

North Hertfordshire District Council

## Sandon

### Conservation Area Character Statement



## Report for

Helen Leitch  
Landscape and Urban Design  
North Hertfordshire District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire  
SG6 3JF

## Main contributors

James Dixon  
Chris Constable  
Alex Kerr

## Issued by

  
.....  
ip Mike Glyde

## Approved by

  
.....  
Simon Atkinson

## Wood

Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury SY2 5DE  
United Kingdom  
Tel +44 (0) 1743 342 000

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# 1. Background

## 1.1 Introduction

- 1.1.1 Sandon Conservation Area was designated by North Hertfordshire District Council in 1969 and its boundary was amended in 1979. The boundary includes Sandon Bury Manor (NHLE 1102608) and several historic buildings arranged along Rushden Road, centred around the village green and Church of All Saints (1176178). Partridge Hall Farm and Danyells Farm (1102610) occupy the northern and southern edges of the Conservation Area respectively. Payne End extends westwards from the village centre and is fronted by two 17<sup>th</sup> century listed cottages, as well as several modern properties.
- 1.1.2 This report has been produced for the purpose of appraising the character of Sandon 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 Sandon is set within the open landscape of the East Anglian chalkdowns; a visually simple and uninterrupted plateau landscape of smooth, rolling chalkland hills with large regular fields and trees on hill tops. The village is bounded in by large tracts of open agricultural land. Narrow country lanes connect Sandon to scattered outlying villages or isolated farmsteads. The hamlet at Roe Green is situated to the south-west, while to the south-east Rushden Road eventually reaches the hamlet of Green End.

## 1.3 Historical Development

- 1.3.1 The medieval village of Sandon is recorded in Domesday as 'Sandone'. The All Saints Parish Church (1176178) dates to the 14<sup>th</sup> century, a rebuild of an earlier church following a contract between the Dean and chapter of St Paul's and a stonemason in 1348. Non-designated earthworks associated with a possible manorial site opposite the church and the Grade II\* listed moated site at Danyells Farm (1102610), to the south-east of the village, suggest the presence of a small medieval settlement at Sandon. A small collection of 14<sup>th</sup> – 16<sup>th</sup> century pottery was retrieved from the silty infill of the village pond and is regarded as possible evidence for the late medieval occupation of Sandone.
- 1.3.2 The small medieval settlement at Sandon contained a simple layout centred around a village green ('Churchyard Green'), the All Saints Parish Church (1176178) and Sandon Bury Manor (1102608). A late 18<sup>th</sup> century topographical map of the area shows the church sited in the centre of the village, at the junction of Rushden Road (east-west) and Rushden Road (north-south). The map also records the Grade II\* late medieval estate of Sandon Bury Manor occupying a position immediately to the south of the church.
- 1.3.3 The small-scale early post-medieval development of Sandon appears to have been concentrated around two areas: occasional 16<sup>th</sup> and 17<sup>th</sup> houses are visible on the 1760 map centred around the historic village core (e.g. The Forge, 162414), while several additional buildings are scattered across a triangular portion of land to the west of the church, bounded by Rushden Road, Payne End and

Dark Lane. A singular moated site at Danyells Farm (1102610) is recorded to the south-west of the village.

- 1.3.4 A late 19<sup>th</sup> century OS map documents the restrained development of the village, with buildings of this period still centred on Churchyard Green and the triangular area of open ground. The core of 19<sup>th</sup> century Sandon continued to be characterised by the church and manor at Sandon Bury (1102608), with individual farmsteads constructed to the north of the village (Partridge Hall Farm, 1176567) and to the west (the post-medieval buildings built on the junction between Dark Lane and the Drift Way). A village pond is visible on the 1877 1<sup>st</sup> Edition OS map next to the junction between various branches of Rushden Road, close to the church and manor.
- 1.3.5 Residential expansion occurred in the 1920's when a series of Addison houses filled the triangular area of historically open land in between Payne End, Dark Lane and Rushden Road. These divided the area into linear garden plots, combining areas of historic and modern planting. A subsequent phase of late 20<sup>th</sup> century housing has been constructed along the western front of Dark Lane. Although modern development characterises areas to the west of the current Conservation Area, the core of Sandon has experienced relatively little alteration since the medieval period and has retained its historic setting.

