



# HITCHIN

## REGISTER OF BUILDINGS OF LOCAL INTEREST

26 JULY 2011

## **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.

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<p><b>Nos. 2 to 9 incl.</b></p> <p><b>1 to 6 (incl.), 6a, 7 , 8</b></p>	<p><b>The Arcade</b></p> <p><b>Arcade Walk</b></p>	<p>An important complex of buildings with historic unity; originally linked to Hitchin's coaching trade and some early industrial uses. Largely early eighteenth century, old tiled roofs with massive timber roof trusses. Extended forward into carriageway by about 1.5 m on each side in late nineteenth century. Shop fronts date from 1927 and forms a group with The Arcade. Cellar beneath No 6 accessed from Arcade Walk. For group value 8a built in 2003 to match the eighteenth-century ranges.</p>	
<p><b>Pavilion-clubhouse at Bancroft Recreation Ground</b></p>	<p><b>Bancroft</b></p>	<p>Bancroft Recreation Ground was created in the early twentieth century. The pavilion-clubhouse was constructed c.1929, rendered brick and tiled roofs; pavilion clock-face 1929. The Park's pavilion, bandstand and boundary walls have group value.</p>	
<p><b>Bandstand at Bancroft Recreation Ground</b></p>	<p><b>Bancroft</b></p>	<p>Bancroft Recreation Ground was created in the early twentieth century. The bandstand has a tiled roof supported on eight pillars enclosing a central circular covered space. The Park's pavilion, bandstand and boundary walls have group value.</p>	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Boundary walls, gates and gate piers at Bancroft Recreation Ground</b>	<b>Bancroft</b>	Bancroft Recreation Ground was created in the early twentieth century. The park boundary walls to Bancroft/Nightingale roads constructed of Hitchin iron-slag; original iron entrance gates and piers at the three main entrances. The Park's pavilion, bandstand and boundary walls have group value.	
<b>29</b>	<b>Bancroft</b>	Old Police Station built 1885; in use until the late 1960s; now Hertfordshire County Council facilities. Makes an important contribution to the architectural and visual quality of the area.	
<b>Rear of 29</b>	<b>Bancroft</b>	Magistrates' Court in building at rear of no. 29 Bancroft. The building has a c.1935 façade and interior; in court use until the 1990s. The building is constructed of red brick with impressive Portland stone door surround topped with Hertfordshire crest.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
88-89	Bancroft	Well preserved three-storey late nineteenth/early twentieth century building with shops at ground floor. Range of three oriel windows at first floor and two four-light half dormers on either side of central gable at second floor. The façade displays a wealth of period detailing, remarkably unaltered.	
110	Bancroft	Three storey mid nineteenth century red brick building which includes portions of the Hermitage (no.110) after which Hermitage Road (1875) is named. Stables behind. Hermitage Lodge at junction of Whinbush Road, 1877 (see Whinbush Road).	
112	Bancroft	1920s mock Tudor framing acts as a focal point within the street scene. Examples of mediaeval glass built into 1 <sup>st</sup> floor window above entrance originally from the Hermitage, the house connected with prominent Hitchin Quaker, banker and academic historian Frederic Seebohm.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
1	<b>Bancroft</b>	Lloyds Bank c1930. Prominent corner feature with Brand Street. Very fine banking hall plaster ceiling, pagoda style tile roof; solid corporate design with elaborate door case and bank foundation date (1834).	
<b>Bearton Lodge</b>	<b>Bedford Road</b>	<p>According to <i>'Discovering Hitchin'</i> by Priscilla Douglas and Pauline Humphries, Bearton Lodge was built in the 1820's. Reference made to 6 buildings at the Hitchin Bearton Homestead as seen on the 1818 tithe map.</p> <p>Evidence exists of a land (not building) conveyance by William Wilshire in 1824. Red brick and tile house with eroded date stone forming a prominent corner feature at the junction with Bearton Road and previously used as the Guard House for the Royal Engineers Signals Camp behind during the Great War.</p>	
<b>Pinehill Hospital</b>	<b>Benslow Lane</b>	Built in 1908 as the German Convalescent Home with surviving Edwardian features; foundation stone laid by Princess Louise Augusta of Schleswig-Holstein; became a British Military Hospital during the Great War; eventually a National Health Service and now a private hospital; elements of the original grounds and the Lodge survive.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Pinehill Lodge</b>	<b>Benslow Lane</b>	Lodge to Pinehill Hospital (see entry for Pinehill Hospital). The building has a square plan with tiled pyramidal roof. Roughcast walls, tiled canted front bay window beside modern door in red brick rounded door surround. Brick aprons to upper floor windows.	
