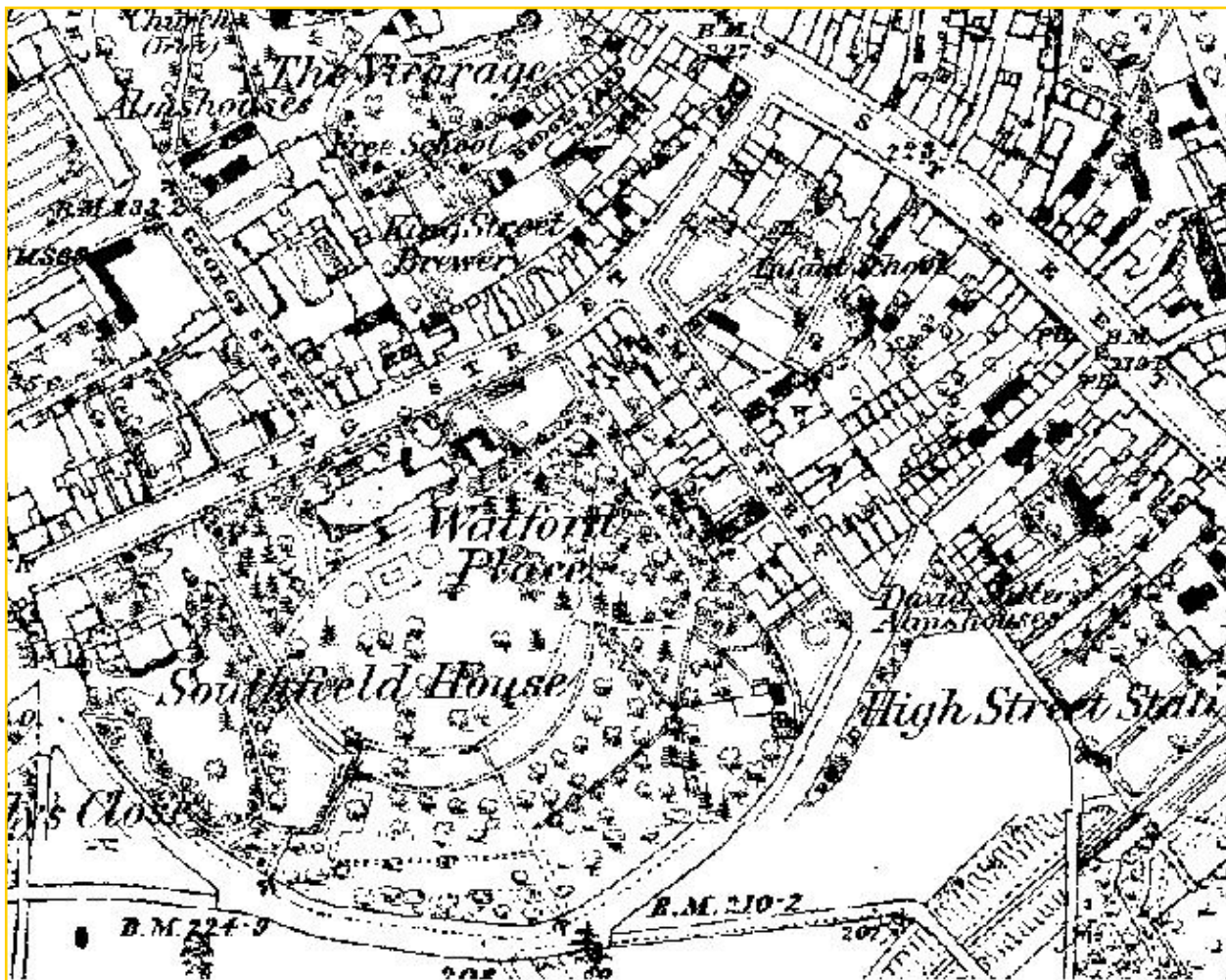


1766 Dury and Andrews Map



To the west of the High Street, the Conservation Area began to be significantly altered at the end of the 18th century. On the 1766 map of Dury and Andrews it appears that this area is still unoccupied by buildings. However, by the end of the 18th century, a large mansion called Watford Place had been built. This Watford Place was built in approximately 1797 and consisted of the house itself and extensive gardens. A surviving length of tall boundary wall, incorporated into the side of a warehouse to the rear of 6 Smith Street, is likely to be from the eastern, pre-Smith Street, estate boundary of Watford Place.

The layout of the gardens in the later 19th century can still be seen on the 1871 Ordnance Survey (OS) map of the site. Working in approximately 1791-1800, Henry Oldfield produced a collection of drawings of Hertfordshire. He illustrated the newly built Watford Place and made a brief note about the property. "Watford Place. The seat of - Paxton Esq is a newly erected mansion, very near Watford Church very pleasantly situated" (Oldfield c.1800).



