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DISTRICT COUNCIL



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North Hertfordshire District Council

Hinxworth

Conservation Area Character Statement



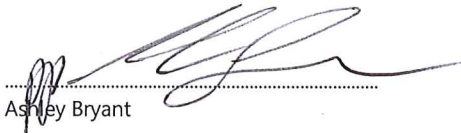
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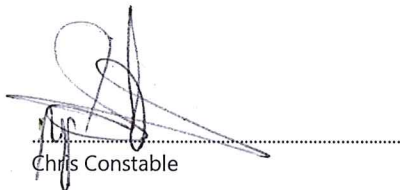
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1. Background

1.1 Introduction

1.1.1 Hinxworth Conservation Area was designated by North Hertfordshire District Council in 1970 and its boundary has not been amended since. The boundary includes the historic settlement core of the village focused along the High Street, Ashwell Road, Chapel Street and New Inn Road.

1.1.2 This report has been produced for the purpose of appraising the character of Hinxworth Conservation Area. It includes a character assessment highlighting key features, a statement of special interest, a list of designated heritage assets, undesignated heritage assets and key views within the Conservation Area, and opportunities for improvement. It is accompanied by an annotated map of the Conservation Area which can be found in Appendix A. This report does not consider potential boundary changes in the Conservation Area.

1.2 Setting of Conservation Area

1.2.1 Hinxworth lies at the northern border of Hertfordshire with Central Bedfordshire, on a slight rise in the landscape between Ashwell and Biggleswade. The Conservation Area is bounded to the south-west by 20th century housing and to all other sides by open fields. The setting of the Conservation Area, characterised by agricultural land and tree and hedgerow planting, make a significant contribution to its rural character.

1.3 Historical Development

1.3.1 Hinxworth is referenced in the Domesday book as *Haingesteworde* as being a relatively large settlement with ploughland and meadows in the hundred of Odsey (Open Domesday 2019). The ownership of Hinxworth was divided between three individuals. The name is thought to mean 'enclosure where the stallions are kept' (Mills 2011).

1.3.2 Hinxworth appears to retain elements of medieval settlement, including that of a possible homestead moat (outside the Conservation Area). The moated site south-east of the church, rectory and adjacent farm may have provided a focus for the surrounding agricultural area. The medieval village developed along roads extending from this core along High Street, Ashwell Road, Chapel Street and New Inn Road. The present Church of St Nicolas (1347342) has 14th century origins and the remainder of the buildings in the village appear to be post-medieval.

1.3.3 The site of a former medieval manor house, Harvey House, which was demolished in 1863 is located immediately north of the Conservation Area on Ordnance Survey mapping (National Museum of Scotland 2019). Buildings are shown at this location on the 1804 Ordnance Survey Drawing (British Library 2019).

1.3.4 The manor house at Hinxworth, Hinxworth Place, was originally constructed in the late 15th century and is located away from the village and does not form part of the Conservation Area (Victoria County History 1912).

1.3.5 Across the Conservation Area there is evidence of early and later post-medieval building. The village comprised multiple farmsteads dotted around the village with the majority of amenities located on High Street. The village remains essentially unchanged on Ordnance Survey maps from the late 19th to mid-20th century, except for housing to the south of High Street built in 1930s or

1940s (National Museum of Scotland 2019). Toward the end of the 20th century a small housing estate was established along Homefield (to the rear of what was Middle Farm), extending north off High Street, which continues beyond the Conservation Area boundary. These developments represent infilling of existing built up area.