<b>Little Benslow Hills</b>	<b>Benslow Lane</b>	Mid nineteenth century villa of 1859, originally known as Fairfield, extended in 1883 and subsequently; built by William Ransom pioneering archaeologist, founder of the famous Hitchin pharmaceutical firm William Ransom; strong Quaker connections throughout its history; from 1925 renamed Little Benslow Hills as the home of Esther and Hilda Seebohm; from 1952 home to the Rural Music Schools Association founded earlier by Mary Ibberson; now the Benslow Music Trust; large elements of the original garden and an adjacent Lodge survive .	
<b>Lodge at Little Benslow Hills</b>	<b>Benslow Lane</b>	Two-storey Lodge adjacent to Little Benslow Hills, brick ground floor and rendered upper storey. Probably built in the late 19 <sup>th</sup> /early 20 <sup>th</sup> century when its 'parent', Little Benslow Hills, was extended. Little Benslow Hills (also included in the Register of Buildings of Local Interest) was built in 1859 by William Ransom. This lodge complements the main house and its grounds.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
59 (Benslow Nursing Home)	Benslow Rise	Benslow House. Mid C19th century villa built c1849 & extended 1854 by local Quaker, John Ransom. Between 1869-73, rented to the newly founded College for Women, a pioneering institution of female education of national importance. Became a private residence again once the College for women moved to the newly opened Girton College, Cambridgeshire during 1873. Elements of the original grounds including the private driveway to Hitchin Station, the mature cedar tree, and the avenue of beech trees survive nearby behind Benslow Rise. Converted to a maternity hospital c. 1957, later becoming a nursing home. Benslow Nursing Home closed in 2002 and reopened 2003.	
36	Bucklersbury	Harvest Moon. Early twentieth century colour washed brick, roof hidden behind parapet. Two storeys, four sash windows with recessed panels at left, between first and second, and second and third windows; the third panel is smaller and above a recessed arch with projecting plinth supporting a recumbent lion figurine now painted gold but originally red. Carriageway to left. Modern shop front. The former Red Lion inn was originally Market Place but transferred here in 1852 when the Corn Exchange was built. The pub was substantially rebuilt in 1904 and closed in 1981.	
Glover Centre	Burymead Road	1920s office block and factory unit built about 1929 for the Hitchin Glove Company; one of the first units in the new light industrial area of the town.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Cloisters</b>	<b>Churchyard</b>	Brick cloisters with iron grilles and gates bordering the Old Burial Ground, Church-house and River Hiz; dating from the 1920s redevelopment of St Mary's Square; inner wall has commemorative plaque of 1909 connected to municipalisation of the Old Burial Ground.	
<b>Warners Almshouses</b>	<b>Churchyard</b>	Two late nineteenth century cottages in the south-east corner of the Churchyard. Succeeded previous buildings here used as parish provision for the poor and which were in ruinous condition by the mid eighteenth century. In 1760 they were first rebuilt by Daniel Warner, a local turner, for poor widows or ancient couples. They were rebuilt and enlarged again in 1893 using a legacy to the poor of Hitchin given by Elizabeth Lucas, who died in 1860. Their interest includes surrounding brick boundary walls and plaques.	
<b>War Memorial</b>	<b>Churchyard</b>	Portland stone War memorial in south-west corner of churchyard. The memorial comprises a slender cross on a stepped stone plinth at the focus of a semi-circular low wall on which are inscribed the names of those who died in the World Wars. Cross is placed upon a hexagonal stone cross with the words "We Will Remember Them".	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<p><b>Factory Unit</b> (corner of Walsworth Road and Dacre Road)</p>	<p><b>Dacre Road</b></p>	<p>This brick-built building at the corner of Dacre Road and Walsworth Road is a distinctive edifice (with unusual cast-iron window frames) that forms part of the industrial development of the town. Its industrial and architectural interest is complemented by its association with one of the town's longest surviving and most distinctive local firms (Brookers).</p>	
<p><b>Lopside</b></p>	<p><b>Dacre Road</b></p>	<p>Mid nineteenth century brick and tile house that has particular local historic interest as Queen Elizabeth the Queen Mother went to school here while at St Paul's Walden Bury, a home of the Bowes-Lyon family and one of the Queen Mother's childhood homes. Lopside was home to Miss Marion Wilkie, Governess to the Strathmore family at St Paul's Walden Bury. Queen Elizabeth the Queen Mother periodically attended classes at Lopside between c1905-07. Flemish bond red brick with buff brick string course at first and second floor. Main entrance with faintly Classical brick door surround approached by a short flight of steps.</p>	
<p><b>Elmside Lodge</b></p>	<p><b>Elmside Walk</b></p>	<p>Elmside Lodge/Cottage was built c1879; an attractive late Victorian structure in vernacular-picturesque style with distinctive brick chimney, monogrammed plaque, pargetting, moulded plasterwork and original (dated) rainwater fittings; little altered and an important street feature. The Lodge has close connections to Hitchin Quaker banker James Hack Tuke, a pioneer in female education (Benslow House/Girton College) and Irish land reform.</p>	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Shop</b>	<b>Exchange Yard</b>	Carling Building built 1882. Victorian Gothic style building with decorative tiling and date stone fronting new apartment block behind. An important focal point from Market Place. Offices of the Carling family's Hertfordshire Express and Hitchin Gazette from 1882-1986.	