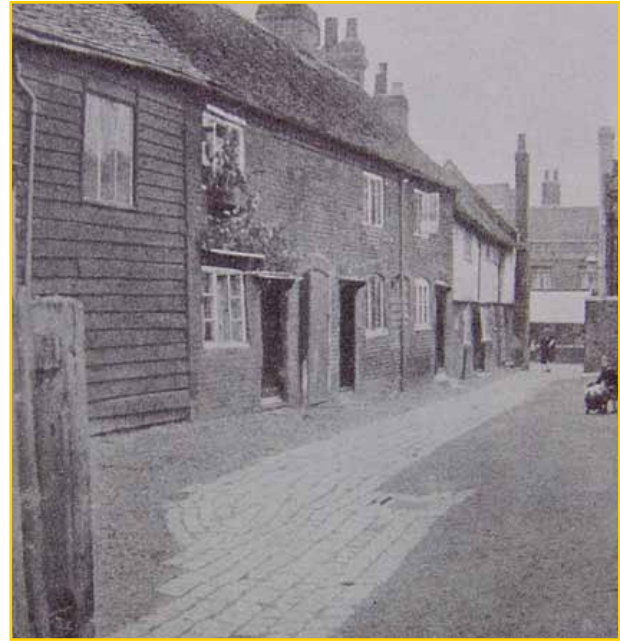
1871 OS Map

### 19th Century

Until the middle of the 19th century, Watford largely maintained its linear footprint, with the growing population housed in courts that ran off the one street. The town was apparently no wider than 220 yards at any point. Many courts sprang up in the late 18th and 19th centuries, both to the east and west of the High Street. Those in the Conservation Area were: Holt's Yard, Hudson's Yard, Chater's Yard, Carey Place and Boot Yard (all east of the High Street) and Three Crowns Yard (west of the High Street). Two of these courts still exist in some form: Carey Place

and Three Crowns Yard, which is now known as Crown Passage. The Three Crowns was a public house and stood on the south side of the passage at 160 High Street. Although no longer in use as a public house, the building survives, while the iron pub hanging sign bracket remains in place. The listing description for the building attributes it to the mid 19th century.

There are a number of other significant buildings on the High Street which were built during the 19th century. These include number 146, which was constructed in 1834 as an infants' school, and numbers 140-142. To the west of the High Street, there were few changes in the early years of the 19th century. Watford Place changed hands on a number of occasions in the early 19th century. In 1826 it was bought from Stewart Majoribanks, a major landholder in the area around St Mary's Church, by Jonathan King, a corn merchant of Watford. The property remained in the King family until 1851. The property, at the time King owned it, was described by Williams (Williams 1884, 1976 edition; 83): "It was approached by a carriage road from the High Street, where there was an entrance enclosed by handsome gates with a lodge, now the 'Kings-Arms Beer-house'. The grounds were beautifully laid out and timbered, and there were extensive plant-houses and vineries".



