



# ROYSTON

## REGISTER OF BUILDINGS OF LOCAL INTEREST 27 MARCH 2007

(Part 3 of 3)

## **INTRODUCTION**

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.

A number of buildings in Royston do not merit statutory listing, but are important individually in a local context. Therefore this register lists buildings of local interest in Royston Town both inside and outside the conservation area boundary.

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 were 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.

1. **Corn Mill, Kneesworth Street.**

Large steam mill near the station dating to 1864. The following text is from the sale particulars for the mill in 1883 and describes the building. *‘Two storey slated building. Tackle and hoist, seed mill with dressing machines driven by 14 horse power engine with boiler. With capital storage, workshops, stable, cart shed with loft over, and a large yard having a folding gate entrance from the street.’* The building is constructed of gault brick and although of a different scale and character to the neighbouring buildings it complements them in its use of materials. Adjacent to the mill was a large brewery now offices accessed from Green Drift. The corn from the mill would either have been used in the adjacent brewery or other similar premises within the town or alternatively sent via train to other malting towns such as Burton-on-Trent. Many of Royston’s inhabitants were employed in the mill and the town developed around it and the station to the North.



***Reason for inclusion***

*Particular building type that greatly contributed to the industrial history and development of the town.*

2. **Mrs. Barfield’s Almshouses, Kneesworth Street**

Mrs. Barfield was the widow of Reverend Barfield and purchased the land on the west side of Kneesworth Street for 4 Almshouses. These were built in 1833 for poor windows. At a later date 3 others were built opposite from the accumulation of funds with the fourth funded by C. Beldam Esq. The Almshouses were built in 1858 and are constructed of gault brick in Flemish Bond with hip slate roofs. Tall gault brick chimneys project at intervals along the roof line and out of the end hips close to the eaves. The Almshouses are designed as two single storey elongated blocks situated parallel to each other and orientated to end onto the road. A lower central outhouse block is situated at a central point at right angles between the two rows of houses, creating an 'H' shaped layout. The balance and symmetry of the layout, form and design of the Almshouses are key to their local architectural and historic interest and their design contribution within the street scene.



***Reason for inclusion:***

*Building of local architectural and historic interest, which clearly illustrates important aspects of the social history of the town. The building is a good example of a particular building type.*

**3. Almshouses, Queens Road**

Erected in 1885 by Mr. Frederick Lewis Edwards, a successful Australian Merchant who returned to Royston in his later years. They were intended for spinsters. Single storey 19<sup>th</sup> Century red brick building in Flemish bond with two storey projecting gable to one end. Fish scale red tiled gabled roof with large red brick angled chimneys at regular intervals. Decorative plasterwork to arches above casement windows, with transoms and mullions forming a cross shape. Projecting tiled gabled timber porches supported on brackets cover individual solid plank doors. The building is set back from the road with a brick and flint wall abutting the pavement edge.



***Reason for inclusion:***

*Building of local architectural and historic interest, which clearly illustrates important aspects of the social history of the town in an effective design and in materials strongly characteristic of the conservation area.*

**4. and 5. Nos. 46 and 42 Kneesworth Street**

Red brick buildings forming a flanking pair to no.44 Kneesworth Street. No.46 is inscribed above the portico entrance with 'Brooklands 1896' and a blue plaque acknowledges that Capt Harold Ackroyd previously lived here. Capt. Ackroyd was attached to the Royal Army Medical Corp when he was awarded the Victoria Cross for rescuing wounded men under fire and killed at Ypres on 11<sup>th</sup> August 1917.

No.42 is now St George's Nursing Home and forms the other flank to no.44 Kneesworth Street.



***Reason for inclusion:***

*Both buildings are architecturally interesting and form an essential part of the setting to no.44, contributing positively to the streetscene and therefore, to the appearance of the conservation area. No. 46 also has an important historical association.*

**6. North Hall, Kneesworth Street**

Late 19<sup>th</sup> century building with sliding sash windows, two storey front projection and painted roughcast finish.



***Reason for inclusion.***

*The building forms an important streetscape role in that it occupies the corner where Mill Road meets Kneesworth Street and is an important terminal building when leaving Palace Gardens.*

**7. The Granary, The Green**

Interesting building in that red brick, gault brick, flint and painted weatherboarded denote its external appearance. The building occupies a corner position between Mill Road and The Green and is read in conjunction with its neighbour, North Hall.