<b>Jubilee House</b>	<b>Fishponds Road</b>	Built 1897. New Vernacular in style with attractive bargeboarding and terra-cotta tiling; still forms an important feature in the street scene. Originally named as Faith Lodge; connections with the prominent local Ransom and Phillips families; re-named in honour of Queen Victoria's Diamond Jubilee in 1983.	
<b>Outdoor Swimming Pool</b>	<b>Fishponds Road</b>	Unusual survivor of 1930s Lido style open air pool with fountain and a single storey red brick facilities building adjacent; opened in 1938; commemorative Hitchin Urban District Council arms and date stone; forms a focal point in the street scene and a feature of Butts Close hard by; attractive modern swimming centre shares the Pool site.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Wilshere Dacre School</b>	<b>Fishponds Road</b>	Well preserved typical 1920s style school, successor to the Hitchin British Schools, built 1928-29 with commemorative plaque and later clock-tower	
<b>2</b>	<b>Florence Street</b>	Salvation Army Barracks built in 1888 with foundation stone laid by Commandant H H Booth and reflecting Hitchin's strong nineteenth century temperance movement. Used into the 1950s and subsequently base to Hitchin removal firm Waters; converted into flats in the late 1990s.	
<b>1-43</b>	<b>Hermitage Road</b>	Inter-war shopping parade of the 1920s which contributes to the architectural and visual quality of the street, with the mock Tudor buildings at each end providing focal points; many original/restored shopfronts.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
58 – 70a including Russell Chambers	Hermitage Road	Nos. 58-70a Hermitage Road forms part of a large three-storey early/mid 20 <sup>th</sup> century neo-Georgian corner development at the junction of Queen Street and Hermitage Road. The whole of the development is included in this register and the development's Queen Street frontage is listed at nos. 120-130 Queen Street. This part of the development comprises the tri-partite corner building (Russell Chambers) with central stucco façade and Hermitage Road frontage with identical architectural design features as the Queen Street frontage, e.g. tall multi-paned sash windows, deep bracketed eaves and slightly projecting central entrance doorway.	
13	High Street	Late Victorian shop building. Provides an important focal point from Bancroft. Red brick and yellow glazed tiles with Art Nouveau mosaic detailing. Three storeys, large picture windows to first floor. Tiled roof with gabled dormer to High Street. Late twentieth-century shop fronts. Main shop front faces area of Bancroft known as Moss's Corner. Built for prominent Hitchin firm W B Moss, provision merchants and grocers, on site of Trooper Inn, c1899-1900. Earlier three storey shop with 1868 date plaque, also W B Moss, immediately to the south part of the same group but regarded as a positive building.	
28	High Street	Greggs. Building of c1920-30, clad in white faience tiles, and of striking architectural and visual quality, with a conventional modern shop front below. David Greig signboard above drawing attention to its previous use; very distinctive Greig thistle designs at first floor level and bounding the fascia corners of the modern shop front.	

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<b>12 National Westminster Bank</b>	<b>High Street</b>	Early twentieth-century corner property with door at angle under elaborate round arched porch and surround. Four sash windows under shallow arches; first floor windows have decorative keystones. Welsh slate roof above cornice. Important focal point on corner of Brand Street and High Street. Built c.1926 in corporate style; Westminster Bank branch Great War memorial plaque inside.	
