



KNEBWORTH

REGISTER OF BUILDINGS
OF LOCAL INTEREST
8 APRIL 2008

CRITERIA FOR INCLUSION ON THE REGISTER OF BUILDINGS OF LOCAL INTEREST

Listed Buildings are important nationally because of their special architectural or historic interest. The criteria used are defined in national terms. However, some buildings are of local interest because of their local historical connections, local vernacular construction or detailing or their contribution to the local cherished scene.

Some buildings do not merit statutory listing, but are important individually in a local context. Therefore this register lists buildings of local interest.

Government guidance leaves it open to planning authorities to produce their own lists of buildings of local interest and to formulate local plan policies for their protection through normal development control procedures. Therefore, when planning permission is required, the district council in making a decision on the application will take into consideration the local interest of the buildings included on the register.

The buildings are selected according to the following criteria:

- Good quality work of a well known local architect or craftsman.
- Buildings of particular local architectural interest, which are important locally for their special architectural design, decoration, craftsmanship or construction including technical innovation and particular important local building types.
- Buildings of particular local historic interest which clearly illustrate important aspects of local social, industrial, cultural or military history or the historic development of the town.
- Buildings which act as an important architectural feature or landmark within an historic street scene or setting.
- Buildings which are well documented to have a close historical association with important and significant local historic events or people.



War Memorial, Park Lane, Knebworth

Stone war memorial erected c. 1920 in honour of those who fought and died in both World Wars. The memorial comprises an octagonal stone pillar standing on a rectangular base on which are inscribed the names of those who died.

The memorial has a prominent location at the centre of the village between twin late 19th century lodges (Jubilee Lodges) on the gravelled forecourt before a gated entrance to an avenue of oak trees planted to commemorate Queen Victoria's jubilee year (1897).

The memorial is enclosed by low stone walls with flat moulded coping stones in the form of a square. Access to the central memorial is via openings in the low wall to east and west.

Reason for inclusion:

The structure has been well designed and stands in a prominent location at the centre of the village. It is an important part of the social history of both Old Knebworth and neighbouring Knebworth.



The Lytton Arms, Park Lane, Old Knebworth

The Lytton Arms was erected about 1887. Before this the village's inn was housed in the old cottage next door, now known as Inn Cottage (listed grade II). Externally, the building has suffered very few changes and its multi-gabled façade, wide eaves and symmetrical plan form gives the building a distinctively late 19th century appearance in a vague Arts and Crafts style.

The ground floor is brick and the first floor is rendered and projects forward supported on six iron pillars. The roof is covered with clay tiles. Ground floor bay windows and first floor oriel windows enliven the frontage. The glazing pattern of the windows i.e. multi-paned upper section above single glazed lower section is a feature that became popular in the early 20th century.

The Lytton family have resided at Knebworth House since the 15th century.

Reason for inclusion:

The building is a good example of a late 19th century public house and has close historical associations with the Lytton family.



Former School, Knebworth

This former school was erected in 1870 with monies from Sir Edward Bulwer Lytton and, surprisingly, the savings of a house-keeper at Knebworth House. The original building also contained a residence for the school mistress. A porch was added in 1879 and in 1893 the classrooms were rebuilt. In 1902 the building was enlarged to take 150 children.

The building is notable in the locality for its use of faced flintwork with red brick quoins. It retains much of its original joinery and details such as brick chimney stacks and belcote. The roof is enlivened by the use of contrasting rows of plain and bull-nosed tiles.

The building has a prominent position beside the eastern approach to the Old Knebworth Conservation Area and presents an attractive frontage to those arriving in the village along Old Knebworth Lane.

Reason for inclusion:

The former school clearly illustrates the social and cultural development of the village, is an important landmark building and is significant for its use of local building materials and good quality craftsmanship.



Rose Cottage, Park Lane, Old Knebworth

Rose Cottage is a small vernacular two-storey cottage with three-light gabled half dormers built with local building materials. It stands alongside Park Lane close to Jubilee Lodge (grade II listed) and is part of the Knebworth estate. On the First Edition O.S. map (1884) it is one of the few buildings on the west side of the road, then standing opposite a village pond.

From external appearance the building would appear to be 18th century or earlier. It does not appear on Andrews and Drury's map of 1766 but this might be because of inaccuracy in the map itself.

