

North Hertfordshire District Council

Southern Green

Conservation Area Character
Statement



Report for

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

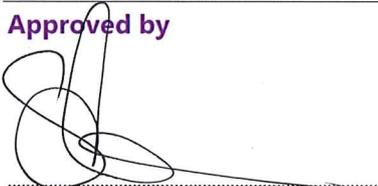
Main contributors

James Dixon
Chris Constable
Alex Kerr

Issued by

PP 
.....
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 Southern Green Conservation Area was designated by North Hertfordshire District Council in 1969 and its boundary has not been amended. The boundary includes Bennett's Lane, centred on where it turns northwards, and where Southern Green branches off to the south. The Conservation Area covers the historical remnant of a large triangular green situated at the junction of these two roads. It encompasses only a small number of scattered houses and farm houses, set back from Bennett's Lane and Southern Green. Southern Green incorporates two large listed farmhouses located in the north (Southern Green Farmhouse, 1102633) and south of the Conservation Area (Youngloves, 1102636; North, 1308017 and West Barns, 1102635).
- 1.1.2 This report has been produced for the purpose of appraising the character of Southern Green 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 Southern Green is a small hamlet set within a wider rural landscape formed of winding lanes, scattered hedgerows, clusters of wayside dwellings and small dispersed settlements or farmsteads. Pockets of dense woodland cover and hedgerow trees create a sense of enclosure to the surrounding area, enhancing the mature character of the landscape.
- 1.2.2 Southern Green is closely associated with the village of Rushden, located less than 500m to the west along Bennett's Lane. To the east, Bennett's Lane continues as an unnamed road to several farm tracks and isolated farms. The hamlet is surrounded by an organic pattern of agricultural land on all sides.

1.3 Historical Development

- 1.3.1 Southern Green developed as an extension of Rushden to the east. It represented one of several 'Greens' and 'Ends' that formed a dispersed settlement pattern within the parish of Rushden. Many of the buildings in Southern Green are 16th and 17th century, though the hamlet may have been established earlier. The settlement at Rushden and the 18th century landscape park and agricultural estate at Julians (1000914), situated approximately 800m to the north-west, both have medieval origins.
- 1.3.2 The 1846 Tithe Map of Rushden includes Southern Green as 'South Ends Green', a long narrow area with a green surrounded by scattered farms and house plots. By the end of the 17th century a line of several cottages (e.g. Parknasilla, 1102634 and Southern Cottage, 1102631) had been established on the northern side of Bennett's Lane, adjacent to the green, in the centre of the Conservation Area.
- 1.3.3 Two Grade II listed farmsteads have bounded the hamlet to the north and south since the early post-medieval period. Youngloves Farmhouse (1102636), originally named 'Truelove's Farm', is located at the southern end of Southern Green. The 16th century timber-framed open hall had an

additional bay added in the 17th century. It is shown in the 1898 OS map as consisting of ranges of farm buildings arranged around the rectangular yard of a farmhouse. Southern Green Farmhouse (1102633), originally 'South End Green Farm' was part of a 17th century farmstead remodelled in the mid-19th century for residential purposes. The layout of the farm has not changed since it assumed a planned layout in accordance with 19th century agricultural practice.

- 1.3.4 The hamlet has experienced relatively little change to its layout since the early post-medieval period, with modern development limited to a small number of houses well set back from the southern side of Bennett's Lane.