<b>Caldicott Chapel</b>	<b>Highbury Road</b>	Edwardian school chapel. Designed by London architect A Hayes and built in 1910. The Chapel was for the Caldicott School then on the adjacent site and which had important connections to the town. Distinct signs of lack of maintenance.	
<b>Hitchin Girls' School</b>	<b>Highbury Road</b>	Main block in the Queen Anne revival style was built 1908 by Hitchin builders John Wilmott and Sons. The school is of local architectural and historic interest (strong Seebohm connections), and also makes an important contribution to the architectural and visual quality of the area given its prominent hill-top site.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Highbury House</b>	<b>Highbury Road</b>	Mid nineteenth century brick and tile villa built 1874-77 for Charles Willes Wilshere; later home to Benjamin Seebohm; now North Hertfordshire Music School; a focal point at the top of this road given its classic villa setting and portions of surviving grounds.	
<b>Highover Farm</b>	<b>Highover Way</b>	Highover, as a distinct location, is first mentioned in 1287. C16 to C18 evidence underlines Highover's importance within Walsworth and its association with a key Hitchin wool-merchant family, the Pulters. The farmhouse is probably one of the oldest surviving buildings in Walsworth, with documentary reference to 1599 and has long been substantial (e.g. 5 hearths in 1663); although altered and partly re-fronted in brick c1890 it contains much earlier timber framed structures within. Timber barns, possibly C17, to the west whilst C19 red brick single-storey buildings form the remainder of the farmyard enclosure. Also connections with another key Hitchin family of the C18 and C19, the Wilsheres. Overall a very important and long evolved complex of agricultural buildings and surrounding landscape.	
<b>Simpson's Almshouses</b>	<b>Hollow Lane</b>	Small row of 1930s brick and tile almshouses rebuilt in 1931. Named after Elizabeth Simpson whose charity founded in 1773 was designed to help poor Protestant Dissenters. Charity commemorated with a stone plaque. Attractive wooden gates and entrance porch given in 1931 by Hitchin timber merchant John Barker whose gift is commemorated by a small metal plaque. Hitchin iron slag retaining walls and original metal railings.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>The Queen Victoria</b>	<b>Ickleford Road</b>	Mid nineteenth century public house built c 1865 as the Cricketers; by 1898 it was the Victoria. Important corner feature, in an area of mid to late nineteenth century development. Associated nineteenth century barn in the yard regarded as a positive building.	
<b>St Mark's Church</b>	<b>Lancaster Avenue</b>	St Mark's Church was founded as a daughter church to St Mary's when the town expanded to the north. It was built in 1936 with distinctive red brick and red clay tile roof. The church has an unusual 20 <sup>th</sup> century vaulted roof, narrow lancet windows and distinctive detailing including rainwater heads. A modern extension is out of character but does not intrude on the original structure. The church was built in response to the increased population of the growing interwar suburban area and is a key building in the social and religious development of the town.	
<b>Cabbies Hut</b>	<b>Market Place</b>	Cabman's shelter c1910; originally located at Hitchin Station until 1976; connected with the long established Hitchin Taxi firm Boxall; given to the town by John and Patsy Myatt and restored and relocated to the Market Place in a project coordinated by Hitchin Historical Society 1998.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
1	Market Place	Midland/HSBC Bank. Prominent corner feature on the edge of the Market Place, built c.1921 of red brick with features of fine stone, with fossil inclusions; decorated stone door case; an attractive 1920s corporate design.	
6,7	Market Place	Starbucks. Linked early nineteenth century buildings, possibly containing still earlier structures; mock timber framing added c1920s. Prominent corner feature marking the entrance into Churchyard. Connection with Gerrard Ceunis, prominent early to mid twentieth century Hitchin artist of Belgian extraction.	
Rose and Crown	Market Place	A rebuild c.1930 of an inn in this location dating back at least to c1720; an important corner feature for Market Place/Churchyard.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
29	Market Place	Country Casuals. Late 19 <sup>th</sup> century building, red brick, Welsh slate gambrel roof. Two storeys and attic, box dormer behind parapet. Central chimneystack. Two canted bay sash windows below four centred arches with five keyblocks. Modillioned brick cornice below parapet. Right-hand corner angle with interesting art nouveau mosaic decoration <i>Freeman Hardy &amp; Willis</i> mosaic over shop door indicating an earlier commercial use that lasted into the 1990s. Early twentieth-century fire hydrant sign above modern shop front. Provides an important corner to Market Place with Bucklersbury.	