*Crown Passage in the 19th century (from Sayell 1951)*



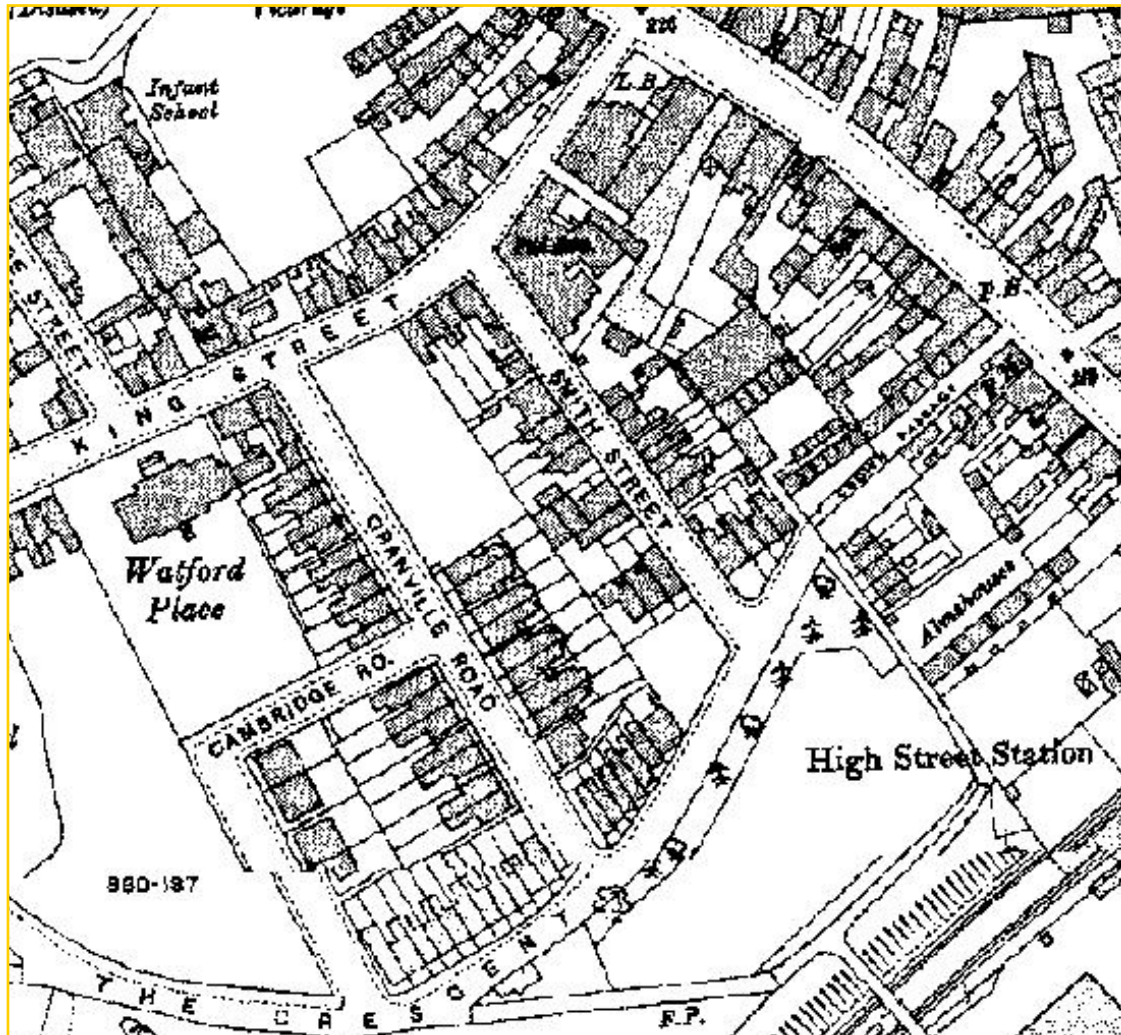
The lodge of Watford Place

The carriage road to Watford Place

*1842 Tithe Map*



The population of the area grew significantly during the 19th century. The later 19th century saw the transformation of Watford from a market town that had been largely based along a single street, to a large manufacturing and residential centre, influenced by the coming of the canal and railway. The area around Watford Place changed dramatically at this time, creating the urban structure of King Street, Smith Street and Granville Road that is recognisable today.

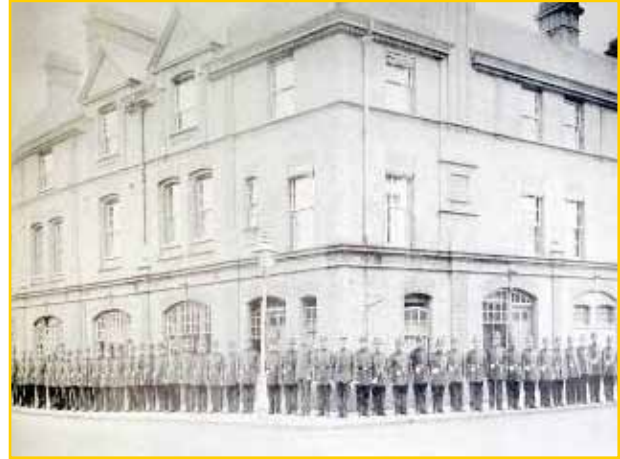


1914 OS Map

In 1851 Jonathan King sold Watford Place. According to Williams (Williams 1884, 1976 edition; 83) the new owner divided the estate up into building lots and formed the streets. King Street was created from the former carriage road to Watford Place, its name deriving from Jonathan King rather than from any royal connections (Ball 1973;48). The former lodge to Watford Place remained on the corner of High Street and became the King's Arms. Victorian development continued along King Street and the surrounding area during the latter part of the 19th century. Following the construction of King Street, George Street and Smith Street were laid out soon after 1851 (Nunn 2003; 57).

As the OS maps show, many Victorian (and slightly later) terraced properties were erected, filling in the area between the boundary of the Watford Place estate and the High Street. The most significant public structure to be built on King Street during the 19th century was the Police Station, erected in 1888 on a previously undeveloped site.





*Image of the Police Station from an 1889 edition of the Watford Observer (left); Watford Police outside the Police Station in King Street (from Knight, 1999)(right)*

Accommodation was “very comprehensive, the ground floor comprises of a guard room forming the public entrance, the Superintendent’s office to be used as an occasional court, a small retiring room for Magistrates use, and a weights and measures room for testing and adjustment purposes. There are also 8 prisoners’ cells and a yard for their exercise. The stables embrace two stalls and a loose box, attached to which is a coach house, forage room and a harness room...The first and second floors comprise of several residences viz superintendent’s quarters.... Married Sergeant’s quarters... married constables quarters...rooms for single constables...The building is lit by gas throughout. Speaking tubes are provided for communication...The building contract cost a total of £5,185” (Pringle and Treversh, 1991; 29).

