

North Hertfordshire District Council

**Barkway**

Conservation Area Character  
Statement



## Report for

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# 1. Background

## 1.1 Introduction

- 1.1.1 Barkway Conservation Area was designated by North Hertfordshire District Council in 1970 and its boundary has not been amended since. The boundary includes most of High Street, from just north of The Tally Ho public house in the south to a short way along Cambridge Road to the north. Although the boundary only extends to the rear of properties fronting onto High Street for the most part, it extends to the west to include land surrounding Manor Farm (NHLE 1102626), the Church of St Mary Magdalene (1102624), and the non-designated Vicarage and Langham.
- 1.1.2 This report has been produced for the purpose of appraising the character of Barkway Conservation Area. It includes a character assessment highlighting key features, a statement of special interest, a list of designated heritage assets, non-designated 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 the Conservation Area

- 1.2.1 The village is situated east of the A10 on an historic route from London to Cambridge. Most of the Conservation Area is surrounded by pasture which is, in turn, surrounded by arable farm land. The village is situated a short way south-west of Cokenach (1000909), a Grade II Registered Park & Garden surrounding the Grade II\* listed Cokenach House (1102628).

## 1.3 Historical Development

- 1.3.1 Barkway is mentioned in the Domesday Book as a relatively large settlement. It was granted a market in 1270 and developed as a stopping point on the coach route between London and the North-East. This will have supported its growth and prosperity, leading to the establishment of several coaching inns. Whilst some of the buildings of the coaching inns survive, the coaching trade declined during the 19<sup>th</sup> century and many of the inns closed.
- 1.3.2 The Church of St Mary (1102624) was originally built in the 13<sup>th</sup> century and there are numerous domestic buildings dating from the 15<sup>th</sup> century onwards arranged along High Street. The High Street defines the linear core of the village, along which the coaching inns were arranged.



## 2. Character and Special Interest

### 2.1 Character

- 2.1.1 Barkway Conservation Area consists of the densely settled High Street, with a high proportion of its buildings listed. An area to the west of the High Street comprises the Church of St Mary Magdalene (1102624) and Manor Farm (1102626). While High Street is relatively open, those areas to the west are accessed via the significantly smaller Church Lane and are very much 'set apart' from the remainder of the village, as perhaps befits the status of the buildings therein. From both Royston Road in the north and from the centre of High Street, the Manor Farm estate can be admired through gateways and over walls, which enhances this feeling of a separate area. It is more accessible, both visually and physically, from along Church Lane, although the estate itself is not accessible. Despite this, the Conservation Area is a coherent whole and the inaccessibility of the western part of it is a key part of the Conservation Area's character as it introduces a sense of spatial hierarchy into how the settlement is understood.
- 2.1.2 Many of the historic buildings within the High Street are of one or one-and-a-half stories. More recent buildings are of two full stories, and a number have small gabled or hipped dormers for their attic stories. Dormers are also present within the thatched buildings, either rising directly from the wall line or recessed into the roof rising from a tiled margin below the window, leading to a predominately thatched roof with tile detailing adding to the interest of the buildings.
- 2.1.3 There are several medieval and early post-medieval timber-framed buildings in Barkway, in a variety of styles. Of note is the originally late 15<sup>th</sup> century (with later alterations) 93/95 and 97 High Street (1174330) (Figure. 2.1) which is a Wealden house that has been partly encased in brick. Most of the timber-framed buildings in Barkway have brick frontages that have been rendered and painted, generally white, but with some colouring. Framing is visible in some buildings, such as Old Forge (1295847), which has most of its timber exposed, particularly at first floor level, and retains its jettying, having not been encased with brick. Timber-framing is visible occasionally elsewhere on the gable-ends of buildings. Many timber buildings in Barkway have relatively modern timber casement windows, though there are some sash windows evident, such as at 93/95 and 97 High Street.
- 2.1.4 Brick building in Barkway is more varied, with examples from the 18<sup>th</sup> century to present and in a wide range of brick types and styles. The majority are in red brick and there is a tendency towards relatively large sash windows. Roofs are in ceramic tile or slate. Significant stone building in Barkway is limited to the Church of St Mary Magdalene (1102624), which is built in an almost sprawling style not typical for the county. There are a few examples of flint buildings with brick quoins through the Conservation Area, such as the non-designated Flint House on the junction between High Street and Royston Road.
- 2.1.5 Along much of High Street buildings front directly onto the street behind pavements. There are generally narrow spaces between the buildings, which gives a sense of enclosure through much of the Conservation Area. Furthermore, the bends in the street make for a low number of available long views. Views into many of the plots within the centre of the village reveal outbuildings, of agricultural character emphasising the rural quality of the settlement. Royston Road in the north of the Conservation Area is bordered to the south by the wall of the estate north of the Church of St Mary Magdalene (1102624) and to the north by a graveyard with iron railings and by the grass bank in front of an estate of modern housing. The sense of the enclosure along High Street adds to the change in character when one turns into Church Lane and, beyond the sides of buildings that