33	Market Place	Built c1884 in a refronting of a sixteenth-century building in yellow brick with whitewashed parapet. Constructed of yellow brick in three storeys with a corbelled brick cornice. Modern shop windows to ground and first floors. Second floor has three triple arched sash windows with keystones. Tall pilasters with foliated capitals and faces to lower storeys, with modillioned hood to frieze between. Adds to the architectural and visual quality of the area.	
Our Lady Immaculate and St Andrew Church	Nightingale Road	Built in 1902 in the Early English style with later bell tower c1907; the architect was R Purdy of Blean near Canterbury and the builders were the long established Hitchin firm of Francis Newton. Symbolic of Hitchin's important early twentieth century Catholic community. Provides a key entrance feature to the Conservation Area.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Railway Weighbridge</b>	<b>Nightingale Road</b>	Railway weighbridge building of 1857. Low lying white/redbrick building with slate roof was the Leicester and Hitchin/Midland Railway weighbridge. It lies along the former dividing line between the Great Northern goods yard (to the east) and the Midland Railway goods and engine yards (to the west), a division which survived into the 1960s with the then Eastern and Midland Regions of British Railways. One of a number of railway buildings including station, warehouse and station-master's house, that are an important part of the historic development of the town.	
<b>Railway Warehouse</b>	<b>Nightingale Road</b>	Great Northern Railway Goods Warehouse (c1890) in former railway Goods Yard. Large two-storey red-brick building is the Great Northern warehouse (there was another similar one to the northeast of this but it has been demolished since 1997).	
<b>Nos.1-6, 7a and 8-12 Midland Cottages</b>  <b>(no.7 is a more recent dwelling and what was originally no.7 is now no.7a)</b>	<b>Nightingale Road</b>	Attractive row of twelve mid nineteenth century terraced and semi detached cottages, some extended, in white brick with red detailing and some original slate roofs; built c 1857 for railway staff in conjunction with the arrival of the Midland Railway. They form both a group and focal point when viewed across Ransom's Recreation Ground. Although no.7 is a recent addition it still makes a positive contribution to the group.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Starlings Bridge</b>	<b>Nightingale Road</b>	Gas Works entrance buildings of the Hitchin Gas Company 1834; survive as part of the Starlings Bridge residential redevelopment; key marker/entrance to the Conservation Area.	
<b>52-54</b>	<b>Nightingale Road</b>	Pair of mid nineteenth century cottages with central date plaque; 'NIGHTINGALE COTTAGES 1844' thereby identifying the cottages amongst the earliest buildings in the northeast quarter of the town. The cottages are constructed in high quality Flemish bond brickwork with gable end brick chimney stacks. Window and door openings have flat gauged brick voussoirs. The cottages are set slightly back from the road indicating their early mid 19 <sup>th</sup> century origin. This pair of cottages displays good quality brickwork and is an important example of the early development of Nightingale Road.	
<b>55</b>	<b>Nightingale Road</b>	Built in c1925 for F A Wheeler as a florist's, greengrocery, nursery and seedsman's shop. No. 55 Nightingale Road retains a ground floor timber shopfront beneath a pair of shapely oriel windows and wide gable, slate roof. No. 55 and no. 57 Nightingale Road (also included in this register) form a strong pair of 'bookends' at the start of Kings Road and a prominent feature within the streetscene of Nightingale Road.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
57	<b>Nightingale Road</b>	Originally built c1925 for long established provision merchants W B Moss. No 57 Nightingale Road is a well detailed building displaying a variety of building materials including tile-hanging, red and buff brick. The Kings Road frontage has a first floor oriel window and a historic street name sign. The glazed tile surround to the shopfront window on Nightingale Road is of interest. A prominent street feature when taken as a pair with no. 55 on the opposite side of Kings Road (also included in this register).	
<b>Ransom's Recreation Ground</b>	<b>Nightingale Road</b>	Stone entrance piers, low wall and irons gates; piers have recently restored lanterns and plaques. Date from the opening of the park in 1929, a gift of the Ransom family to the town.	
<b>59, The Nightingale</b>	<b>Nightingale Road</b>	Mid nineteenth century public house with pitched gables, slate roof and later glazed tile additions. Built c1857 as the Leicester Railway Inn marking the arrival of the arrival of the Midland (Leicester and Hitchin) Railway in the town. Became The Nightingale by 1966 after the closure of the Hitchin-Bedford branch.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
43-46	Old Park Road	Mid nineteenth century stuccoed cottages little altered and a key element of the Victorian street scene.	
