

North Hertfordshire District Council

Bendish (St Pauls Walden)

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

Ashley Bryant
James Dixon

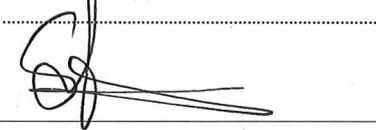
Issued by

Mike Glyde



Approved by

Simon Atkinson



Wood

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

Doc Ref: 41545-WOD-XX-XX-RP-OH-0018_S0_P01

h:\projects\41545 north hertfordshire conservation area
character statements\deliver stage\d
design_technical\reports\group 5\bendish\3rd draft client
comments\41545-wod-xx-xx-rp-oh-0018_s0_p01 (bendish
character statement).docx

Copyright and non-disclosure notice

The contents and layout of this report are subject to copyright owned by Wood (© Wood Environment & Infrastructure Solutions UK Limited 2019) save to the extent that copyright has been legally assigned by us to another party or is used by Wood under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report. The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Wood. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

Third party disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Wood at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Wood excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

Management systems

This document has been produced by Wood Environment & Infrastructure Solutions UK Limited in full compliance with our management systems, which have been certified to ISO 9001, ISO 14001 and OHSAS 18001 by LRQA.

Document revisions

No.	Details	Date
1.0	Final copy for client review	26/09/2019
2.0	Final revised issue	29/11/2019

Contents

1.	Background	4
1.1	Introduction	4
1.2	Setting of Conservation Area	4
1.3	Historical Development	4
2.	Character and Special Interest	5
2.1	Character	5
2.2	Statement of Special Interest	6
3.	Key Assets and Views	8
3.1	Designated Heritage Assets	8
	Listed Buildings	8
3.2	Non-designated Heritage Assets	8
	Buildings of Local Interest	8
	Buildings or Features that make a positive contribution to the character or appearance of the conservation area	8
3.3	Key Views	9
4.	Opportunities for Improvement	10
5.	Bibliography	11

Appendix A	Conservation Area Map
Appendix B	Photographs

1. Background

1.1 Introduction

- 1.1.1 Bendish (St Pauls Walden) Conservation Area was designated by North Hertfordshire District Council in 1977 and its boundary was amended in 1990. The Conservation Area boundary surrounds the core of the historically agricultural village of Bendish.
- 1.1.2 This report has been produced for the purpose of appraising the character of Bendish 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 Bendish lies a few miles east of Luton and about 5 miles south of Hitchin. The Conservation Area is surrounded by farmland, predominantly arable, and lies on a gently rolling plateau ridge with land falling to valley bottoms in the northeast and southwest. There is significant planting along the roads and field boundaries surrounding the Conservation Area, which heavily restricts inward and outward views. The exception to this is on the approach to Bendish Farm in the northeast and on Law Hall Lane where views of the surrounding countryside are permitted through gaps in hedge lines.
- 1.2.2 Bendish Lane, which runs through the Conservation Area, passes through farmland and provides access to the village of Whitwell in the east. It also joins an unnamed road to the west providing access to the village of Breachwood Green.

1.3 Historical Development

- 1.3.1 Bendish is mentioned in the Domesday Book as a small settlement with ploughland and meadows in the hundred of Hitchin. It was given to the abbey of St Albans prior to the survey. There is no evidence to indicate that there was a manor in Bendish. Today, Bendish lies within the parish of St Paul's Walden.
- 1.3.2 The buildings in Bendish date to the 16th century and later, and they are few in number. Very little has changed in the village, except for ad hoc demolition and rebuilding within the late 19th and early 20th century, resulting in a slight contraction of the village.
- 1.3.3 Bendish, along with nearby Whitwell, has been a stronghold of Nonconformity and seems to have had an Independent chapel as early as 1715, though today has no active communal place of worship.
- 1.3.4 All public or service buildings are now in residential use or have been demolished, including former public houses and the Primitive Methodist Jubilee Chapel that was in use between the 1860s and 1970s.