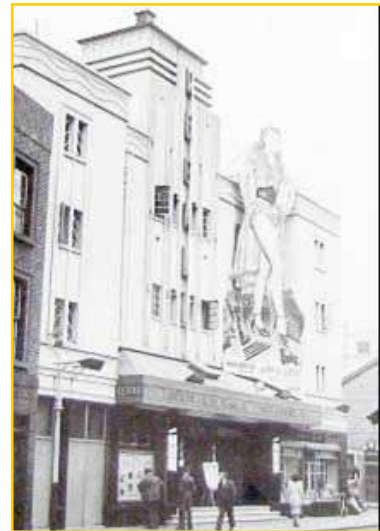
### 20th Century

Following the development to the south of King Street in the 19th century, two significant new buildings were constructed in the Conservation Area in the early 20th century. Barclays Bank, on the corner of King Street and High Street, was built in 1912, while the Central Hall Cinema, on King Street, was built in 1913 on a previously undeveloped site. The cinema was refaced during the 1930s and renamed twice, before it was eventually closed in 1968 and converted into a bingo hall.



1939 OS Map

Elsewhere in the Conservation Area, the row of semi-detached houses on the southern side of The Crescent were developed in 1926. There were originally additional houses to the west of the surviving group, but these were demolished, along with other older properties to the north-west, to accommodate the creation of the ring road during the 1970s. Housing on Cambridge Road was also demolished at this time, with part of the land utilised for the construction of the Mosque during the mid-1980s. Further to the east, the intu Watford shopping centre was built on the eastern side of the High Street during the 1980s. This large scale redevelopment involved the renovation of the surviving older buildings that front onto the High Street, as well as the demolition and replacement of adjacent buildings. These developments caused the most significant alterations to the urban topography of this area since the major building works of the mid 19th century.



*Central Hall Cinema in circa 1914 (left) / The Regal Cinema in the 1950s (right)*

## 21st Century

Between 2011 and 2013 the Conservation Area experienced significant change with a major redevelopment of land between 132 – 136 High Street and 1 – 9 King Street. The former bank and Police Station buildings at 132 High Street and 7-9 King Street were renovated while adjacent buildings were demolished and replaced with a new mixed-use development. The massing of this development has impacted negatively on the urban grain in this part of the Conservation Area. In 2012 there were also two small residential developments on the western side of Smith Street.

## 7.0 Spatial Analysis

This section considers the morphology of the area, key spaces, and important views and vistas into and out of the area.

### 7.1 Character and Interrelationships of Spaces

The relationship between the High Street and Crown Passage is historically important and remains as a significant pedestrian thoroughfare. Approaching the High Street along Crown Passage involves passing the flank of the 17th century building at 158 High Street. This has a roofscape that is likely to be representative of the character of the High Street as it previously was. Carey Place was another historic thoroughfare and although it is now shortened by the intu Watford Shopping Centre, it remains a pedestrian route that allows access alongside some of the most historically important buildings on the High Street. The remaining land that forms the grounds of Watford Place provides a landscaped setting for the imposing detached building. It is a reminder of its once much more extensive grounds, and includes a small area of trees which contribute to the amenity of the area.





*Carey Place*



*Setting of Watford Place*

## 7.2 Key Views and Vistas

The main views into the Conservation Area are from street junctions relating to High Street and/or King Street. The King Street/Queen's Road junction with the High Street is a prominent junction, with views focused towards the landmark building at 132 High Street. Along George Street there is an impressive view of Watford Place, which serves to indicate its former status as a significant house. Views from the junction between Kings Close and the ring road reveal the importance of the bingo hall and former police station as landmark features in this part of the Conservation Area.



Views into the area from the High Street (left) and Kings Close (right)



## **8.0 Character Analysis**

### **8.1 Character Areas**

These are shown on the accompanying map. They reflect both the activities/ functions carried out in each zone but also their physical characteristics. High Street, and to a limited degree King Street, include retail activity. Beyond the older properties on the eastern side of the High Street is the much larger scale intu Watford Shopping Centre. The smaller scale High Street units include a wide range of shops as well as bars and restaurants. These tend to be used by smaller retailers and specialist businesses. Some have residential accommodation above.

Other premises, such as the bingo hall (19-21 King Street) and The One Crown Public House, contribute to the leisure function of the town centre.

On King Street there is more variety in terms of the scale of buildings than on the section of the High Street included in this Conservation Area. This contributes to its visual interest by allowing buildings, such as the former police station and the bingo hall, to punctuate the streetscape.