***Reason for inclusion.***

*The building displays the full range of vernacular materials, the weatherboarding is quite striking and the building successfully relates to its corner position.*

**8. No.36b Kneesworth Street.**

This building was originally a malting but later became the coach house and stables to Yew Tree House. An 18<sup>th</sup> Century Grade II listed brick wall lines the back pavement edge and encloses the side yard to Yew Tree House. The Malting is linked to this wall and continues the building line as well as relating to the group in character. The building has a strong industrial character with small windows.



***Reason for inclusion.***

*The building forms an important grouping with adjacent listed buildings. It has a strong industrial character and clearly illustrates historic uses within the town. It is an important building type within the town.*

**9. No.45 Kneesworth Street**

Prior to 1896 this building was originally the Cambridgeshire Police Station and has iron railings to the front elevation and are an important surviving feature. The building has a gault brick symmetrical façade

with central panelled door with sash windows to either side and replicated on the first floor. The roof is hipped and slated with a central gault brick chimney. The flank walls show flint construction and render.



***Reason for inclusion***

*Building of local architectural and historic interest, which clearly illustrates important aspects of the social history of the town.*

**10. The Sycamores, no.43 Kneesworth Street (see photo above)**

Effectively designed gault brick building in Flemish Bond with mansard plain clay tiled roof. Patterned frieze to eaves, string course and gables of dormers. Decorative heads to sash windows, with no glazing bars.

***Reason for inclusion.***

*Building of particular architectural interest which is important locally for its special architectural design and decoration.*

**11 & 12. Royston Museum and no.5 Lower King Street**

The Museum gault brick building in Flemish Bond constructed in 1879 as a Sunday School for the Congregational Church situated further down the street. It is set back from the street with no.5 (the caretakers house, built in 1901) situated directly onto the pavement to one side creating an enclosed front courtyard. Both buildings are orientated to have gables facing towards the street. The buildings are also very similar in design, constructed of gault bricks and are strongly unified to form an attractive grouping within the street. Classical elements form the design with the gabled end of no.5 appearing as a pediment with pilaster to the corners. Dentilation is used to divide the upper and lower floors of both of the buildings as well as to decorate the eaves and chimneys. The windows are timber vertical sliding sashes mainly of two panes over two panes, but also three panes over three with proportions all matching. The large central external chimney-breast to the Museum is an interesting and important feature to its façade. The chimney has a window inserted at ground floor level and the date plaque at first floor level. The roofs are of slate complementing the design and grouping of the two buildings.



**Reason for inclusion:**

*Buildings of local architectural and historic interest, which clearly illustrate important aspects of the social and religious history of the town in an effective design with good quality details and in materials strongly characteristic of the town, particularly the area in which it is situated. The arrangement and grouping of the two buildings in relation to each other also form part of their special local interest.*

**13 & 14. Kiln House Yard, Baldock Street.**

Kiln House Yard is a courtyard to the rear of nos.7 & 9 Baldock Street with access provided via a carriageway through the frontage building. It is opposite Upton House and is reputed to have belonged to and formed part of the Brewery. Gault brick buildings of two storey height line the west and north sides of the yard, whilst the eastern side is bounded by a flint and brick wall. The building to the west is a rear range to the frontage buildings and is punctuated by small casement windows. The separate building to the north side is also punctuated by casement windows, but also has a pyramidal form to one end topped by a timber slatted vent.



**Reason for inclusion.**

*Particular building types relating to the brewing trade. They clearly illustrate important aspects of the local industry of the town.*

**15. The Old Post Office, Baldock Street.**

Situated at the entrance to Baldock Street and acts as a focal building, particularly in relation to The Cross. It is a large 2-storey building with a

hipped roof and a symmetrical façade following the Classical Style. It is constructed of gault bricks with a plain clay tiled roof. The principal façade faces onto Baldock Street with a central doorway with semi-circular arched windows to the ground floor and sashes under flat gauged brick arches at first floor level. The Post Office was constructed in 1930's in the side garden to Upton House originally occupied by the Medieval Hospital of St John and James of Jerusalem.



***Reason for Inclusion:***

*The building acts as a focal point within an historic street scene or setting. It is an effective design, which complements its important location within the town.*

**16. Abbots Yard, Upper King Street.**

This yard dates to the 19<sup>th</sup> century and was constructed by Hesman Abbott, founder of the Abbots and Sons (notable upholsters and furnishing firm within the town). The building accommodated this business and was 3 storeys and constructed of gault brick with a slate roof. The building is three storied and a carriageway provides access to a small central courtyard.