Reason for inclusion:

Rose Cottage is a vernacular cottage that retains much of its original character and appearance and makes a positive contribution to the historic streetscene in Park Lane.



Trinity Church, Knebworth

The Congregational Church is dated 1887. It is said that a builder had dug foundations for a house in Park Lane and that, when he went bankrupt, the Congregationalists took over the plot and built the present church. Prior to this, services were held in a blacksmith's shop in Station Road.

The church suffered a fire in 1952 and the vestry, schoolroom and kitchen has to be rebuilt. A small bell tower was removed in 2003.

In 1972 the Congregational and English Presbyterian Churches were united and in 1973 the name was changed to the United Reformed Church. Trinity Church arises from a union of Methodist and United Reformed Church in 1996.

Reason for inclusion:

The building, in brick with stone dressings and a rendered first floor, has considerable local interest and clearly illustrates the early religious development of non-conformism within the town. Together with St Martin's Church (1915, listed grade II) and St Thomas More's Church in London Road (locally listed), Trinity Church illustrates the development of church building over 75 years and is part of the social and religious history of Knebworth.



Knebworth School, Swangley's Lane, Knebworth

As 'new' Knebworth grew around the railway station, a new school was needed to meet the needs of an expanding population. A County Council School was erected and opened in 1912 to accommodate all the elementary school children from the new town. The cost of the building was £2,329 and in 1912 there were 93 scholars by the end of the first week. Four extra classrooms were added in 1924 since when there have been several other additions.

The school is built with gault brick with red brick dressings. It retains several brick chimney stacks and a central belcote and has the form of a typical early 20th school.

Reason for inclusion:

The school has served the community for over 90 years. Though substantially altered and extended, it is a typical early 20th century county council school and is an early element of the social and educational growth of Knebworth.



No.115 London Road, Knebworth

This red brick building with clay pantile roof occupies a corner location at the centre of Knebworth. It has typical early 20th century neo-Georgian design including a parapet, brick voussoirs with stone keystones above tall regularly spaced windows and a fanlight window above the main entrance door. The brickwork is laid in English bond i.e. alternate courses of headers and stretchers. Unfortunately the original timber sliding sash windows have been replaced with UPVC windows.

Reason for inclusion:

The building exemplifies the neo-Georgian style and acts as an important architectural feature within the town.



No.111 London Road, Knebworth

This building, originally known as the St Albans Home for Boys, was built in 1914 to replace an earlier boys' home which had outgrown its premises. Lady Lytton opened the new home on May 27th after a dedication service conducted by Archdeacon Gibbs. The boy's home was located close to Knebworth School which had opened only two years earlier.

The red brick building has a neo-Georgian style and an impressive symmetrical façade enhanced by a central hipped bay emphasised by projecting brick quoins. The building is notable for the quality of its brickwork and slender vertical sliding sash windows.

Reason for inclusion:

The building is a good example of the neo-Georgian style favoured for institutional buildings at the start of the 20th century. It illustrates the social development of Knebworth and displays high quality brickwork



Hillcroft, no.7 Deards End Lane, Knebworth.

An unpublished historical resume by Mr R Meredith shows that Hillcroft was designed as a pair of estate cottages by Edwin Lutyens for his brother in law, the second Earl of Lytton in 1901 and was Lutyens' first assignment in Knebworth.

Mr Meredith states that *“..... The two cottages were not mirror images of each other, as is the normal design of a semi-detached pair but were each identical to the other; nor did they adjoin in a straight line down the middle, rather fitting together in an interlocking design The cottages almost certainly were built for occupation by estate workers, albeit workers of some status, to be given three bedrooms, a living room and a parlour. However, just three years later, a decision was taken to combine the two cottages and let the property out at a commercial rent In 1904 plans were drawn up by Lutyens to convert the cottages into one house and to extend it by adding a large drawing room.....”*

The proposed conversion to one dwelling did not commence until 1914 and the first lease document is dated 26th July 1915.

Reason for inclusion:

The building is a good example of a dwelling in the Arts and Crafts style that complements other early 20th century buildings in Deards End Lane. The building is attributed to Sir Edwin Lutyens and is important locally for its special architectural design.