- front onto High Street, the road here has a much more rural feel, with fields to the south and the churchyard to the north.
- 2.1.6 Modern buildings play a contradictory role on Barkway High Street. The village has a history as a coaching town though there is little obvious evidence of this in the historic street frontage, despite several buildings being known former coaching inns. Modern buildings on the High Street, from the 1960s onwards, reference this history through the incorporation of bridged upper stories, or crossing driveways. This is in the manner of a typical coaching inn, providing access to a rear courtyard. This contributes to the historic character of the High Street frontage through making this overt reference. However, there is also a tendency for modern buildings to be set back from the High Street behind soft boundaries such as low-garden walls or grass verges, which conversely dilutes the sense of enclosure and detracts from the almost-uniform closeness of the street frontage, especially in the central and northern parts of High Street.
- 2.1.7 Boundaries to the street tend to be in the form of brick or brick and flint walls (Figure. 2.2), many modern houses retain soft planted boundaries to the street frontage, reducing the level of enclosure, although along Church Lane, the northern boundary of the street is the wall and bank of the churchyard, while opposite this on the south side of the road is a historic wagon wash which breaks up the boundary to the fields to the south.
- 2.1.8 The green spaces and trees of the Conservation Area are generally to the west, as part of the churchyard and land around Manor Farm. Of note is a long view south along High Street from the north wherein two large trees stand opposite each other seeming to 'frame' the street as it travels away from the viewer. The churchyard and surrounding lands include the remains of a historic water supply system on the north side of the road, that runs under the lychgate of the Church of St Mary Magdalene (1102624) and supplies the wagon wash on Church Lane.
- 2.1.9 There is relatively little street furniture in Barkway, apart from occasional benches and signposts, village signs, and a jetty over a pond in the southern end of High Street. The village's non-designated war memorial is at the north of the village, opposite the junction of High Street and Royston Road and consists of a stone Celtic-style cross on a square base, set back off the road and accessed via steps. The wagon wash (Figure. 2.3) is a distinctive structure within the Conservation Area, relating to Barkway's history as a stopping point a coaching route. It comprises a short straight stretch of open water, lined on both sides by brick walling. Coaches would be driven through the water in order to clean their wheels and name plates.

## 2.2 Statement of Special Interest

- 2.2.1 Barkway Conservation Area consists mainly of High Street and its high concentration of listed buildings, which range from a 15<sup>th</sup> century Wealden house through to 19<sup>th</sup> century buildings. It has a history as a coaching town, although this is little evident other than in modern buildings which frequently incorporate bridged driveways in the manner of coaching inns. Much of High Street has the feeling of being enclosed, with buildings fronting the street behind pavements, which adds to a sense of change in character and status when one leaves High Street along the more open Church Lane towards the Church of St Mary Magdalene (1102624) and lands surrounding Manor Farm (1102626). The fields and lanes here incorporate the remains of a historic water supply system, including a brick wagon wash.