2. Character and Special Interest

2.1 Character

- 2.1.1 The setting of the Conservation Area, characterised by agricultural land and tree and hedgerow planting, make a significant contribution to its rural character. The Conservation Area is centred on the triangular looped network of roads within the village which connect the various properties and farmsteads within the area. A small triangular village green (Figure 2.1) within the southeast of the Conservation Area is where all roads leading to the village converge and provides a focal point for its historical development and the orientation of a number of buildings which face inward toward the green. This is considered a significant green space within the Conservation Area, which provides an open space across which properties are visible and views into the core of the Conservation Area are possible.
- 2.1.2 The buildings within the Conservation Area are primarily residential, though some have had former functions including a chapel and public houses, which is evident in the surviving building fabric. Whilst buildings of different ages have a similar linear form and scale there are variations in appearance, fabric and location of the buildings within the Conservation Area.
- 2.1.3 The oldest buildings within the Conservation Area are located around the small village green and are timber-framed but distinctly different in appearance. The Grade II listed Harrow Public House (NHLE 1347449) (Figure 2.2), on the west side of the green is now residential and divided into three dwellings. It is a long timber-framed building with roughcast painted cream and a red tile roof. There are also four gabled dormers above the eaves. It has a single-storey weather boarded outhouse, which was in use as toilets for the former public house. The Grade II listed former farmhouse (Green Farm on East Side of Green) is L-shaped and cased in red brick, with some blue bricks interspersed. The scale of this building is not easily comprehensible as it is set back from the road within a garden planted with trees and hedges, and partially obscured behind a barn. The Grade II listed Barn at Entrance to Green Farm on East Side of Green (NHLE 1176812), formerly a crosswing of a house, has an exposed timber frame infilled with red brick on its southwest and northwest side, with dark weather boarding elsewhere and a steeply pitched red tile roof (Figure 2.3).
- 2.1.4 Buildings dating to the 19th century or later in Bendish show some repetition in style and form of the earlier buildings within the village. They are commonly in multi-coloured brick, where the façade is dominated by red and randomly interspersed with a mix of blue and grey. They are often of a linear form comprising multiple dwellings (e.g. terraced) with pitched roofs (Figure 2.4). Some buildings of this date are partly or wholly colour washed or painted white or cream, and also include dark weather boarding.
- 2.1.5 Nearly all buildings are concentrated within the southwest of the Conservation Area, except for a pair of early 20th century cottages, Rose Cottages, located in the northeast. The inclusion of these cottages within Conservation Area serve to illustrate the former extent of development within the village, which extended past the White House toward West End Farm (not in the Conservation Area).
- 2.1.6 Property boundaries within Bendish Conservation Area are generally a mixture of timber fencing and planting. On the southern end of the terraces on Chapel Row there are two short sections of brick wall with hedges bordered by timber sleepers, and along the bend of Bendish Lane in the west of the Bendish is a chicken wire fence. Low narrow curbs are used within the core of the Conservation Area on the sections of roads around the green. Elsewhere, there are narrow grass verges as well as hedges and walls located on or very close to the road edge (Figure 2.5).