Woodlands (formerly Erindale), no.18 Deards End Lane, Knebworth

Erindale is a dwelling in Deards End Lane that first appears on an O.S map in 1924. The building has many of the attributes of the Arts and Crafts style of the early 20th century e.g. wide sprocketed eaves, roughcast render, five-light horizontal windows, wooden casement windows with leaded lights, buttresses and an asymmetrical façade and plan form. The architecture is reminiscent of the early work of Sir Edwin Lutyens, who is known to have designed several buildings in the area including the nearby Wych Elms and Beacon House, or of Voysey or Baillie Scott who were influenced by Lutyens.

Reason for inclusion:

The building is a good, relatively unaltered example of a dwelling in the Arts and Crafts style that complements other early 20th century buildings in Deards End Lane. Although the architect is unknown, the building is important locally for its special architectural design.



St Thomas More Catholic Church, no.72 London Road, Knebworth

The foundation stone of St Thomas More Catholic Church was laid on 29th July 1962. The church is constructed in red brick and has a steeply pitched roof in which a line of flat-roofed dormers light the nave. The church bell is located at the apex of the triangular frontage below which the east window has engraved glass depicting St Thomas More with the inscription “I die the King’s good servant but God’s first’.

The church was designed to seat 350 people and the floor inside slopes down towards the altar so that the entire congregation might see without difficulty.

Reason for inclusion:

The church is a good example of post-War church building and together with Trinity Church (1887, locally listed) and St Martin’s (1915, listed grade II) illustrates the development of church building over 75 years and is part of the social and religious history of Knebworth.



Knebworth Railway Station

Knebworth station was opened in 1884 when there were seven trains a day each way. The coming of the railway to Knebworth was one of the two key factors in the growth of Knebworth in the late 19th/early 20th centuries (the other was the proximity of the Great North Road). As such, it is one of the main elements in Knebworth built heritage.

The red brick station is single storey and retains many of its original external details.

Reason for inclusion:

The station is important locally and is a significant building in the historic development of the town. The Station Inn and Knebworth Station forms a distinctive pair and are two of the earliest buildings to be built in Knebworth.



The Station Inn and outbuilding 15m to the south, Knebworth

The Station Hotel was built in 1883 when Fordham's, the Ashwell brewers, were granted a 99 year lease. Unsurprisingly it stands opposite Knebworth Station, its raison d'être. Old photographs show that its original appearance was similar to that of the row of buildings to the west i.e. with externally applied vertical timbers to give the impression of a medieval timber-framed building but the building was, however, refaced in the 1930s.

To the west of the inn stands a single storey former coach-house that retains its original appearance and is indicative of the original appearance of the hotel which it matched.

Reason for inclusion:

The Station Inn is a building of local interest that has an important corner location and illustrates an important aspect of the early development of Knebworth. The Station Inn and Knebworth Station forms a distinctive pair and are two of the earliest buildings to be built in Knebworth. The inn's outbuilding, within the curtilage of the inn, is part of the setting of the Station Inn and is historically linked to it.



Swangleys Farm, Knebworth

There are references to Swangleys Farm from 1294. The first description of it as a farm is in 1572. A farm named "Swardleys", in the approximate position of today's farm, appears on Andrews and Drury's map of 1766. Though altered and extended, these three farm buildings form an interesting ensemble showing the development of farm building. The timber clad barn is the oldest of the three and has an internal timber framed structure; to the south stands a barn with good quality brickwork laid in Flemish bond with some burnt headers; on the opposite side of the road is an early 20th century cylindrical brick silo (in poor condition). Although these buildings may not have the special architectural interest of other local historic farms, e.g. Deards End, Three Houses, Rusling End, they nevertheless are of local interest and importance.

Reason for inclusion:

This group of buildings form a notable group of agricultural buildings and are a significant feature beside a rural lane in the parish of Knebworth. They represent and illustrate the rural history of the parish before the growth of Knebworth.



The Cottage, Three Houses Lane, Knebworth

This pair of rural red brick cottages dates from the end of the 19th century and was built to house agricultural or estate workers. It has the typically simple form of such pairs of semi-detached houses with a central brick chimney stack, slate roof and symmetrical façade (though this has been altered by the blocking of a doorway).

Reason for inclusion:

The building is a typical, relatively unaltered example of a pair of 19th century workers' cottages which well illustrates an aspect of agricultural building in the parish complementing the nearby listed farm buildings at Three Houses Farm.

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