2. Character and Special Interest

2.1 Character

- 2.1.1 The character reflects the early form of settlement at Southern Green which may date to the medieval period with groups of cottages and farmsteads arranged around an area of common land. The Conservation Area encompasses Bennett's Lane and Southern Green which intersect the hamlet, focussing on the historic remains of a village green at its centre. The Conservation Area incorporates farmsteads to the north and south, a low density of historic and modern buildings scattered around the green and surrounded by extensive tracts of agricultural land. Accordingly, the area is instilled with a distinct rural character. The hamlet is effectively an extension to the village of Rushden in the west.
- 2.1.2 Buildings within the Southern Green Conservation Area are typically concentrated either side of Bennett's Lane. Several historic houses lining the western side of Bennett's Lane (e.g. Southern Cottage, 1102631, and Moonshine, 1102630) and Parknasilla (1102634), situated south of the junction between Bennett's Lane and Southern Green, are listed buildings dating to the 17th century. A key aspect of the Conservation Area is that these historic properties are set well back from Bennett's Lane accessed by long driveways leading off across the historic green.
- 2.1.3 The depiction of Southern Green on the 1877 1st Edition OS map demonstrates that the layout that existed in the late 19th century has largely remained intact to the present day. The exception being a small number of semi-detached modern housing constructed along the eastern side of Bennett's Lane.
- 2.1.4 The Younglove's Grade II listed farmstead complex (recorded as Truelove's on the 1877 OS map), including farmhouse (1102636), converted barn (1308017) and associated cottage (1102635) is encountered at the southern end of Southern Green. A single farmstead (Southern Green Farmhouse, 1102633) occupies land at the northern end of Bennett's Lane. In the south and north, scattered houses are replaced by areas of open farmland.
- 2.1.5 The modern two storey housing sited along the eastern side of Bennett's Lane (1-6, Bennett's Lane) contrasts with the historic buildings on the eastern side. These display a combination of single storey properties with attics (e.g. Bachelors, 1102632) and two storey houses (e.g. Stile End, 1102630). Whereas the 20th century housing displays uniformity of scale, the historic buildings include a variety of sizes, many including later brick extensions, some orientated with their gable ends facing towards the road (e.g. Southern Cottage, 1102631). In contrast with the symmetrical nature of the 20th century housing, the layout of the historic buildings is organic and loose, with space visible in between properties, enhancing the rural character of the Conservation Area. The post-medieval houses identified in around the historic green, along the western edge of Bennett's Lane, are relatively small, cottage-style structures. This contrasts with the relatively large properties occupying the south (e.g. Younglove's Farmhouse, 1102636) and north (e.g. Southern Green Farmhouse, 1102633) of the Conservation Area.
- 2.1.6 The majority of dwellings located to the western side of the historic green date from the 18th century or earlier and are typically of a simple single-pile plan in the vernacular style with low eaves and casement windows. Painted render and half-hipped thatched roofs (e.g. Bachelors, 1102632) are the dominant materials within this character area. The application of white-washed render provides a consistency of 'cottage-style' character to the area (Figure 2.1). The form of rendered cottages in the vernacular style surrounding a central green is intrinsic to the character of the Southern Green Conservation Area; also providing a contiguous character element to the neighbouring rural village of Rushden. The modern 20th century semi-detached red brick and tile

roofed houses opposite, on the eastern side of Bennett's Lane, contrast heavily with the design of the historic cottages. However, these are suitably screened by a thick line of tree planting to avoid negatively impacting the area.