## 2. Character and Special Interest

### 2.1 Character

- 2.1.1 Sandon Conservation Area is largely focussed on the historic core of the village, encompassing Churchyard Green, the Church of All Saints (1176178) and Sandon Bury Manor house (1102608). The Conservation Area reflects the early form of settlement dated to the 14<sup>th</sup> century, with a distinctive combination of farmsteads, a manor house and a handful of historic cottages arranged along the north-south branch of Rushden Road. While parts of the Conservation Area exhibit low density housing, modern expansion adjacent to the western edge of the Conservation Area has filled an open triangular space that appears on historic maps. The Conservation Area boundary includes a village green and pond, several paddocks, landscaped gardens and a churchyard. Accordingly, the predominant character of Sandon Conservation Area is that of a historic, rural village, where the key spaces are the low density areas of historic buildings around the village's core and the surrounding agricultural setting.
- 2.1.2 Within the central and eastern parts of the Conservation Area, a small distribution of largely historic houses, cottages and farm buildings are scattered loosely along Rushden Road. The early 17<sup>th</sup> century Partridge Hall Farm (1176567) is situated at the northern edge of the Conservation Area, while the c. 1700 Danyells Farm (1102610) occupies its southern edge. The topography of Rushden Road rises sharply as it enters the village centre from the north. Consequently, the Grade I listed Church of All Saints (1176178) occupies one of the highest points in the village. The non-designated Old Vicarage, early 16<sup>th</sup> century Old Sextons cottage (1347357) and Grade II\* listed Sandon Bury Manor (1102608) are located either side of the church. There are only three buildings found facing onto the green: The Forge (1347384), the non-designated village hall and the Six Bells former public house. To the west, Payne End is included in the Conservation Area due to the presence of two listed post-medieval cottages, Moss Rose Cottage (1176578) and Walnut Tree Cottage (1347363). The 1842 Tithe Map shows a series of houses and outbuildings located at the corner of Payne End and Dark Lane. These were nearly all removed between 1898 and 1923 and replaced with a small number of 20<sup>th</sup> century detached properties. A larger concentration of modern housing exists along the southern side of Payne End which are located outside of the Conservation Area. There is a prevalence of large scale, highly visible, historic buildings, including farm buildings, a church, vicarage and manor house found along Rushden Road. These are arranged in a loose and unorthodox pattern, reflecting the organic development of this part of Sandon. The combination of large and small scale buildings, with some well set back and others established close to Rushden Road's margins, diminishes the perception of a street frontage and consequently enhances both the historic and rural character of the village.
- 2.1.3 At the northern end of Rushden Road, Partridge Hall Farm Cottage displays a visible front elevation sited on a raised bank. The whitewashed, two-storey structure has a steeply pitched roof with distinctive octagonal external stacks (Figure 2.1). A modern detached house situated opposite shares a similar whitewashed front exterior. A pair of low, elongated red and yellow brick barns, part of the Partridge Hall farm complex (1176567) help establish a rural, agricultural setting upon entering the Conservation Area. Along the central portion of Rushden Road, the church and adjacent vicarage predominate, despite being well set back from the roadside. These are established on the highest point in the village. The non-designated Old Vicarage is a substantial two-storey red brick structure. The Church of All Saints (1176178) is notable for its oversized red brick tower buttresses, added in the 17<sup>th</sup> century (Figure 2.3). These continue the theme of expansive, highly visible buildings established in this part of Sandon Conservation Area.