2. Character and Special Interest

2.1 Character

- 2.1.1 The current layout of Hinxworth Conservation Area continues to reflect the pattern of medieval settlement and has developed little since the post-medieval period to present. This includes the well bounded church and former rectory, and converted farmhouses and cottages along the High Street, Chapel Street and New Inn Road.
- 2.1.2 The buildings within the Conservation Area are primarily residential, though some have had former functions including a chapel on Chapel Street and possible forge on High Street, evident in the surviving building fabric and/or name.
- 2.1.3 There are a number of timber-framed buildings in Hinxworth, particularly to the north along Chapel Street, most of which have 15th or 16th century origins and are commonly rendered (some roughcast) and painted white, light pink or yellow. These include several former hall houses of 15th/16th century date such as Cantlebury (NHLE 1175620) which has a 17th century rear extension and 20th century alterations; Chapel House (1347344) with exposed heavy studwork on the upper floor; White House (1102690) altered in the 17th and 19th centuries (Figure 2.1). The Fir Trees is a house of similar date to the hall houses, with a 19th century extension forming an L-shaped plan and a 17th century red brick stack. Other properties include two former farmhouses: Cammocks (1102691) with 15th/16th century origins and a 17th century cross wing to the south-east, and Middle Farmhouse (1347345) built in the 16th century, with a mid-19th century dairy added.
- 2.1.4 Common to these timber-framed buildings are 17th century red brick stacks and red tile roofs. Similar shades of green paint have been used on many of the buildings across the village for architectural detailing such as window and door frames and bargeboards (Figure 2.1). Buildings along Chapel Street are also typically two storeys with steeply pitched tile roofs. Except the Barn at Cammocks (1308276), which is a 17th century timber-framed barn with weatherboarding and thatched half-hipped roof.
- 2.1.5 Along the north end of Chapel Street, the buildings are set back from the roadside within relatively spacious plots (KV2). Those on the west side are well defined with well-maintained hedgerows and tall trees limiting views of these properties. Whilst on the east side, the lack of border or the use of very low fencing and walls around of the gardens of Cantlebury (1175620) and Middle Farmhouse (1347345), together with the presence of a large pond in front of Cantlebury, provide a more open setting and wider views across the street. This is the only body of water visible within the Conservation Area, though remains of the moat are located at the east end of the village. The function of the pond was presumably agricultural, possibly providing drainage. Moving south along Chapel Street the properties become located closer to the roadside, some having small green front gardens leading directly to the road and others fronting directly onto the road (Figure 2.2). There is also a uniformity of scale to the properties along the south end of Chapel Street and adjacent High Street.
- 2.1.6 Chapel Street itself has only short sections of footpath at the southern end. These and the road are edged with stone cobble gullies. The straight form of the road allows long views framed by trees along the northern bend leading to Arnolds Lane or housing along High Street to the south. These views are dominated by the high volume of planting in borders along the road.
- 2.1.7 Along High Street there is a higher density of properties where later housing development has infilled spaces. Building materials used here are more varied reflecting the wider age range of properties along this street (Figure 2.3). Brick buildings are more prevalent, commonly multi-

coloured brick with many being plastered and/or painted yellow or white. There are two timber-framed buildings with textured plaster walls, thatched roofs and brick chimney stacks: the Three Horse Shoe Public House (1308253) is similar to those on Chapel Street being a 15th/16th century hall house, later extended and altered in the 17th century, whilst Gordon Cottage (1102692) is of late 17th construction with one storey and attic, and a front gable with heavy exposed purlins.

