

Heritage Statement – Signage & Awnings

July 2025



The Red House, 78 High Street
Codicote SG4 8XD

INTRODUCTION

An application for is being made to Hertfordshire District Council for consent to install signage and projecting awnings on the front elevation of the Grade II listed structure known as The Red House in the village of Codicote. This Heritage Statement is appended to the application to outline the proposed changes, set out the significance of the building and justify them in the context of its historical importance.

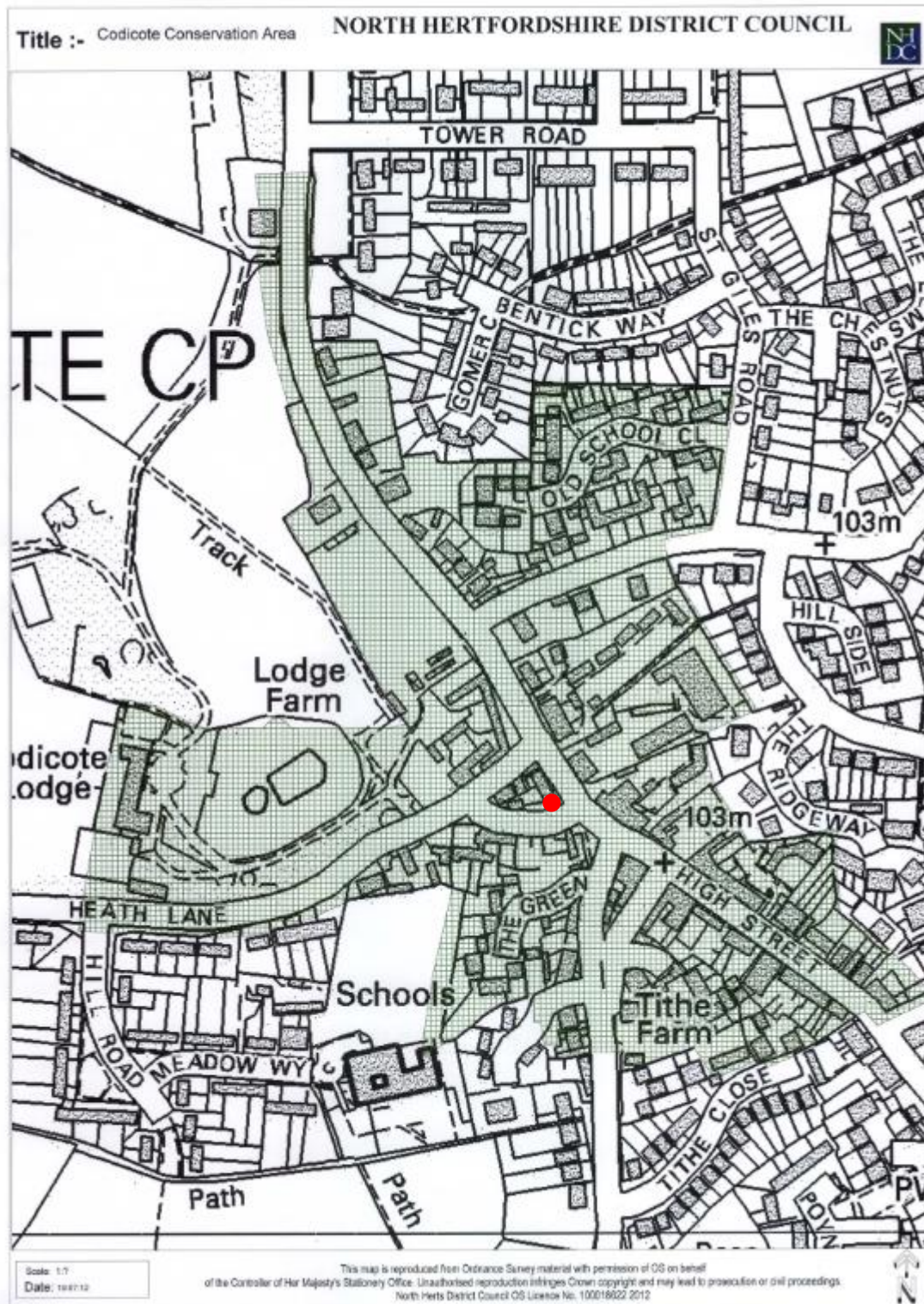


Aerial photo with plot indicated

THE SITE

The Red House is located at No. 78 High Road in the Hertfordshire village of Codicote. The building faces the main commercial street of Codicote with its left flank abutting a small lane connecting to Heath Lane. The main 2 storey brick building is augmented by a single storey, modern built brick double garage at the rear of the plot accessed from the lane and a utilitarian storage shed built of concrete block. An amenity garden of modest proportions featuring several mature trees is situated between the 2 buildings. The Red House sits at the northern tip of the original village green, which was the probable location of the medieval market, with the most prominent local buildings facing it including the original George & Dragon Inn, The Pond House and The Goat Pub all facing. Most of the local shops are situated just to the South. The property was Grade II listed in 1984 by Historic England which notes these details:

House, shop and office. C17 timber framed core. Earlier C18 red brick exterior. Plain tile roof, hipped on S. 2 storeys. 1st floor has 3 original oak cross-bar windows with square leaded lights. Floor band. Ridge chimney stack near S end with joined square shafts. C18 brick and timber frame lean-to at rear forming catslide roof. Modern shops.



Codicote Conservation Area map with plot indicated

The property forms part of the Codicote Conservation Area designated by North Hertfordshire District Council in 1970. The village appears in the Domesday Book and featured a market in the mid 13th century. The Conservation Area comprises the core of the original village and radiates out from the village green along the arterial roads. The remnants of the historical village are largely built of red brick structures with tiled roofs. The Red House features on the left side of Key View 4 from the Character Appraisal excerpted on the following page:



KV4: From outside The Pond House, looking north-west along High Street showing large central buildings with the village green on the left.

Key view 4 from the character appraisal

The Red House is a 3 bay, double storey brick building with a steeply pitched, hipped ended tile roof presenting to its corner plot and a catslide monopitch extending down to the ground floor eaves to its rear. A primary double chimney rises above the roof at the apex of the hip with separate modern chimneys on the rear slope. A gable faced glass bay is located centrally on the garden face. To the front a central door is flanked by shop windows to either side with 3 vertical windows above.