Greyfriars	Park Street	Early twentieth century house c1910; revived vernacular/arts and crafts style. Originally built for the family of F W Phillips, owner of a nationally known "Gallery of Antiquities" – suppliers of antiques and reclaimed architectural features - based at the Manor House, Bancroft from the 1880s and still a local business. House, outbuildings and gazebo set in extensive garden grounds; Lodge c1920 also survives (see BLI 56); Kitchen Garden and early motor garage immediately adjacent across St John's Path; overall an important surviving early twentieth century suburban landscape.	
Greyfriars Lodge	Park Street	Early twentieth century lodge to Greyfriars, in corner location. Roughcast with clay tiled roof, elements of vernacular revival style. Makes an important contribution to the architectural and visual quality of the area.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Friends Meeting House</b>	<b>Paynes Park</b>	The building stands above the old Quaker burial ground in the centre of Hitchin. An unusual Modernist building on stilts designed c1958 by Paul Mauger.	
<b>No.36 West View (LHS) and no.37 Titmore Cottage (RHS)</b>	<b>Queen Street</b>	Two early twentieth century cottages, little altered, designed and built c1909 by George Edward Jeeves, a prominent Hitchin builder; important benchmark buildings in the streetscape on the edge of the Conservation Area and “improvement” zone and related to the important listed British Schools complex.	
<b>Bethel Chapel</b>	<b>Queen Street</b>	An example of a simple Particular Baptist chapel building from the mid nineteenth century representing an important element of Hitchin non-conformity; also a key Victorian survivor on the edge of the Conservation Area and adjacent to the important listed British Schools complex. Built c1869-70.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>120 to 130</b>	<b>Queen Street</b>	Nos. 120 –130 Queen Street forms part of a large three-storey early/mid 20 <sup>th</sup> century neo-Georgian corner development at the junction of Queen Street and Hermitage Road. The whole of the development is included in this register. The development's imposing corner building and the Hermitage Road frontage are included under nos. 58-70a Hermitage Road). This part of the development comprises the Queen Street frontage notable for its tall multi-paned sash windows, deep bracketed eaves and slightly projecting central entrance doorway.	
<b>The Cloisters (St Saviour's Almshouses)</b>	<b>Radcliffe Road</b>	Almshouses built from the 1860s and immediately thereafter in a complimentary style to the adjacent listed St Saviour's church designed by William Butterfield. Connected to the Reverend George Gainsford and his son, key Anglican cleric in nineteenth and early twentieth century Hitchin.	
<b>Gainsford Court</b>	<b>Radcliffe Road</b>	Linked to the St Saviour/Almshouse complex of the Gainsfords. Similarly built in the mid nineteenth century; the school was founded in 1868 and continued to 1956 when it became first the Gainsford Memorial Hall and then, in 1977, the Guru Singh Sabha Gurdwara. Now Gainsford Court, residential accommodation.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>St Bridget's Orphanage</b>	<b>Radcliffe Road</b>	Formed part of the Rev. George Gainsford's complex of church, almshouses, orphanage and schools. Opened as an orphanage in 1873, became a private house in the 1950s.	
<b>Chapel of Rest, Hitchin Cemetery</b>	<b>St John's Road</b>	The Chapel of Rest c1850 has a faintly Early English style in red brick with stone dressings, tiled roof. Large timber porch. Part of a major complex of the 1850s with a significant number of key Victorian graves including many individuals of local historical interest. The grounds contain mature trees and planting.	
<b>Lodge Cottage, Hitchin Cemetery</b>	<b>St John's Road</b>	Small red brick two storey lodge at west entrance to Cemetery. Steeply pitched gable roofs, datestone of 1857. Part of a major complex of the 1850s with a significant number of key Victorian graves including many individuals of local historical interest. The grounds contain mature trees and planting.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Hitchin Cemetery gates, gate piers and walls</b>	<b>St John's Road</b>	Most of the original mid nineteenth century Cemetery gates, gate piers and walls survive. Walls are constructed of red brick, sometimes with iron railings. Red brick gate piers with stone pyramid finials. Timber gates with ironwork. Part of a major complex of the 1850s with a significant number of key Victorian graves including many individuals of local historical interest. The grounds contain mature trees and planting.	
<b>Terrace and Walls</b>	<b>St Mary's Square</b>	Fronting the River Hiz, fountain (2008) and St Mary's Church; brick, stone and paved terrace and stepped area; stone steps bear an inscription commemorating the clearance of slums here and replacement by council housing elsewhere 1927-29.	