- 2.1.4 Sandon Bury Manor (1102608) is located immediately to the south of the church (Figure 2.4). Its construction was recorded in 1661, though it likely replaced an earlier medieval structure. The manor has two storeys and attics, though it was extended and altered in the 19<sup>th</sup> century with the front elevation raised to three storeys. The manor includes five bays, is double depth and has a steeply pitched hipped slate roof, with large French windows on the ground floor. Although the manor house is virtually inaccessible from the green and roadside, it is highly visible from the adjacent churchyard. Additional parts of the manorial complex include an associated dovecote (1176655), farm buildings (1347385), stable block and coach house. A large 13<sup>th</sup> century aisled barn (1102609) was used for grain storage and is surrounded by modern brick and stone farm outbuildings. The manor and farm complex of Sandon Bury occupy a significant proportion of the Conservation Area and positively contribute to the rural, agricultural character of Sandon.
- 2.1.5 At the southern edge of the Conservation Area, Danyells Farm (1102610) is set back from the western side of Rushden Road. It is a c. 1700 rebuild of an earlier moated homestead, with two storeys and an attic. The house is double depth, with a four windowed front, a half hipped tile roof and a central three light hipped dormer. The building is highly visible with a symmetrical front elevation facing Rushden Road which has been established on lower ground comparative to the lane.
- 2.1.6 An exception to the large buildings established along Rushden Road is the early 16<sup>th</sup> century Old Sextons former church house (1347357), situated adjacent to the church grounds and facing onto the green from the east (Figure 2.2). This cottage is jettied to three sides, with small one and two light casements. Its modest appearance is easily distinguishable from the surrounding farm and manorial buildings.
- 2.1.7 A pair of historic cottages also front Payne End, in the western part of the Conservation Area. Walnut Tree Cottage (1347363) is a 17<sup>th</sup> century property with a steeply pitched thatched roof, a red brick axial ridge stack and two small distinctive triangular bay windows (Figure 2.6). Moss Rose Cottage (1176578) is a small, one and a half storey thatched cottage with a small gabled entrance porch. Both positively contribute to the rural, cottage-style character of this part of Sandon. These are surrounded, however, by several two storey detached houses which front the northern side of Payne End. These are contemporary with the multiple 20<sup>th</sup> century phases of residential development encountered immediately outside the south-western boundary of the Conservation Area.
- 2.1.8 Most of the historic buildings situated along Rushden Road and around the green are timber-framed on a brick base and roughcast. This includes The Forge, Danyells Farm (1102610), Old Sextons (1347357) and Partridge Hall Farm (1176567). Many of the historic buildings, as well as several of the modern houses, are also whitewashed, providing an element of consistency to the Conservation Area. A pair of historic cottages along Payne End (Moss Rose Cottage, 1176578 and Walnut Tree Cottage, 1347363) are also timber framed, roughcast and painted white. The coherent whitewashed appearance also serves to enhance those structures which display brick exteriors: namely, the Old Vicarage and Sandon Bury Manor, the latter of which exhibits Flemish-bonded red brick designs.
- 2.1.9 There are several areas of green space present within Sandon Conservation Area. The foremost being the village green, a tract of mowed grass situated in the centre of the Conservation Area. Although representing one of the few open, public areas in Sandon, the green still feels small and relatively enclosed, bounded by mature trees and the two branches of Rushden Road. The green also acts as a division between the rural and peaceful parts of Sandon along Rushden Road and the more populated areas to the west. The green itself is separated from agricultural land to the north by a thick line of veteran trees. The village green is central to the rural setting of the Conservation Area and contributes positively to the rural character of this area.

- 2.1.10 There is also additional green space interspersed between the well-spaced out properties and characterising the generous plots along Rushden Road. For example, the sizeable churchyard and the landscaped gardens of Sandon Bury Manor (1102608), as well as a series of paddocks and farmland to the north of Six Bells and The Vicarage. The landscaped gardens of Danyells (1102610) to the south contain the waterfilled remains of a homestead moat which has been preserved as a well-kept ornamental feature. These green spaces provide a contrast to the more urbanised areas along Payne End, Dark Lane and Rushden Road, in the western part of Sandon. The surrounding tracts of farmland, often visible over low hedgerows, provide the setting for the Conservation Area. It frames the church, the village green and historic buildings, therefore retaining the form of the historic core of Sandon.
- 2.1.11 Many mature trees provide an almost continuous coverage along the eastern boundary, clearly delineating the edge of Sandon Conservation Area and serving to separate the historic core from surrounding agricultural land. A line of veteran trees defines the back of the churchyard, as well as forming a distinctive avenue of trees leading out of the Conservation Area to the north-east. The trees serve to create a peaceful, rural environment to the church and churchyard areas. Additional trees enclose the northern and southern parts of Rushden Road, clearly discerning it as a countryside thoroughfare. The border of Danyells Farm (1102610) is demarcated by several mature trees, establishing a sense of isolation and separation from the surrounding open farmland and the village of Sandon to the north. Trees also enclose parts of Payne End creating a narrow, funnelling affect, marking the transition from the open, more rural area of the green and historic village core, towards the 20<sup>th</sup> century development areas of western Sandon. The highly visible, mature trees of Sandon, therefore, contribute significantly to the rural setting of the Conservation Area.
- 2.1.12 The extent of Rushden Road running north-south through the village is another key element of the Conservation Area. It is shown on the 1<sup>st</sup> Edition OS map as a central component to Sandon, connecting the village with outlying farms and settlements. Unlike the modern housing that has been established along secondary roads such as Payne End, there has been a prolonged continuity of occupation along Rushden Road. The juxtaposition of large buildings well set back from the roadside (e.g. Church of All Saints, 1176178, the Old Vicarage, Sandon Bury Manor, 1102608) and smaller cottages and houses situated directly on its margins (e.g. the Six Bells and Old Sextons, 1347357) creates a distinct lack of any uniform frontage and enhances its historic charm. There are an absence of kerbs and paving along its margins, which are instead characterised by soft margins and thick planted domestic boundaries. There are a small number of pieces of street furniture centred around the green, including an old-style village sign and signposting, a red telephone box and letter box and a wooden bench facing the pond. These can be regarded as contributing positively to the historic and rustic character of this core area of Sandon.
- 2.1.13 Payne End is a secondary thoroughfare running east-west across the village green. Its deliberate sunken elevation results in the road being rendered almost invisible in uninterrupted views across the flat plane of the green. Houses situated along its western extent, on its northern side, are well set back, and often screened, by domestic planted boundaries, consistent with the rural setting of the rest of Sandon Conservation Area.