***Reason for inclusion.***

*Particular building type, which represents important aspects of local industrial and commercial history of the town.*

**17. Outbuilding, Upper King Street.**

Flint constructed outbuilding with gault brick gable frontage facing directly onto the street. Loft door at gable apex into the roof space. Double side hung timber planked doors to ground floor.



***Reason for inclusion.***

*Particular building type illustrating important aspects of the industrial history or the town and the use of flint for such a building.*

**18. Masonic Hall, Jepps Lane**

The Masonic Hall is constructed of gault bricks with a plain clay tiled roof. It has semi-circular headed vertical window openings with metal small paned windows. It was formerly the Sunday School of the John Street Congregational Church 1843-1922. The Church originally stood opposite, but was demolished in the 1960s.



***Reason for inclusion:***

*Building of particular local interest, which clearly illustrates important aspects of the social and educational history of the town.*

**19. Mill Warehouse, Jepps Lane**

Mill warehouse has a hoist door at first floor level and limited openings. It faces out onto the square at the end of Jepps Lane and is visible along Market Hill. It is weather boarded with a slate roof. Its name and design suggests its use for the storage of corn.



***Reason for inclusion.***

*Particular building type with strong industrial character that clearly illustrates important aspects of the industrial history of the town.*

**20. Barn at the rear of nos. 6 & 8, Melbourn Street.**

This building is timber-framed and weatherboarded and visually forms a pair with Katherine's Barn (a timber-framed outbuilding with rendered panels and considered to have once formed part of the palace complex). Both have plain clay tile roofs.



***Reason for inclusion***

*The building is a good example of a timber-framed outbuilding within the town. Both buildings are an important part of the layout and industrial history of the town as well as having possible historic connections with the palace.*

**21. Former Stables, rear of Lanterns, Melbourn Street.**

Former stable buildings to Banyers, symmetrical in design and dating to the mid-19<sup>th</sup> Century. Constructed of gault bricks with slate roof and decorated ridge. Formed by three gabled ranges arranged to form three sides of a square and open to the front. Gabled roofs with

decorative verge boards to front projections and arched windows with 'Y' timber details and red brick heads.



***Reason for inclusion.***

*Particular building type of effective design with strong historical relationship with Banyers an adjacent listed building.*

**22. Town Hall, Melbourn Street**

Built in 1855 on the site of the turnpike tollgate cottage. It served first as the Royston Institute, containing an assembly room and smaller rooms for evening education of 'mechanics', i.e. workmen, before the universal education acts. The newly formed Royston U.D. Council bought it in 1900 on a 60-year loan to be the Town Hall. The Institute was built under the patronage of the Earl of Hardwicke and there is a small bust of him on the façade.



***Reason for inclusion:***

*The building acts as an important focal point within the town. The building is of particular local historic interest, which clearly illustrates important social and educational aspects of the town. The building is of particular local architectural interest important for its special architectural design.*

**23. Former Royston National School, Fish Hill**

The National School was built in 1886 for the children of Church of England families of Royston. It is a flint building with gault brick

dressings and chimneys. Its location between Fish Hill and Market Hill results in it fronting and contributing to both streets. The school provides a strong building line to both streets and has an enclosed courtyard facing onto Market Hill. The angled chimneys in gault brickwork at regular positions along the eaves make a particular architectural contribution. The use of flint is a characteristic within the town and is emphasised on the building's Market Hill elevation.



***Reason for inclusion:***

*Building of local interest to the social and educational history of the town constructed in local materials strongly characteristic of the town.*

**24. The Priory, Fish Hill**

Built on the site of the domestic buildings to the original priory. Kingston relates to a description of the house in 1578 which reveals that the plan was substantially the same as the monastic buildings. Kingston also relates to Cole the Antiquities visit in 1747, where he reveals that some interesting old relics of the old house '.... wch was pulled down of late years to make up that which is now inhabited...' were still preserved in the new. It is largely 18<sup>th</sup> century, with some use of earlier materials, however it was greatly re-modelled in the 19<sup>th</sup> century. The rear and side elevations facing onto Fish Hill are constructed of red brickwork of a mixed age with inserted timber sash windows. The front elevation has projecting gabled range to one end and a central front door with two full height bays windows to either side.



***Reason for inclusion:***

*Building of particular local historic interest, which clearly illustrates important aspects of the historic development of the town.*

**25. The Market Hill Rooms, Fish Hill**

The Meeting rooms were built in 1840 as the British School for the children of Non conformist families, in Royston. The building occupies a corner plot, abuts directly onto Fish Hill and faces towards the Market Place. It is a gabled building with slate roof and constructed of gault brick with rendered and painted sections. It has a tall octagonal gault brick chimney to the rear of the roof and a pair of vertical window openings to the front elevation, which probably originally accommodated sashes. Flint also forms part of the construction of the single storey elements and a boundary wall to the north.