## 3. Key Assets and Views

### 3.1 Designated Heritage Assets

#### Listed Buildings

List Entry	Name	Grade	NGR
1102588	Swan Cottage	II	TL 38491 35885
1102589	The Manse	II	TL 38490 35877
1102590	Numbers 7 and 9 (Fairbairns)	II	TL 38488 35841
1102591	Numbers 11 (The Red House) and 11a	II	TL 38487 35819
1102592	15, High Street	II	TL 38484 35788
1102593	19 and 19a, High Street	II	TL 38486 35760
1102594	33 and 35, High Street	II	TL 38463 35672
1102595	45/47 and 49, High Street	II	TL 38455 35615
1102596	The Gables	II*	TL 38450 35531
1102597	Former Bath House immediately South of Number 81 (Not Listed)	II	TL 38387 35357
1102598	Townsend House	II	TL 38389 35218
1102599	2, High Street	II*	TL 38466 35930
1102600	Number 14 and Parish Hall	II	TL 38468 35886
1102601	62 and 64, High Street	II	TL 38438 35679
1102602	82, High Street	II	TL 38417 35553
1102603	96, High Street	II	TL 38399 35452
1102604	Turnpike Cottage	II	TL 38322 35170
1102624	Church of St Mary Magdalene	I	TL 38280 35610
1102625	Jackson Monument about 30 Metres East of Church of St Mary Magdalene	II	TL 38327 35613
1102626	Manor Farm House	II	TL 38286 35534
1102627	Manor Farm Cottage and Attached Barn to West of Farm House	II	TL 38271 35539

List Entry	Name	Grade	NGR
1174229	21, High Street	II	TL 38488 35735
1174252	The Oak House	II	TL 38468 35644
1174288	The Limes	II	TL 38452 35517
1174308	77, High Street	II	TL 38423 35402
1174321	83, High Street	II	TL 38387 35339
1174330	93/95 and 97, High Street	II*	TL 38384 35301
1174343	Barkway Cottage	II	TL 38378 34990
1174374	24, 24a and 26, High Street	II	TL 38457 35847
1174396	Milestone	II	TL 38457 35700
1174411	68 and 74, High Street	II	TL 38432 35615
1174424	Number 78 and Barkway Stores	II	TL 38423 35583
1174440	88, 90 and 92, High Street	II	TL 38406 35483
1174920	130, High Street	II	TL 38357 35329
1174932	Clockhouse Cottage	II	TL 38353 35084
1295769	106, High Street	II	TL 38378 35421
1295800	129, High Street	II	TL 38367 35141
1295847	Old Forge	II	TL 38455 35595
1295895	Cornwell Monument about 10 Metres South of Church of St Mary Magdalene	II	TL 38300 35598
1347352	Stallibrass Monument about 1 Metre South of Church of St Mary Magdalene	II	TL 38298 35605
1347353	Numbers 1, 3 (Forge Cottage) and 5 (Rosemary Cottage)	II	TL 38412 35622
1347354	Numbers 25 (Tithe Cottage) 27 and 29 (Barn End)	II	TL 38252 35565
1347375	43, High Street	II	TL 38458 35634
1347376	The Retreat	II	TL 38430 35435
1347377	Berg Cottage	II	TL 38385 35315
1347378	133, High Street	II	TL 38366 35135



List Entry	Name	Grade	NGR
1347379	St George's	II	TL 38452 35730
1347380	76, High Street	II	TL 38423 35595
1347381	Ashtree Cottage	II	TL 38364 35346
1347399	K6 Telephone Kiosk adjacent to Old Forge Cottage	II	TL 38446 35577

## 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.

### Non-Designated Heritage Assets

3.2.2 The following non-designated buildings are considered to make a positive contribution to the character of Therfield Conservation Area:

- Driveway gates on the south side of Royston Road
- Flint House, Cambridge Road
- Chestnut Cottages, Cambridge Road
- 18 High Street
- Barkway Congregational Church
- 13 High Street
- 42 High Street
- 44 High Street
- Barns west of 27 High Street
- 66 High Street and barns to south on Church Lane
- Wagon wash, Church Lane
- Barn on south side of Church Lane opposite Church of St Mary
- 51 High Street
- Barkway Church of England First School
- The Coach House, High Street
- 108-122 High Street
- 79 High Street

- 91 High Street
- Ashgrove, High Street
- 152 High Street

### 3.3 Key Views

3.3.1 There are several significant views within Barkway Conservation area as follows:

- From the corner of High Street and Royston Road looking south (KV1);
- From High Street adjacent to St George's looking south (KV2);
- From Church Lane west of Forge Cottage/Rosemary Cottage looking west towards the carriage wash (KV3);
- From Church Lane, west of the Church of St Mary Magdalene, looking east back towards the church (KV4);
- From High Street adjacent to number 82 looking north (KV5);
- From High Street looking west along the driveway of Manor Farm (KV6);
- From High Street, adjacent to numbers 88, 90 and 92, looking south. The view highlights how the buildings in Barkway front directly onto the street behind pavements, providing a sense of enclosure. The bends in the street make for a low number of available long views (KV7);
- From High Street adjacent to the entrance to Ashgrove looking north (KV8); and
- From High Street adjacent to Barkway Cottage looking north (KV9).

## 4. Opportunities for Improvement

4.1.1 There are thought to be several opportunities for improvement within Barkway Conservation Area as follows:

- Modern building, which has been good in its historical references and setting newer buildings back from the street front, has created weak frontages through introducing low-walls and grass verges. This could be addressed with design policies recommending more established boundaries would reinforce the enclosed character of the High Street.
- The wagon wash on Church Lane is a key feature of the village the interpretation and management of this feature would aid the public recognition of its significance and interest.

## 5. Bibliography

Domesday Book <https://opendomesday.org/place/TL3835/barkway/>

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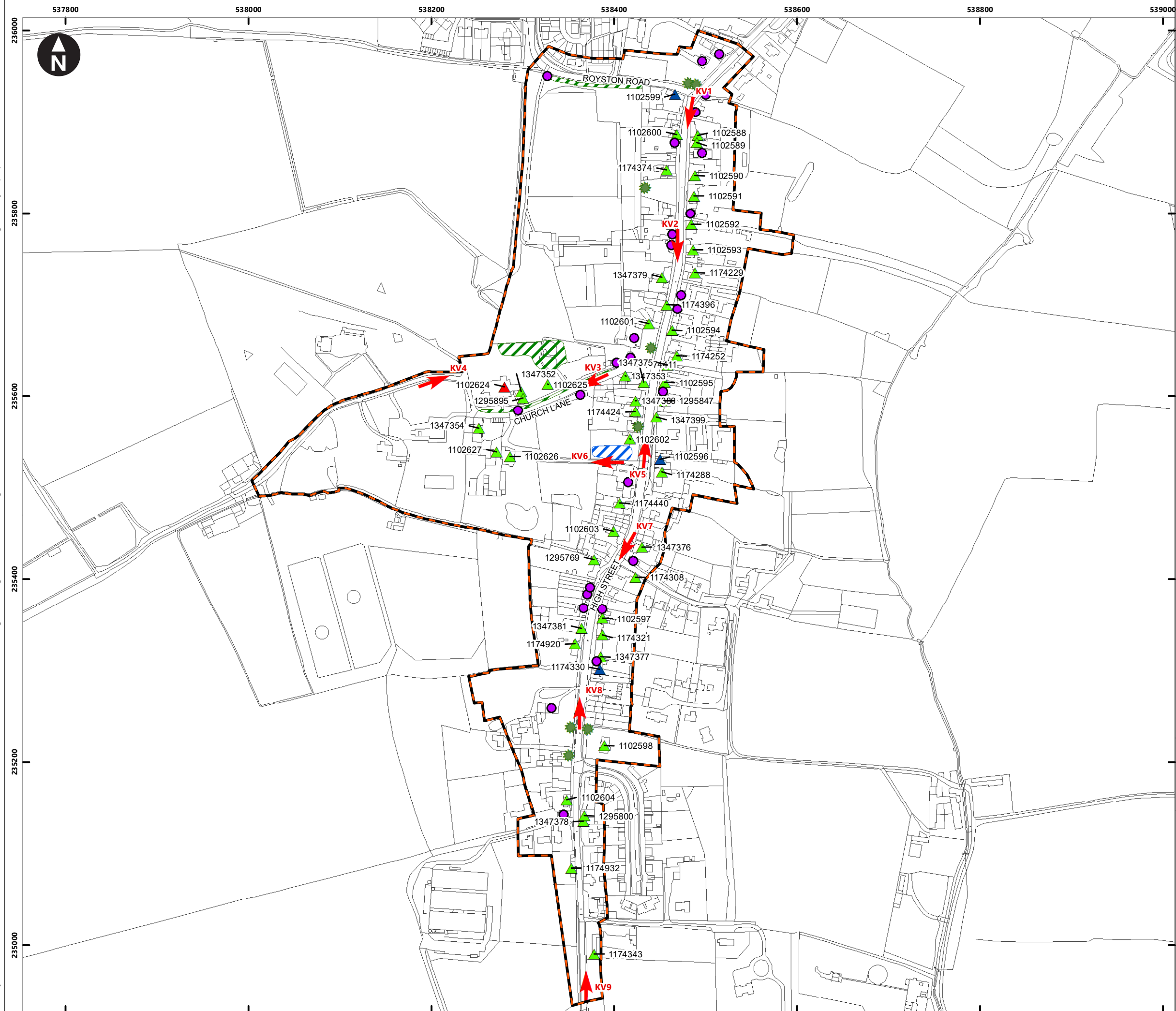
# Appendix A