<b>Mount Zion Chapel</b>	<b>Standhill Road</b>	Built in 1859 for the Particular Baptists; currently used as a motor store.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Hitchin Railway Station</b>	<b>Station Approach</b>	Mainly a rebuilding by the Great Northern of 1911. Single storey and one and a half storey red brick, stone and tiled building with some recast chimneys and iron and glass canopies. A portion of the original 1850 station still survives at the north end of the Up-Side platform shown by its lower level, different brickwork and rounded arched windows; several original GNR features in ground ironworks survive. Important focal point for this area, as well as a crucially important historic building for the town.	
<b>Bytham Bank (former Station Master's House)</b>	<b>Station Approach</b>	Detached red brick former Station Master's House dating from the station modernisation of 1911. Part of a group of railway-related buildings and now converted to 4 flats.	
<b>Nos.1-6 (incl) Station Terrace</b>	<b>Station Approach</b>	Mid nineteenth century row of rendered brick cottages with slate roofs. Built in 1850 in connection with the arrival of the Great Northern Railway; as such they have key historic links to the impact of the railway on Hitchin and its growth as railway centre. Previously known as Great Northern Cottages.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>The Bungalow</b>	<b>Station Approach</b>	This building was built as the platform master's house and was later incorporated into the grounds of Benslow House by John Ransom and the building formerly marked the entrance to a private driveway flanked by beech trees leading to Benslow House. A small observation window previously existed in the basement where the platform-master would have kept his lantern and oils. The first floor lounge above also included an observation window, also facing towards the railway line. The building now has a concrete tile roof, double-glazed Upvc windows and a small kitchen extension but because of its historical association with the railway and that it has retained its simple linear form, it is considered worthy of inclusion.	
<b>18</b>	<b>Verulam Road</b>	Large little altered late nineteenth century detached house; connections with the Reverend George Gainsford; early motor garage added at side.	
<b>19 &amp; 20</b>	<b>Verulam Road</b>	Two large, virtually unaltered, ornately decorated, late nineteenth century, red brick semi-detached houses, which form a substantial focal point in this road and contribute to the architectural and visual quality of the area.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Baptist Church</b>	<b>Walsworth Road</b>	Successor to a tin Mission Hut the Baptist Church was built in 1875 by local builder George Jeeves; it represents a key religious community in nineteenth century Hitchin and also a connection with Richard Johnson, long-time Chief Engineer of the Great Northern Railway and Hitchin resident. Provides an important corner focal point at the boundary of the Conservation Area.	
<b>Baptist Church Hall</b>	<b>Walsworth Road</b>	The Church Hall was built in 1914 and has a foundation stone laid by Richard Johnson. Stands immediately adjacent to Baptist Church (see entry).	
<b>4</b>	<b>Walsworth Road</b>	Mid to late nineteenth century villa. Forms a pair with no. 5. Both are key parts of the street scene and density benchmarks for the area. Important focal points to Walsworth Road.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
5	<b>Walsworth Road</b>	No 5, St Luke's House, dates from c1884. Forms a pair with no. 4. Both are key parts of the street scene and density benchmarks for the area. Important focal points to Walsworth Road.	
47	<b>Walsworth Road</b>	Unusual rendered building of c1860; thought to be one of the first concrete houses and so of specific architectural interest. Has (or had) a concrete bath.	
110	<b>Walsworth Road</b>	A prominent house at the junction of several roads which retains many original architectural features. Built in the 1880s of red brick it has the original timber sash windows and bargeboards and barley-twist chimneys. Built by local builder Frederick Jeeves for his family.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Wells Garage and West Hill Works</b>	<b>West Hill</b>	An unusual surviving structure in Hitchin consisting of a single storey workshop and garage building, plus two petrol pumps. Constructed by Frank Herbert Wells and his father c.1925. It is a very good example of an inter-war garage with a significant amount of its original machinery intact. It is of local interest to Hitchin's motoring history and possibly of national importance. Survey conducted by Hannah Waugh (English Heritage) in June 2009 and Historic Buildings Report published March 2010.	
<b>Hermitage Lodge</b>	<b>Whinbush Road</b>	Garden entrance Lodge to the Hermitage 1877; brick and tile with distinctive brick chimney and monogrammed window frame fronting the road; connected with Frederick Seebohm, Hitchin banker and historian and his gift of Hermitage Road and Windmill Hill to the town.	