***Reason for inclusion:***

*Local interest to the social and educational history of the town.*

**26. No.41 Market Hill**

Late 18<sup>th</sup> century building with a facade constructed of clunch but faced with Cambridge white bricks in the 19<sup>th</sup> century. Render also evident and with hip slated roof. The building was at one time the manse for ministers at the John Street Congregational Chapel. The façade is symmetrical with a central door and identical timber sliding sash windows arranged either side and above at first floor level. Chimneys project out of the end hips, one of which is comprised of three octagonal stacks. The sides of the building are rendered.



***Reason for inclusion:***

*Building of local architectural interest forming part of an effective group of buildings within the town.*

- 27. Old court, police station and police sergant's house, Priory Lane**  
Built in 1883, these buildings form an important part of the town's history. They are an attractive group of buildings of similar design and materials, constructed of gault bricks with red brick and terracotta dressings, and with small paned casement windows. Unfortunately the railings to the front wall no longer exist.



***Reason for inclusion:***

*Buildings of particular local historic interest, which illustrate important social aspects of the town and are effectively designed as a group. The corner location of the Sargent's house renders it a feature building.*

- 28. Edge Barn rear of 48 High Street.**  
This building is typical of the arrangement of buildings at the rear of some plots in the conservation area. It is a large outbuilding, which is aligned to follow the narrow elongated forms of the plot relating to the Medieval layout of the town. The outbuilding has stepped ridge and has a dark-stained, weather-boarded finish. The building reflects the utilitarian past uses of the rear plots within the town.



***Reason for inclusion:***

*A good example of a particular building type, which clearly illustrates important aspects of the industrial history of the town.*

**29. Warren House, no.12 The Warren**

Warren House is a white brick house dating to the early 19<sup>th</sup> century with an addition to the side dating to the latter half of the same century. The earlier part of the house is a symmetrical building with central door and flat canopy over. The windows are small paned vertically sliding sashes positioned either side of the door with the first floor windows aligned above the openings below. The later addition is a 3-storey gable facing towards the road. It is constructed of similar materials and the windows are centrally positioned sashes with semi-circular heads. Carved wooden brackets support the overhang of the roof.



***Reason for Inclusion:***

*This building, together with no.14 The Warren, contribute positively to the appearance of the conservation area and compliment one another in terms of materials, architectural details and position.*

**30. No.14 (Upper Warren), The Warren**

Upper Warren is a white brick house with plain clay tiled roof in an Arts & Crafts style with large gabled roofs with tile hanging, small paned casement windows and dominant chimney stacks.



***Reason for Inclusion:***

*This building, together with Warren House, contribute positively to the character and appearance of the conservation area and compliment one another in terms of materials, architectural details and position.*

**31. No.1 Barkway Road (former Cottage Hospital).**

The Cottage Hospital was erected in 1869 from endowments from public subscriptions. In 1924 another hospital was built and no.1 subsequently became a private home. The building is 'L' shaped in form and constructed of brick and painted. The roof is of slate and carved timber verge boards decorate the end gables.



***Reason for inclusion.***

*Building type that clearly illustrates the social history of the town.*

**32. Catholic Church of St Thomas of Canterbury, Melbourn Road**

This building has sharp white rendered walls with small effective arched window with small panes to upper level of façade. The roof is gabled with fish scale tiles. Gabled end facing onto the road has central door with pediment and upper floor circular window.



***Reason for inclusion:***

*Building of local historic interest that clearly illustrates important aspects of religious history within the town as well as a building of special architectural design rare in a rural market town context.*

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### Statement of consultation and process

20 <sup>th</sup> December 2006	Royston & District Committee
16 <sup>th</sup> January 2007	Cabinet meeting
20 <sup>th</sup> January 2007	Public exhibition at Royston Town Hall
22 <sup>nd</sup> January 2007	Royston Town Council
6 <sup>th</sup> February 2007	Royston Town Centre Strategy Workshop
7 <sup>th</sup> February until 2 <sup>nd</sup> March 2007	Exhibition at Royston Library
14 <sup>th</sup> March 2007	Royston & District Committee
27 <sup>th</sup> March 2007	Cabinet meeting

In addition, there was local publicity, entry on the District Council's website and letters  
were sent to various interest groups 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)