## Conservation Area Map





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**Key**

- Conservation area
- Listed Buildings**
- Grade I
- Grade II\*
- Grade II
- Scheduled 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>

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Scale at A3: 1:4,000  
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Client  
**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

North Hertfordshire District Council  
Conservation Area Character Statement

**Barkway**

August 2019

## Appendix B Photographs

### B.1 Character Photographs



Figure 2.1 The late 15th century 93/95 and 97 High Street (1174330), an example of a Wealden house that has been partly encased in brick (looking east).



Figure 2.2 An example of brick and flint boundary walling, this section being on Royston Road (looking west).





Figure 2.3 The wagon wash, a distinctive structure related to Barkway's history as a stopping point a coaching route, which was used to clean coach wheels and name plates (looking west).

## B.2 Key Views



KV1: View from the corner of High Street and Royston Road looking south. This is from the northern end of High Street, illustrating the largely linear form of the village.





KV2: View from High Street adjacent to St George's looking south.



KV3: View from Church Lane west of Forge Cottage/Rosemary Cottage looking west towards the wagon wash. This view illustrates the nature of the western part of the Conservation Area, set back from High Street.





KV4: From Church Lane, west of the Church of St Mary Magdalene (1102624), looking east back towards the church.



KV5: From High Street, adjacent to 82 High Street, looking north. Timber framing and jettying is visible at late 16<sup>th</sup> century Old Forge (1295847), visible on the right.





KV6: View from High Street looking west along the driveway of Manor Farm (1102626). This is the approach to the Manor Farm estate.





KV7: From High Street, adjacent to numbers 88, 90 and 92, looking south. The view highlights how the buildings in Barkway front directly onto the street behind pavements, providing a sense of enclosure. The bends in the street make for a low number of available long views.



KV8: View from High Street adjacent to the entrance to Ashgrove looking north. This illustrates the linear form of High Street from the south.





KV9: View from High Street adjacent to Barkway Cottage looking north, showing the southern entrance to the Conservation Area, along High Street.

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