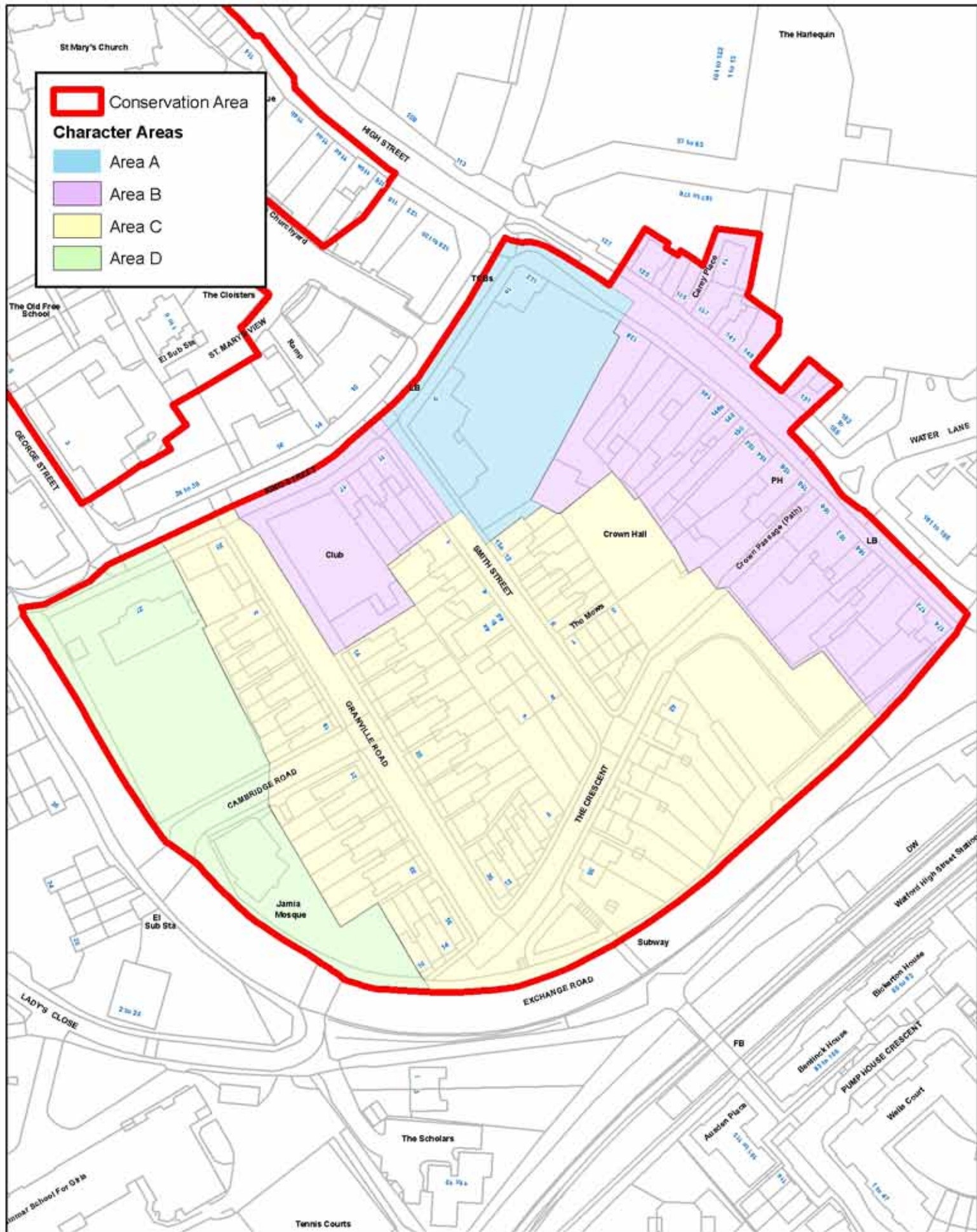
Much has been set out above about the significance of the layout and development of the High Street and King Street. Whereas the former has had a strongly retail based function, late 19th and early 20th century development of King Street plots allowed some important ancillary uses, such as a major police station and a cinema, to be located close to the High Street. Clearly, these two streets are the most important parts of the Conservation Area and are important to the town more generally.

Two storey residential units are the main feature of Smith Street, Granville Road and The Crescent. Within the ring road this is the only area where this type of predominantly terraced housing is found (before the intu Watford Centre was built, there was also comparable housing close to the High Street on the north-eastern side). Granville Road is lined with 1900s terraced houses with porches and bays. The Crescent has both smaller terraced housing, dating to the 1900s, and semi-detached housing, dating to the 1920s. Smith Street housing is largely mid-nineteenth century and represents a more piecemeal type of development.

The final character area consists of Watford Place and the Jamia Mosque. These two larger scale detached properties are located within wider plots on the western side of the Conservation Area.

### **8.2 Activity**

Activity is greatest along the High Street and King Street. This is busy with pedestrians accessing the retail and other commercial premises along these streets, as well as those moving through the area to other destinations, such as the High Street Station. These roads support some local traffic, but are more notably used by buses and cyclists – with the bulk of car traffic accommodated on the busy ring road. In contrast, the routes through the other streets are quieter in character, which reflects the dominance of residential land use. The Jamia Mosque does though provide a focus for temporal spikes in pedestrian/vehicular activity.