- 2.1.8 Similarly, to Chapel Street the generous planting along High Street restricts views of many properties, particularly from the east and west edges of the Conservation Area (KV1). The 19th and 20th century properties at the western end of High Street are set back from the road within more spacious plots often with tall hedged borders. Along here are grass verges. This contrasts with other 20th century properties along the western end of the High Street which either front onto the road or have very small front gardens with low brick walls.
- 2.1.9 A distinct feature of High Street, though only visible in close views due to planting, is the clock tower and war memorial (1102693) erected in 1920 to commemorate those who died in the First World War (Figure 2.4) (Pevsner 2002).
- 2.1.10 There is a distinct difference in the spatial character of the northern (Chapel Street, High Street and Ashwell Road) and southern areas of the Conservation Area. In the north there is very little open space. Outward views are limited, except from Ashwell Road where breaks in the hedgerow allow long views over agricultural fields toward Ashwell, taking in the spire of the Church of St Mary (KV4). Inward views are mixed, with thick hedgerows and trees restricting views of the village on the eastern approach along High Street, whilst the lack of hedgerow and sparse trees on along the northern edge of the Ashwell Road approach allow filtered views of properties along Chapel Street. In the south of the Conservation Area where there is less built development, there are more open inward and outward views, providing more visual connection with the rural setting.
- 2.1.11 Hinxworth House (1308226), formerly the rectory, does not visually contribute to the streetscape within the north of the Conservation Area, due to the surrounding wall and vegetation which obscure views from the north and east (KV4). The exception to this is where an area of significant green space within the south of the Conservation Area allows partial views of Hinxworth House (1308226) together with the tower of the Church of St Nicolas (1347342) (KV6). The historical function of this green space remains uncertain but along the road's edge is a line of trees which are also seen on the 1882 Ordnance Survey map (National Museum of Scotland 2019) (Figure 2.5). The church itself is heavily screened (Figure 2.6), with only close views possible from within the churchyard or through trees from the south, which minimises its visual contribution to the Conservation Area.
- 2.1.12 Hinxworth has limited street furniture. There is a cast iron streetlamp at the north end of Chapel Street. Wooden telegraph poles are located across the Conservation Area with connecting black cables. At the corner of Chapel Street and High Street there is a concrete bollard and outside of Forge Cottage and Cantebury (1175620) large roughly hewn stones are used to edge the grass lawns. On High Street and Ashwell Road are modern curved metal lampposts and a black rubbish bin. Modern roadside signs are also present at the junction of Ashwell Road and New Inn Road, one of which negatively affects views of the listed building, Rectory Corner (1102696). Village entry signs are located some distance outside of the Conservation Area, from the east on Ashwell Road near Silverbury Farmhouse, from the west on High Street near the site of the former school and from the south on New Inn Street near The Knole (1102697). The location of these signs reflects the fuller extent of the village, which historically incorporates more space or fields between farmsteads or properties, as opposed to the present-day infilled core of the settlement encompassed by the Conservation Area.

- 2.1.13 Cars parked along sections of the road where properties have no off-street parking affect the views of property frontages and their relationship to the street. Despite off-street parking availability at many properties along High Street and Ashwell Road, vehicles still park on the street.

2.2 Statement of Special Interest

- 2.2.1 Hinxworth Conservation Area includes a post-medieval agricultural village with medieval origins. The Conservation Area does not contain the whole of the historic settlement by excluding the moat east of the Church of St Andrew and the outlying farmsteads or properties such as Bury End. It centres on the village's historic core with the church and former rectory. The Conservation Area contains many architecturally significant buildings, mostly timber-framed with some brick, located along Chapel Street, High Street and New Inn Road.

3. Key Assets and Views

3.1 Designated Heritage Assets

Listed Buildings

List Entry	Name	Grade	NGR
1347342	Church of St Nicholas	II*	TL 23734 40347
1347343	Corner Cottage	II	TL 23478 40582
1347344	Chapel House	II	TL 23515 40653
1347345	Middle Farmhouse	II	TL 23566 40634
1102689	Fir Trees	II	TL 23496 40621
1102690	White House	II	TL 23513 40634
1102691	Cammocks	II	TL 23570 40730
1102692	Gordon Cottage	II	TL 23534 40549
1102693	Clock Tower and War Memorial	II	TL 23577 40525
1102695	Garden Wall at Hinxworth House	II	TL 23676 40455
1102696	Rectory Corner	II	TL 23635 40468
1102697	The Knole	II	TL 23586 40212
1308226	Hinxworth House	II	TL 23669 40397
1175620	Cantlebury	II	TL 23580 40685
1308243	The Cottage	II	TL 23553 40548
1308253	The Three Horseshoes Public House	II	TL 23497 40526
1308276	Barn at Cammocks, Immediately East of House	II	TL 23589 40733
1175686	Dewmead Farmhouse	II	TL 23739 40228
1175703	Rose Cottage	II	TL 23588 40372

3.2 Non-designated Heritage Assets

Buildings of Local Interest

- 3.2.1 Recommendations for buildings to be included on North Hertfordshire's Register of Buildings of Local Interest will be included in the Summary Report at the conclusion of the project.