## 2.2 Statement of Special Interest

- 2.2.1 The eastern part of the Conservation Area includes several distinctive historic buildings – Sandon Bury Manor (1102608), Church of All Saints (1176178), Danyells Farm (1102610), the Old Vicarage, Old Sextons (1347357) – arranged along the north-south branch of Rushden Road. Most of the buildings are large, imposing properties with well-spaced out and expansive plots. These are often set back from the roadside yet remain highly visible due to their scale and elevation. The setting of Rushden Road is predominantly rural and agricultural, emphasised by the narrow country lane and extensive lines of mature tree planting delineating landscaped gardens and farmland. This is reinforced by an open village green and pond occupying space in the centre of the village.

## 3. Key Assets and Views

### 3.1 Designated Heritage Assets

#### Listed Buildings

List Entry	Name	Grade	NGR
1347357	Old Sextons	II	TL 32199 34490
1176655	Dovecote about 40 metres south-west of Sandon Bury	II	TL 32241 34435
1176178	Church of All Saints	I	TL 32237 34526
1347363	Walnut Tree Cottage	II	TL3192434509
1176567	Partridge Hall Farm Cottage	II	TL3210834684
1102608	Sandon Bury	II*	TL3224934486
1102609	Wheat Barn	II*	TL 32289 34462
1102610	Danyells	II*	TL 32385 34210
1307799	Potato Barn	II	TL 32337 34455
1347384	The Forge	II	TL 32153 34418
1176578	Moss Rose Cottage	II	TL 31855 34489
1347385	Outbuilding about 10 metres north-west of Sandon Bury	II	TL 32230 34494

### 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 of Sandon Conservation Area.

- The Six Bells, Rushden Road

- Farm buildings at Partridge Hall Farm

### 3.3 Key Views

3.3.1 There are several significant views within the Sandon Conservation Area, as follows:

- Looking east along Payne End toward the green. This view includes the funnelling effect of Payne End created by a series of veteran trees enclosing the lane before entry to the green. The wide grass verges and the screening effect of boundary trees, on the left, is clearly visible (KV1);
- Looking east along Rushden Road toward the green. The view includes the elevated position of Church of All Saints (1176178) and Sandon Bury Manor (1102608), to the right. The historic buildings and veteran trees provide an aesthetically pleasing backdrop to the open green in the foreground (KV2);
- Looking east across the green toward the Church of All Saints (1176178). The combination of open green space and the organic arrangement of historic buildings and bounding veteran trees, enhances the rural setting of centre of Conservation Area (KV3);
- The approach into the Conservation Area from the south. The key view clearly illustrates soft road margins and enclosing effect of the veteran trees and thick hedgerows along Rushden Road, positively contributing to the rural setting of Sandon (KV4);
- Looking west out the churchyard. The key view includes the lychgate, to the right, and the early 16<sup>th</sup> century jettied Old Sextons (1347357), which fronts Rushden Road (KV5);
- Looking south-west across the churchyard. This key view is from the thick tree boundary line of the churchyard, which creates a peaceful and rural environment. The extensive, red brick buttresses are visible on the church tower (KV6);
- Looking north-east along a distinctive avenue of trees that exits the Conservation Area along a footpath in the northern part of the churchyard (KV7); and
- Looking north out of the Conservation Area along Rushden Road. The farm buildings and cottages that comprise Partridge Hall Farm (1176567) are visible occupying the juncture of Rushden Road and an unnamed lane (KV8).