Views of plot from front, side lane, garage face and rear cat slide



Views of the storage block and of the garage from the garden

The Codicote History Society notes that in the early 19th century The Red House housed a grocer's run first by the Hill's then the Lawrence's with both families featured in chapters of their publications. By the 1920s it housed a barber's and boot shop, and subsequently became a newsagent's. That use continued for 40 years until the present owners acquired the building in a deteriorated state which precluded continuing use until refurbishment can take place.

The upper parts of the building would most likely have carried on in residential use and indeed it is noted on the Council Tax list as a residential maisonette although records indicate that it has been empty for some years. The presence of fitted kitchen in 1 of the 3 upper rooms supports this use as does the bathroom located at the ground floor entrance to this accommodation.



A blue plaque from the Heritage Lottery Fund on the front elevation of The Red House identifies the significance of the listed building and augments it with the arcane fact that the prominent London architect Charles Holden lived there from 1902-1907 when he would have been in his late 20s. He is of course best known for his many stations for London Transport from the 1920-30s and the Senate House of the University of London.

Heritage Lottery Fund plaque

ASSESSMENT OF DESIGN PROPOSALS

The new owners of the Red House are locally based and their primary aim is to return the building to a state which will serve the community. A number of local housing developments are currently underway which will augment local residents and increase the need for a range of local sustainable services in Codicote. Their vision is to provide a community café at ground level of the primary building with a self-contained rental flat at 1st floor. Renovations to the garage block will provide a wellbeing studio space. Altogether these proposals would strongly contribute to supporting an active and healthy community.

The current application seeks approval for modest signage elements to promote and identify the new use of the ground floor café. The elements are confined to the front elevation facing the High Street and make use of alterations which have been historically made to the structure. These include the large timber framed glass windows either side of the main glass entrance door, all of which will simply be refurbished. The existing painted timber signage fascias above each of the windows will be retained and refurbished with vinyl signage panels affixed with the Logo and name of the new café replacing the existing shop signage. A projecting sign will replace the largest of the 3 existing projecting signs with the smaller 2 ones removed and the brickwork made good from the bracket fixings. The graphic design of the new business takes inspiration from the historical name of The Red House in a clean, modern and attractive way.