Buildings or Features that make a positive contribution to the character or appearance of the conservation area

- 3.2.2 The following non-designated buildings are considered to make a positive contribution to the character or appearance of Hinxworth Conservation Area. These buildings have been selected through the contribution they make to the character of the Conservation Area:

- Pastures, Chapel Street
- The Chapel, Chapel Street
- 1 to 3 Temple Cottages, Chapel Street
- The Old Bakery, Chapel Street
- Kingsmead, High Street
- 3 and 4 High Street
- 8 High Street
- Forge Cottage, High Street

3.3 Key Views

- 3.3.1 Several Key Views have been identified within Hinxworth Conservation Area as follows:

- KV1: From the western boundary of the Conservation Area on High Street looking east along High Street
- KV2: From south-west of Cantlebury (1175620) on Chapel Street looking north-east along Chapel Street
- KV3: From the northern end of Chapel Street near the Conservation Area boundary looking south-west along Chapel Street
- KV4: From the junction of High Street, Ashwell Road and New Inn Road looking east along Ashwell Road
- KV5: From Ashwell Road adjacent to the entrance to the Church of St Nicholas (1347342) looking west towards High Street
- KV6: From New Inn Road opposite The Knole (1102697) looking north toward the Church of St Nicholas (1347342) and the former rectory, Hinxworth House (1308226)

4. Opportunities for Improvement

4.1.1 There are a number of opportunities for improvement within Hinxworth which have the potential to further preserve or enhance the special interest of the Conservation Area. These are:

- Consideration should be made for proposals to bury services within the village and remove telegraph poles and services carried at height through the Conservation Area.
- Future development should include provision for off-street parking.