## 4. Opportunities for Improvement

4.1.1 There are several opportunities for improvement within the Sandon Conservation Area, as follows:

- There is an opportunity to enhance and maintain the presentation of the historic pond (Figure 2.7) which occupies a central position within the village.
- The loss of trees or hedging for parking access or increases of areas of hard standing within the Conservation Area, especially along the northern side of Payne End, should be resisted.
- Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to Rushden Road and its character as a countryside thoroughfare is discernible.
- Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments.



## 5. Bibliography

Online mapping from National Museum of Scotland <<https://maps.nls.uk/>>

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Victoria County History. 1912. *A History of the County of Hertford: Volume 3*. London: Victoria County History

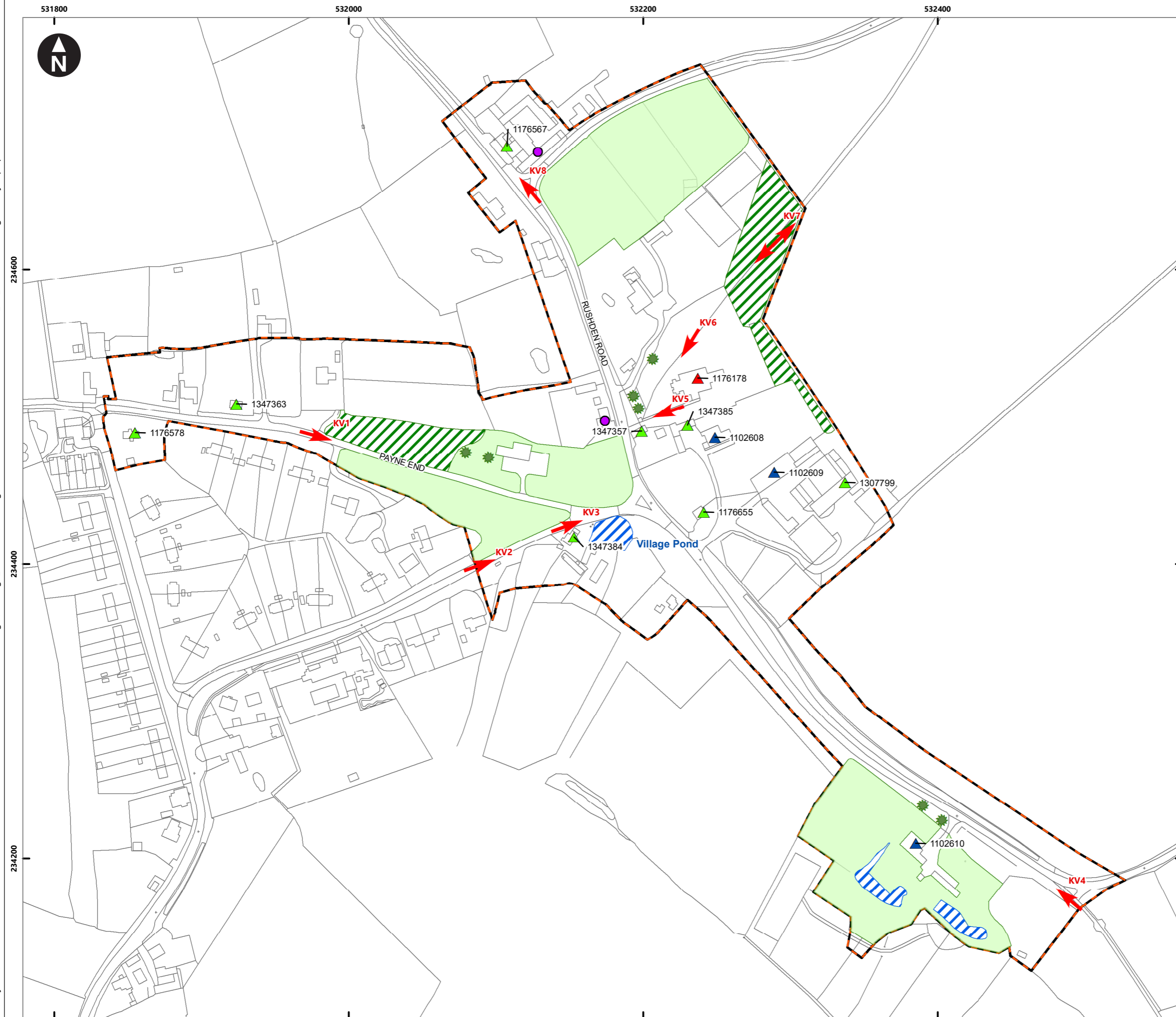


# Appendix A

## Conservation Area Map



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- Key
- Conservation area
  - Listed Buildings**
  - Grade I
  - Grade II\*
  - Grade II
  - Scheduled ancient 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 12/04/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>

0 25 50 75 100 125 150 m  
Scale at A3: 1:2,500  
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Client

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**



North Hertfordshire District Council  
Conservation Area Character Statement

**Sandon**

October 2019



# Appendix B Photographs

## B.1 Character Photographs



Figure 2.1 View of the low, red brick barn associated with Partridge Hall Farm fronting an unnamed lane entering the Conservation Area from the north-east. The octagonal external stacks of Partridge Hall Farm Cottage (1176567) are in the background, on the right (looking west).





Figure 2.2 Image showing the substantial buttressing of the church tower, behind the lychgate. The early 16<sup>th</sup> century timber-framed Old Sextons (1347357) occupies the front of Rushden Road. Together these provide a distinctive historic character to this area (looking east).



Figure 2.3 The Grade I listed 14<sup>th</sup> century Church of All Saints (1176178), including the heavy 17<sup>th</sup> century phase of red brick buttressing applied to its tower (looking north).





Figure 2.4 The Grade II\* listed 17<sup>th</sup> century Sandon Bury Manor (1102608), with 19<sup>th</sup> century additions raising some elevations to three storeys. Although virtually inaccessible from Rushden Road, the building is highly visible from the adjacent churchyard (looking south).