- 2.1.7 The majority of buildings are set back from the roads within gardens of various scales. Some gardens tend to have sparse or low-level planting allowing open views of the property whilst some are heavily planted and considerable obscure views of buildings. The 19th century White House and former Jubilee Chapel north of Chapel Row rise from very close to what would be the kerb line of the road.
- 2.1.8 Jubilee Chapel (Figure 2.6), built of mixed red and purple brick in the 1860s, was sold in 1972 and subsequently converted to a residential property. This building reflects the villages nonconformist connection, which dates back as early as the 17th century.
- 2.1.9 There are structural remains of a large metal round-roofed barn located at the northeast end of the Conservation Area, adjacent to Bendish Lane, which first appears on 1940s Ordnance Survey mapping. The remains of this abandoned building is an arguably attractive agricultural element of the village landscape, which provides a symbolic statement of the decline in the agricultural economy and the subsequent changes experience by the village.
- 2.1.10 The agricultural and rural character of the area comes from the use of hedged boundaries, in many cases containing hedgerow trees (Figure 2.5). All roads leading into Bendish Conservation Area have hedges on both sides and thin grass verges. There are occasional short sections of low wooden fencing along the south side of Bendish Lane, particularly on the approach to Bendish Farm, which allows views over the fields toward the farmstead and a horizon of hedge and tree planting. At the southeast limit of the Conservation Area, along Long Lane, there is a gap in the hedge leading to a public footpath, which provides longer views across the agricultural fields.
- 2.1.11 In addition to property boundaries, trees are planted within the village green and within gardens across the Conservation Area contributing the scale and depth of views particularly toward the village green (Figure 2.1).
- 2.1.12 Within the southwest of the Conservation Area is a large irregular shaped pond. Despite its relative size it is fairly discrete with views being largely obscured by planting and a brick wall. This is the only body of water visible within the village and is located adjacent to a former farm, Bustler's Farm established prior to the Tithe Map but gone by the 1970s. The function of the pond is presumably agricultural, possibly providing drainage.
- 2.1.13 Bendish has limited street furniture. A single historic lamp post, with a modern light fitting is located within the hedge of the terraced New Cottages on Bendish Lane. Nearby is a metal signpost reading 'Hertfordshire' with modern direction signs attached and a few metres west is a wooden notice board. A modern metal and glass BT telephone box, a red lamp-type letter box and black bin are found together on Bendish Road in the southwest of the Conservation Area. At a number of the junctions there are simple, timber bollards protecting the green margins to the road. There are a number of telegraph poles across the Conservation Area with connecting black cables. Whilst there is a sign for Bendish on the green, there are no signs marking the entry to the village, which may indicate a lack of well-defined village boundaries and the sprawling layout of buildings along multiple roads leading into the village.
- 2.1.14 The majority of uses within the Conservation Area relate to domestic housing. The boundary of the Conservation Area has been drawn to exclude the working farms on the periphery of Bendish.

2.2 Statement of Special Interest

- 2.2.1 Bendish Conservation Area includes a post-medieval agricultural village that may have medieval origins. It centres on the village green at which all roads through the village converge providing a focal point for development and activity.

- 2.2.2 Key to the special interest of Bendish is its agricultural function which has historically influenced development, evident in surviving farm buildings and agricultural cottages.
- 2.2.3 The village has a Nonconformist connection and was known to have been a “famous Puritan preaching place” during the 17th century where John Bunyan, author of *The Pilgrim’s Progress*, preached in a former malt house described in historic sources (Wickens 1844) as very low, with a thatched roof running in two directions. A pulpit was housed at the angle of the building and a high pew allowed the preacher to be out of sight of informants and to allow a quick escape through a window in case of trouble. The building is noted as having been in a poor state, therefore the meeting was moved in 1787. The location of this building is currently unknown. Nonconformity is evidenced by the former chapel within the village, whilst now in use as domestic accommodation, retains the clear form of a chapel.
- 2.2.4 Architecturally, Bendish is of interest for its mixture of historic timber-framed and red brick residential and converted farm buildings, which combine to preserve the rural feel of the settlement. This mix of buildings and irregular layout reflect the slow ad hoc development and redevelopment within the village which was once dominated by an agricultural function but has slowly adapted to a changing economy and urban migration out of Bendish.

3. Key Assets and Views

3.1 Designated Heritage Assets

Listed Buildings

List Entry	Name	Grade	NGR
1102434	Green Farm on East Side of Green	II	TL 16445 21557
1347449	The Harrow Public House	II	TL 16373 21512
1176812	Barn at Entrance to Green Farm on East Side of Green	II	TL 16418 21559

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 Bendish Conservation Area. These buildings have been selected through the contribution they make to the character of the Conservation Area.