5. Bibliography

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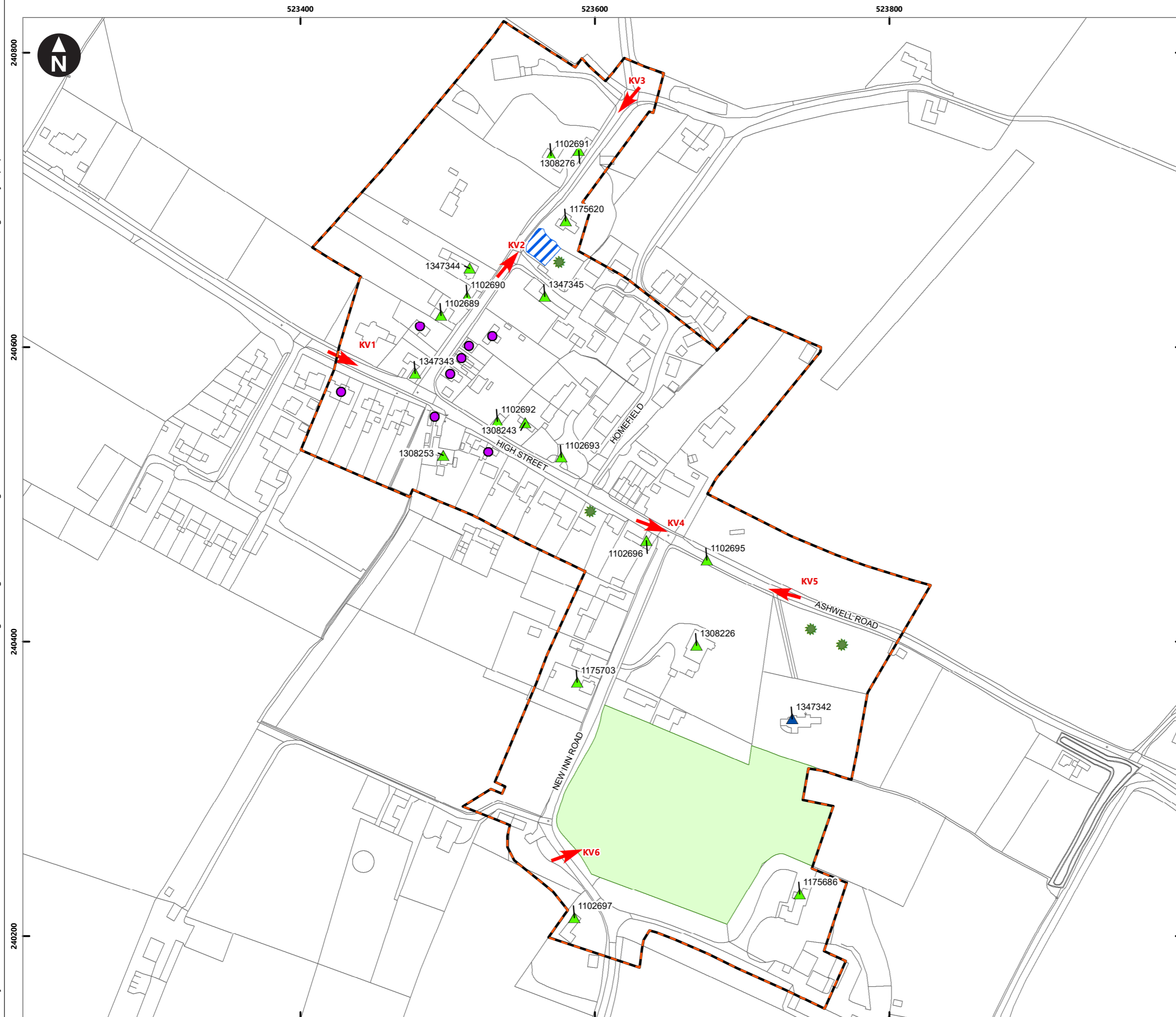


Appendix A

Conservation Area Map



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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space

Note:
The Historic England GIS data contained in this material was obtained on 26/06/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>

0 50 100 150 m
Scale at A3: 1:2,500
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North Hertfordshire District Council
Conservation Area Character Statement

Hinxworth

January 2020

Appendix B Photographs

B.1 Character Photographs



Figure 2.1: The White House (1102690) on Chapel Street.



Figure 2.2: From Chapel Street in front of Middle Farmhouse (1347345). The properties are located closer to the roadside, some having small green front gardens leading directly to the road and others fronting directly onto the road.



Figure 2.3: From High Street in front of The Cottage (1308243) looking east.



Figure 2.4: View of the clock tower and war memorial (1102693) on High Street looking north.



Figure 2.5. Line of Silver Birches along New Inn Road looking north, reflecting a tree line shown on historic Ordnance Survey mapping



Figure 2.6. Northern approach to the Church of St Nicholas (1347342) via footpath and avenue from Ashwell Road.

B.2 Key Views



KV1: From the western boundary of the Conservation Area on High Street looking east along High Street showing the entry to the village from the west and part of the village centre.



KV2: From south-west of Cattlebury (1175620) on Chapel Street looking north-east along Chapel Street showing the more open part of Chapel Street as it runs to the Conservation Area boundary.



KV3: From the northern end of Chapel Street near the Conservation Area boundary looking south-west along Chapel Street towards High Street.



KV4: From the junction of High Street, Ashwell Road and New Inn Lane looking east along Ashwell Road showing the garden walls of Hinxworth House on the right and the view towards Ashwell.



KV5: From Ashwell Road adjacent to the entrance to the Church of St Nicholas looking west towards High Street and the centre of the village, with the walls of Hinxworth House on the left.



KV6: From New Inn Road opposite The Knole (1102697) looking north toward the Church of St Nicholas (1347342) and the former rectory, Hinxworth House (1308226).