**Character Areas**

Produced by Tendai Mutasa, Planning Policy GIS, May 2012



Scale: 1:1,425  
at A4



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### 8.3 The Qualities of the Buildings and their Contribution to the Area

#### General Historical Character

Many of the buildings on the High Street date from the 17th, 18th and 19th centuries, making this area one of the oldest remaining parts of the town other than St Mary's. The scale of these buildings is domestic and with generally low and varying roof lines.

Around King Street and the roads to the south the general historical character of the area is of mid 19th century development. The terraced housing is characteristic of the area and considered to make a positive contribution to the conservation area.



*Victorian development on Smith Street (left) and The Crescent (right)*

High Street is consistent in general scale, and the narrowness of frontage plots reflects the age of both the buildings and the layout. Buildings are, with few exceptions, two storey. Construction is generally of brick, with the earlier buildings being timber-framed. The traditional roof covering is red/orange clay plain roof tiles, or slate on 19th century buildings.

The houses on Granville Road and The Crescent are of a small number of types – either larger terraced houses, smaller terraced houses, or pairs of semidetached houses. Granville Road is particularly consistent and many of the houses retain their original windows and timberwork.

The houses at 35– 42 The Crescent date from 1926-8 and were built as “subsidy houses” by Benskins Brewery (then located adjacent to the Conservation Area and just south of the High Street Station, at what is now the Watford Museum). They were designed by the local architect William Grace at 114 High Street. Originally there were sixteen houses in pairs, having an interlocking type roof tile unusual for the area, and metal frame windows. Half were demolished for the ring road.



*Original layout of 16 houses at The Crescent date from plans of 1926*



## Feature Buildings

Various other buildings punctuate the townscape, giving structure to the streetscene and providing local historical interest. These buildings are judged to be worthy of warranting additional protection and are either locally or nationally listed (see tables below). Detailed descriptions of these buildings are provided in dedicated documents on listed buildings in Watford (see Appendix).

### 8.4 Listed Buildings

The following buildings are included on a register called the “List of Buildings of Special Architectural or Historic Interest,” issued by the Department of the Environment under the Planning (Listed Buildings and Conservation Areas) Act 1990, with assistance from English Heritage.

Building	Grade	Date Listed
129 & 131 High Street	Grade II	1983
133 & 135 High Street	Grade II	1983
137 High Street	Grade II	1983
139 High Street	Grade II	1983
141 High Street	Grade II	1983
145 High Street	Grade II	1983
149 & 151 High Street	Grade II	1983
156 High Street	Grade II	1983
158 High Street	Grade II	1983
160 High Street	Grade II	1983
166 & 168 High Street	Grade II	1983
172 High Street	Grade II	1983
174 High Street	Grade II	1982
27 King Street	Grade II	1952

The Council has produced a dedicated document on all the Nationally Listed Buildings in Watford.



133 – 151 High Street



166 – 174 High Street

## 8.5 Locally Listed Buildings

As part of the Council's Urban Conservation Strategy, a register of Locally Listed Buildings was compiled within the Watford District Plan 2000 (2003). Following extensive public consultation, the register was revised in 2012. The following buildings were included in the revised list due to their importance in terms of: architectural interest, function, historical interest, landmark quality and streetscape quality.

Building Name	Construction Date
132 High Street	1912
146-146a High Street	1834
148-150 High Street	19th century
162-164 High Street	1927
170 High Street	Pre-1842 & early 20th century
7-9 King Street	1888
11-17 King Street	1850-1870
19-21 King Street	1913
1 Smith Street	1850-1870
11-12 Smith Street	1850-1870
5 The Crescent	1850-1870

The Council has produced a dedicated document on all the Locally Listed Buildings in Watford.



11 – 21 King Street



146 – 146a High Street

## 8.6 Prevalent Local and Traditional Building materials

### Facing Materials

There is a wide variety of building materials within the Conservation Area. This includes London stock brick, local stock brick, red brick, gault brick, render and timber beams. There are a number of examples of ornate brick and stone detailing. The dominant roof material of the residential areas is slate, with clay tiles more common on the commercial streets. The design of windows is highly varied and features a mixture of timber casement types and timber framed sliding sash types – some of which have been replaced by plastic versions.



*132 High Street*



*23 King Street*

### **Floorscape Materials**

There is little evidence of original historic fabric in the floorscape of the Conservation Area. The carriageways have been resurfaced with asphalt, while the footways have generally been laid with dense bitumen macadam. The exceptions to this are Carey Place, which has granite sets, and parts of the High Street and King Street, which have modern stone or brick paving.

### **8.7 Contribution of Trees and Green Spaces**

The area contains a number of trees, both in groups and as individual specimens. However, most of the trees are located within the southern and western parts and whilst readily visible from the ring road, The Crescent Granville Road and Cambridge Road are not generally visible from the High Street.

The three most significant areas of trees are those located within the grounds of 27 King Street, the Mosque – including the rear gardens of 21-33 Granville Road, and a strip along the ring road from the High Street linking with garden trees in the gardens of 35- 42 The Crescent. Of these trees only the seven limes located at 21-33 Granville Road are subject to a Tree Preservation Order (No 106). There are a few individual trees dotted throughout the eastern section both in gardens and parking areas.