Photograph of existing building showing existing signage features



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PROPOSED FRONT ELEVATION - AWNINGS CLOSED

1 : 50

The proposal also includes a proposal for projecting roller awnings mounted in metal housings on each of the fascias panels above the 2 windows. Fully extended these awnings would provide shelter from sun and rain for a suite of small moveable tables to be set on the pavement which features generous depth across the frontage of the property. The pavement slopes significantly away from the building face to the curb line and the placement of the tables would leave more than adequate space for passing pedestrians. Additional signage identifying the business will be printed onto the vinyl awnings themselves and on the vertical drop edge which will hang in front of the rod stiffener.



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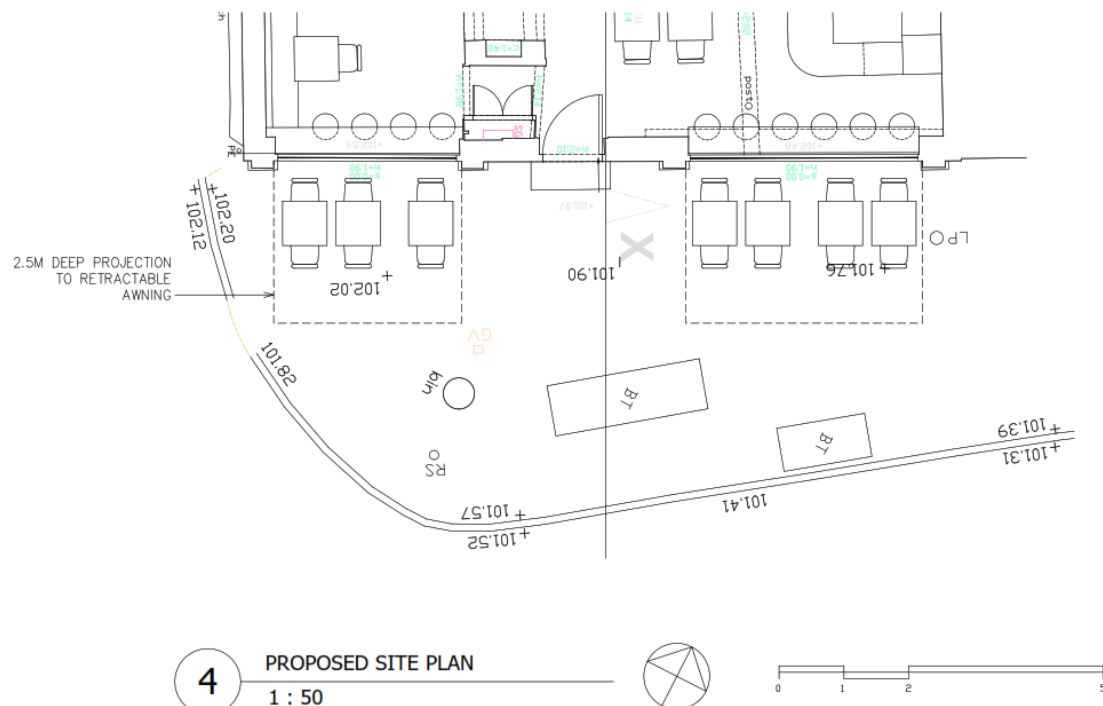
PROPOSED REAR ELEVATION - AWNINGS OPEN

1 : 50



Example of proposed awning system

The proposed awnings are a typical feature of traditional shop fronts which can positively enhance the appearance of the listed building. No structural alterations would be required to the fabric of the structure and so the awnings can be considered as temporary elements which could be easily removed in the future if the purpose of the building should change. None the less, the historical records suggest that commercial use has been a long term feature which should logically be retained and enhanced both for the integrity of the property and the viability of the village of Codicote. Awnings are also a typical feature of the village with several others at shops on the High Street.





Examples of other Codicote Village shops featuring awnings