- Law Hall Lane Cottages, 1-6 Law Hall Lane
- White Cottage
- Jubilee Chapel
- Chapel Row
- Greyfell
- New Cottages
- Rose Cottage/The Ramblers

3.4 Key Views

3.4.1 Five Key Views have been identified within Bendish Conservation Area as follows:

- KV1: From the west of the conservation area, west of Greyfell, looking east towards the end of Long Lane
- KV2: From the north end of Long Lane looking across the village green towards Green Farm
- KV3: From Law Hall Lane, south of Law Hall Lane Cottages, looking south-east towards the village green
- KV4: From east of the village green west across the village green towards (the former) The Harrow Public House
- KV5: From the north-east of the conservation area looking south-west towards the village green

4. Opportunities for Improvement

- 4.1.1 There are a number of opportunities for improvement within Bendish which have the potential to further preserve or enhance the special interest of the Conservation Area. These are:
- Consideration should be given to providing public information to prevent parking upon areas of green space at road margins, to prevent damage to these features and their erosion.
 - Consideration should be made for proposals to bury services within the village and remove telegraph poles and services carried at height through the more significant areas of the Conservation Area such as the green.
 - Research into the location of the former malt house which served as a preaching place used by John Bunyan would contribute to the history of Bendish and its role within in the Nonconformist movement

5. Bibliography

Domesday Book entry < <https://opendomesday.org/place/TL1621/bendish/>>

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

Pevsner, N. 2002. *Hertfordshire* (second edition). London: Yale University Press

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

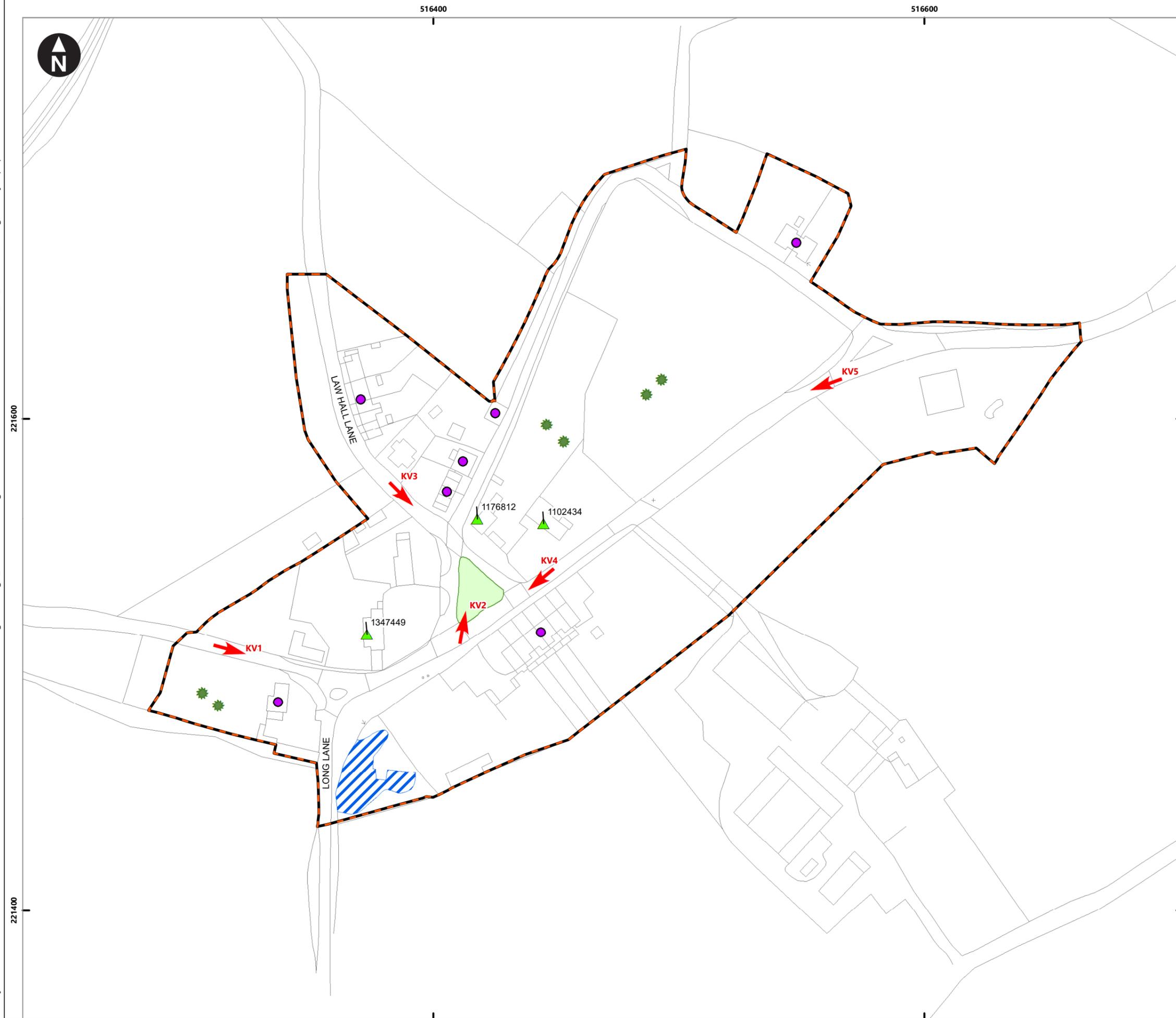
Wickens, S.B. 1844. *The Life of John Bunyan: Author of The Pilgrim's Progress*. New York: G. Lane & P.P. Sandford