The species are mainly deciduous including: lime, sycamore, birch and ash. Some ornamental apples (*Malus tschonoskii*) have been planted as part of The Mews development. There are a scattering of evergreens, most notably a yew at the junction of King Street and Exchange Road, an evergreen oak within the group to the rear of 27 King Street and a reduced holly close to 7 The Crescent.

There no street trees within the Conservation Area other than those on the ring road boundary, which are located both on public highway and Council owned land. There is no public green space within the boundary.





Individual trees at the eastern end of The Crescent



Yew and tree group in rear garden of 27 King Street

## 8.8 The Extent of Intrusion or Damage (Negative Factors)

### Loss of building features

Throughout the Conservation Area there are examples of unsympathetic alterations to the external elevations of buildings. This includes the removal of original chimneys, windows, doors, shopfronts and other detailing, as well as the addition of new wall cladding and satellite dishes. A particularly frequent problem is the replacement of original wooden framed sliding-sash windows with poorly suited uPVC replacements.

### Car park to the east of 42 The Crescent and the rear of properties at 156 - 174 High Street

This is an unattractive area where both the public and private realm needs improving. It consists of the chain link fenced car park and the rear of the High Street plots. These latter plots, almost solely used for car parking, are separated by chain link fences or six foot timber panel fences - in various states of disrepair. Crown Passage is poorly surfaced in patches of tarmac and flanked by a concrete panelled boundary. As the approach to Crown Passage and the High Street, the area provides a poor amenity gateway that is unwelcoming and visually unattractive to pedestrians. There is generally a lack of enclosure to give structure to the spaces here. The warehouse site has a forecourt onto Crown Passage, opposite the car park. This forecourt space is also one of the reasons for the lack of enclosure. It is notable that both this space and the main car park opposite had buildings on them up to the early 20th century.

### Shopfronts

There are a number of examples of poor shopfronts or fascias on properties located on the western side of the High Street. Some fascia boards are placed too high up the building and many are in poor quality materials. In some cases there are inappropriate replacement windows in the floors above. Individual visually poor shop units inevitably have an effect on the whole façade of the building and the perception of this stretch of the Conservation Area as a whole.

### Traffic and Pedestrian Management

Given that the area was developed before cars were invented, there are longstanding issues within the Conservation Area over how car parking can be accommodated on some of the narrow streets. The more radical approaches for tackling this problem, through the demolition of existing properties and their replacement with new parking areas, is not something which is deemed to be acceptable within the Conservation Area. Although traffic levels are relatively low throughout the majority of the Conservation Area, there are higher volumes around the ring road, which have a negative impact on the amenity of this setting.

## 8.9 Capacity for Change

The designation of a conservation area does not provide a block on any development within its boundaries. The area has changed considerably since it was first built and the renovation and reuse of properties by new owners and businesses is to be welcomed as a means for ensuring the continued vitality of the commercial properties on the High Street and King Street. However, change must not come at the expense of degrading the character and scale that makes the area special and alterations to properties need to be sympathetic to their context.

As an area of the town that was 'built out' well over 100 years ago, there are relatively few sites within the Conservation Area that would be suitable for redevelopment. The surface level car park on the eastern side of The Crescent provides the largest site that has the capacity for a development scheme. Opposite that site is a small warehouse with some car parking between the building and the road. This also potentially has the capacity for redevelopment. However, the scale of adjacent houses to the west and the Nationally/Locally Listed buildings to the east do dictate that any development scheme would have to be particularly sensitive in design terms. Any new development in these locations should look to improve the structure of built form and provide a greater sense of enclosure to the street.

## 8.10 Neutral Areas

The Conservation Area boundary was drawn in such a way as to largely avoid including extensive areas which dilute its character. There are however some areas that can be described as being 'neutral'. The small car park immediately to the south of The Mews has a neutral impact on the wider amenity of the area. While the car park is modestly sized and has some good landscaping, the materials are relatively poor – as is the boundary treatment to The Mews. Elsewhere, the Jamia Mosque on Cambridge Road is prominent on the ring road, but less so within the Conservation Area. It is the only building that fronts onto Cambridge Road and has a neutral impact on the wider amenity of the area.

## 9.0 Article 4 Direction

An Article 4(1) Direction was served on the following properties on the 4th April 2013: 3, 5, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 Granville Road; 1, 2, 3, 4, 6, 7, 8, 9, 11, 12 Smith Street; 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 35, 36, 37, 38, 39, 40, 41, 42 The Crescent.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:
  - Class A – enlargement, improvement or other alteration;
  - Class C – any other alteration to the section of the roof that faces the street;
  - Class D – the erection or construction of a porch outside any external door;
- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:
  - Class C – the painting of the exterior of any building or work.