<b>Hillside Lodge, nos 1-6 (incl)</b>	<b>Whinbush Road</b>	Hillside Lodge is a three-storey neo-Georgian building of five bays. The central bay is rendered, in contrast to flanking brick, and projects forward. Attached to no.43 Hermitage Road (also included in this register) Hillside Lodge makes a very positive contribution to the streetscene. In terms of scale and fenestration, the building visually relates to nos.120-130 Queen Street (also included in this register) and together these buildings flank the east entrance into Hermitage Road.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Whinbush Grove</b>	<b>Whinbush Road</b>	Enclave of mid nineteenth century suburban development begun in 1856 with Whinbush House and completed in 1878; no. 8 dates from c1868. The development is connected with the Jeeves family.	
<b>31</b>	<b>Whitehill Road</b>	Large nineteenth century house constructed in red brick in neo-gothic style, which makes an important contribution to the architectural quality of the area. Dragon finial.	
<b>41-51 (odd)</b>	<b>Willian Road</b>	Walsworth Farm Cottages c1880. This Victorian development comprises three pairs of single storey (with dormers) buff brick and tile cottages with typical late 19 <sup>th</sup> century details such as wide overhanging eaves, robust vertical sliding sash windows and ornate chimney stacks. The central pair of cottages has two front external porches under 'catslide' roofs whilst the flanking pairs have faintly Classical porticos. Of particular note are each pair's three tall brick chimney stacks with decorative brickwork. The three pairs have a pleasing and symmetrical design and collectively form a small, distinctly historic, enclave amidst later development.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
<b>Water tower</b>	<b>Windmill Hill</b>	Edwardian water tower built by the Hitchin Urban District Council in 1909 to improve the town's supplies. Important landmark for the hill and surrounding town. Has a commemorative plaque.	
<b>St Faith's Church</b>	<b>Woolgrove Road</b>	Modest brick and slate church built in 1894. Founded by the Reverend Gainsford of St Saviour's with a benefaction from James knight and land from Charles Wilshere. Remained in the possession of the Gainsford family until 1931 when it passed to the Church of England.	
<b>Brown's Almshouses</b>	<b>Wratten Road East</b>	Two ranges of almshouses built 1931 and 1938 under the bequest of William Brown. Form a garden and courtyard with a 1990s extension.	

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Number/Name	Road/Street	Description/Reason for inclusion	Photograph
23 and 25, Connaught House	Wymondley Road	Large Edwardian brick built villa c1903 with tiled roof, tower, pargetted gables and distinctive rat-trap bonded brick boundary wall. Major contribution to the street scene at the edge of the Conservation Area. Divided in 1961; sympathetically extended.	
44, Dowlands	Wymondley Road	A substantial early Edwardian villa of 1904, exemplifies work by Hitchin architect, Walter Millard FRIBA, also a skilled water-colourist and archaeological investigator of St Mary's Parish Church. Built for George Edmunson Spurr, Hitchin shopkeeper, parish Churchwarden, supporter of local causes and Chairman of the Urban District Council 1928-31 whose business survived in Market Place until 1971. The house, partly rendered, is brick built with a tiled roof, distinctive twin gables and three chimney stacks. This building is little altered with original timberwork (including windows and doors) ironworks and veranda; the east facing elevation architecturally being the most interesting. Although still retaining a substantial rear garden, no.44 (of no interest) was built on part of former side garden.	
52 Riddy Shott	Wymondley Road	Early twentieth century detached house in Vernacular Revival style; designed by prominent local architect Geoffry Lucas (also connected with the New Town Hall 1902); owned by Willian Onslow Times, a prominent lawyer and local administrator; from 1917-29 was the residence of R L Hine, Hitchin's most famous historian; his <i>History of Hitchin</i> written there; portions of the original garden survive; plaque to R L Hine.	

## STATEMENT OF CONSULTATION AND PROCESS

4 July 2009	Exhibition launch to 1st round of Public Consultation
4 September 2009	End of 1st round of Public Consultation
14 May 2010	2nd round of Public Consultation
11 June 2010	End of 2nd round of Public Consultation
14 September 2010	Hitchin Committee
26 July 2011	Cabinet Meeting

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In addition, there was local publicity, entry on the District Council's website and letters were sent to various stakeholders, details of which are available from the address below.



North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Hertfordshire  
SG6 3JF

Tel: Planning Control and Conservation on 01462 474000  
Email: [planningcontrol@north-herts.gov.uk](mailto:planningcontrol@north-herts.gov.uk)  
Website: [www.north-herts.gov.uk](http://www.north-herts.gov.uk)