Appendix A

Conservation Area Map





- 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 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 m
Scale at A3: 1:1,500
© Historic England 2019. Contains Ordnance Survey data © Crown Copyright. All rights reserved. Licence number AL 100001776.

Client
NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
Conservation Area Character Statement

Bendish

November 2019

Appendix B Photographs

B.1 Character Photographs



Figure 2.1 Village green within the centre of the Conservation Area, looking northeast toward Chapel Row and the Grade II listed buildings of Green Farm and Barn. An open space providing views across the core of the Conservation Area. Tree planting provides depth and scale to views.



Figure 2.2 The Harrow Public House on the west side of the green, looking west. This is a Grade II listed building, though now a residential building, which makes a positive contribution to the character of the Conservation Area.



Figure 2.3 The Grade II listed Barn at Entrance to Green Farm on East Side of Green, looking northeast. This makes a positive contribution to the character of the Conservation Area. Along with planting, the barn obscures view of the Grade II listed Green Farm on East Side of Green.



Figure 2.4 19th century terrace on of the south side of the green, looking southwest. These are workers cottages orientated toward the green and representative of the linear form of historic buildings within the Conservation Area. The presence of steep gable ends overhung by deep eaves with barge boarding and prominent purlins is a feature of a number of buildings within the village.



Figure 2.5 Hedged boundaries on Law Hall Lane, looking south. Hedged boundaries are a common feature of the Conservation Area, contributing to its agricultural and rural character.



Figure 2.6 Former Jubilee Chapel north of Chapel Row, looking west. The presence of the chapel highlights the nonconformist connection of Bendish.

B.2 Key Views



KV1: From the west of the conservation area, west of Greyfell, looking east towards the end of Long Lane showing the scale of planting to either side of the road, trees present in long views and the rural character of the road running through the Conservation Area.



KV2: From the north end of Long Lane looking north-east towards the village green. This view shows the definition of the road, with soft green, grass verges to the sides of the road with definition provided by hedges, trees and simple timber post-and-rail fencing.



KV3: From Law Hall Lane, south of Law Hall Lane Cottages, looking southeast towards the village green showing the planting defining the boundaries of the road, housing visible within the rich, tree-covered landscape and trees of scale present in long views above and beyond housing. The scale of housing in the backdrop of this view at one-and-a-half stories ensures trees are visible beyond.



KV4: From east of the village green looking west across the village green towards (the former) The Harrow Public House showing the definition of this space and the wider view of trees and greenery defining the streetscape and setting of the conservation area and buildings within it.



KV5: From the north-east of the conservation area looking south-west towards the village centre showing the sinuous lane defined by hedging, hedgerow trees and standard trees beyond.

wood.