Figure 2.5 The sunken elevation of Payne End bisecting the village green, which renders the road nearly invisible in views across the green (looking south-east).





Figure 2.6 The Grade II listed late 17<sup>th</sup> century Walnut Tree Cottage (1347363), with later extension. Along with Moss Rose Cottage, these represent two remaining examples of a cluster of post-medieval structures which once fronted Payne End (looking north).



Figure 2.7 View of the village pond, visible on the 1877 1<sup>st</sup> Edition OS map, located next to the junction between various branches of Rushden Road, to the south of the village green (looking west).

## B.2 Key Views





KV1: Looking east along Payne End toward the green. This view includes the funnelling effect of Payne End created by a series of veteran trees enclosing the lane before entry to the green. The wide grass verges and the screening effect of boundary trees, on the left, is clearly visible.



KV2: Looking east along Rushden Road toward the green. The view includes the elevated position of Church of All Saints (1176178) and Sandon Bury Manor (1102608), to the right. The historic buildings and veteran trees provide an aesthetically pleasing backdrop to the open green in the foreground.





KV3: Looking east across the green toward the Church of All Saints (1176178). The combination of open green space and the organic arrangement of historic buildings and bounding veteran trees, enhances the rural setting of the centre of the Conservation Area.



KV4: The approach into the Conservation Area from the south. The key view clearly illustrates soft road margins and enclosing effect of the veteran trees and thick hedgerows along Rushden Road, positively contributing to the rural setting of Sandon.





KV5: Looking west out the churchyard. The key view includes the lychgate, to the right, and the early 16<sup>th</sup> century jettied Old Sextons (1347357), which fronts Rushden Road.



KV6: Looking south-west across the churchyard. This key view is from the thick tree boundary line of the churchyard, which creates a peaceful and rural environment. The extensive, red brick buttresses are visible on the church tower.





KV7: Looking in both directions along a distinctive avenue of trees that exits the Conservation Area along a footpath in the northern part of the churchyard towards surrounding agricultural land.





KV8: Looking north out of the Conservation Area along Rushden Road. The farm buildings and cottages that comprise Partridge Hall Farm (1176567) are visible occupying the juncture of Rushden Road and an unnamed lane.

**wood.**