An Article 4(1) Direction was served on the following properties on the 4th April 2013: 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 162, 164 170 High Street; 9, 11, 13, 15, 17, 19, 21, 23, 25 King Street.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:
  - Class C – the painting of the exterior of any building or work.

## 10.0 Suggested Boundary Changes

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

## 11.0 Local Consultation

An earlier draft of this Character Appraisal document was published for public consultation from 3 April to 15 May 2013. This final version has been produced with the benefit of the comments received during that consultation.

## 12.0 Management Proposals (for issues identified in section 8.8)

A separate Conservation Areas Management Plan is due to be adopted in July 2013. This is available to view at; [www.watford.gov.uk/conservationareas](http://www.watford.gov.uk/conservationareas)

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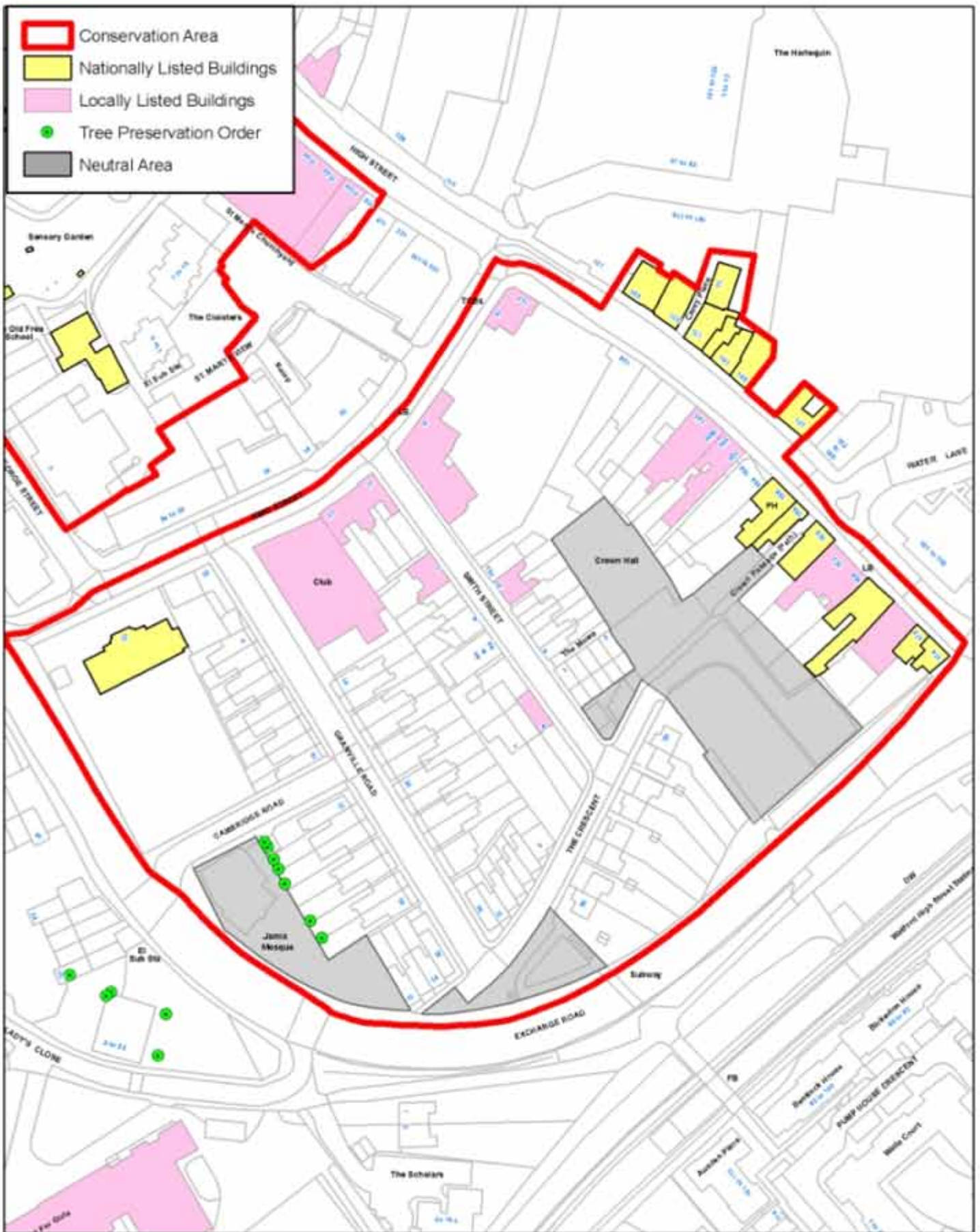
## Maps & Plans

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- Watford Tithe Map, 1842
- Ordnance Survey XLIV. 2, 1871
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- Conservation Area
- Nationally Listed Buildings
- Locally Listed Buildings
- Tree Preservation Order
- Neutral Area



**High Street / King Street Conservation Area**

Produced by Tenda Mubasa, Planning Policy 010, July 2011



Scale: 1:1,400  
at A4



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