- 2.1.7 The 'cottage-style' feel to the dwellings is replaced by larger, sturdier farm buildings in the northern and southern areas of the Conservation Area. To the north, as Bennett's Lane bends to the east, the Southern Green Farmhouse (1102633) is a large brick building, roughcast and rendered containing a shallow-pitched tile roof. The structure is wide and symmetrical, with six to eight light casements in each front-facing ground and first floor window. The 19th century gabled porch retains a traditional rural character. Unlike many other buildings in Southern Green, the farmhouse is highly exposed and visible, providing a distinct element to the Conservation Area (Figure 2.4). To the south, Youngloves Farmhouse (1102636) is a similarly large roughcast dwelling, though it is also timber-framed with brick, containing a series of later 17th and 18th century weatherboarded extensions to the rear. There are a series of staddle stones re-used to decoratively line the driveway to Youngloves cottage (1102635) (Figure 2.3). Although differing in scale and material, this complex of farm buildings augments the rural, countryside character provided by the historic cottages in the hamlet's core.
- 2.1.8 The remains of the historic triangular village green are central to the character of the Southern Green Conservation Area. It provides an open area, bounded by trees and crossed by access tracks to surrounding properties. There are no obstructions on the green, as the buildings are well set back and the trees are restricted to its perimeter, enhancing far reaching views down Bennett's Lane across the hamlet. A small village pond located on the western edge of the green, half way along Bennett's Lane, is recorded on the 1st Edition OS map; along with the surrounding mature willow trees, the pond enhances the rural character of the Conservation Area.
- 2.1.9 The surrounding farmland is partially visible through the tree boundaries. This green space is central to retaining the form of Southern Green as a distinct hamlet surrounded by open land. Despite their relative proximity, the farmland also serves to separate the hamlet from neighbouring Rushden and maintains a historic separation which has existed since the origins of Southern Green in the medieval period.
- 2.1.10 A thick line of mature tree coverage extends down the edges of the historic green and bounds the Conservation Area, separating the hamlet from the surrounding agricultural land. The mature trees almost form a wall around Southern Green, providing a distinct green and rural experience and, therefore, making a significant and positive contribution to the appearance of the area. The trees serve to screen nearly all the buildings in the Conservation Area (Figure 2.2); the houses are almost invisible behind avenues of trees lining the green and further south either side of Southern Green lane. A view of Southern Green, looking across farmland from a position on Bennett's Lane outside of the hamlet, highlights the extent of the planted tree boundaries around the Conservation Area. The extensive tree coverage also serves to create a peaceful and quiet environment.
- 2.1.11 Another key element of the Southern Green Conservation Area is the extent of Bennett's Lane bisecting the historic green and the role of Bennett's Lane and Southern Green running through the hamlet, connecting the outlying farmhouses with the central core. As with Rushden to the east and Roe Green to the north, there is a noticeable absence of pavements or hard boundaries, as soft margins front Bennett's Lane and Southern Green. Street furniture consists of very occasional signs for footpaths and a single wooden bench. Planted hedgerow and mature tree boundaries enclose Southern Green in the southern part of the Conservation Area. Elsewhere, wide grassy verges separate housing from Bennett's Lane and provide the setting for the Southern Green Conservation Area.

2.2 Statement of Special Interest

- 2.2.1 The historic village green is the focal point and central to the character of Southern Green Conservation Area. Southern Green is documented clearly on the 1877 1st Edition OS map as being a hamlet typical of the historic dispersed settlement pattern encountered in North Hertfordshire, where historic cottages and farmsteads have gradually developed around a roughly triangular area of common land.
- 2.2.2 Thick mature tree cover bounds the green and the Conservation Area rendering most buildings invisible and providing a strong sense of enclosure. The hamlet is consequently a very peaceful and quiet space.
- 2.2.3 The form of rendered cottages in the vernacular style and post-medieval farm buildings surrounding the green is also intrinsic to the rural and historic character of Southern Green. Except for six semi-detached 20th century properties located east of Bennett's Lane, the layout and form of Southern Green has largely remained intact to the present day.

3. Key Assets and Views

3.1 Designated Heritage Assets

Listed Buildings

List Entry	Name	Grade	NGR
1102636	Youngloves	II	TL 31107 31399
1308017	Barns about 10 metres south west of Youngloves	II	TL 31086 31379
1102630	Moonshine Stile End	II	TL 31110 31744
1102631	Southern Cottage	II	TL 31127 31759
1102632	Bachelors	II	TL 31109 31781
1102633	Southern Green Farm House	II	TL 31234 31796
1102634	Parknasilla	II	TL 31100 31601
1102635	Youngloves Cottage	II	TL 31145 31512

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 Southern Green Conservation Area.
- Old Well Cottage, Bennett's Lane
 - The Coach House, Bennett's Lane
 - Southern Green House, Bennett's Lane

3.3 Key Views

- 3.3.1 There are four significant views within the Southern Green Conservation Area, as follows:
- From the northern end of Bennett's Lane, looking south toward the village green (KV1);

- From further south along Bennett's Lane, on the edge of the village green (KV2);
- From the western side of the village green looking north (KV3); and
- From Southern Green, within the southern part of the Conservation Area, looking north toward the village green (KV4).

4. Opportunities for Improvement

- 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. When possible, parking on the grass verges should also be discouraged.
- The loss of trees or hedging for parking access or increases of areas of hard standing within the Conservation Area should be resisted.
- Maintenance of the lanes should ensure the character of the roads and verges is maintained to ensure soft boundaries to Bennett's Lane and its character as a countryside thoroughfare is discernible.

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

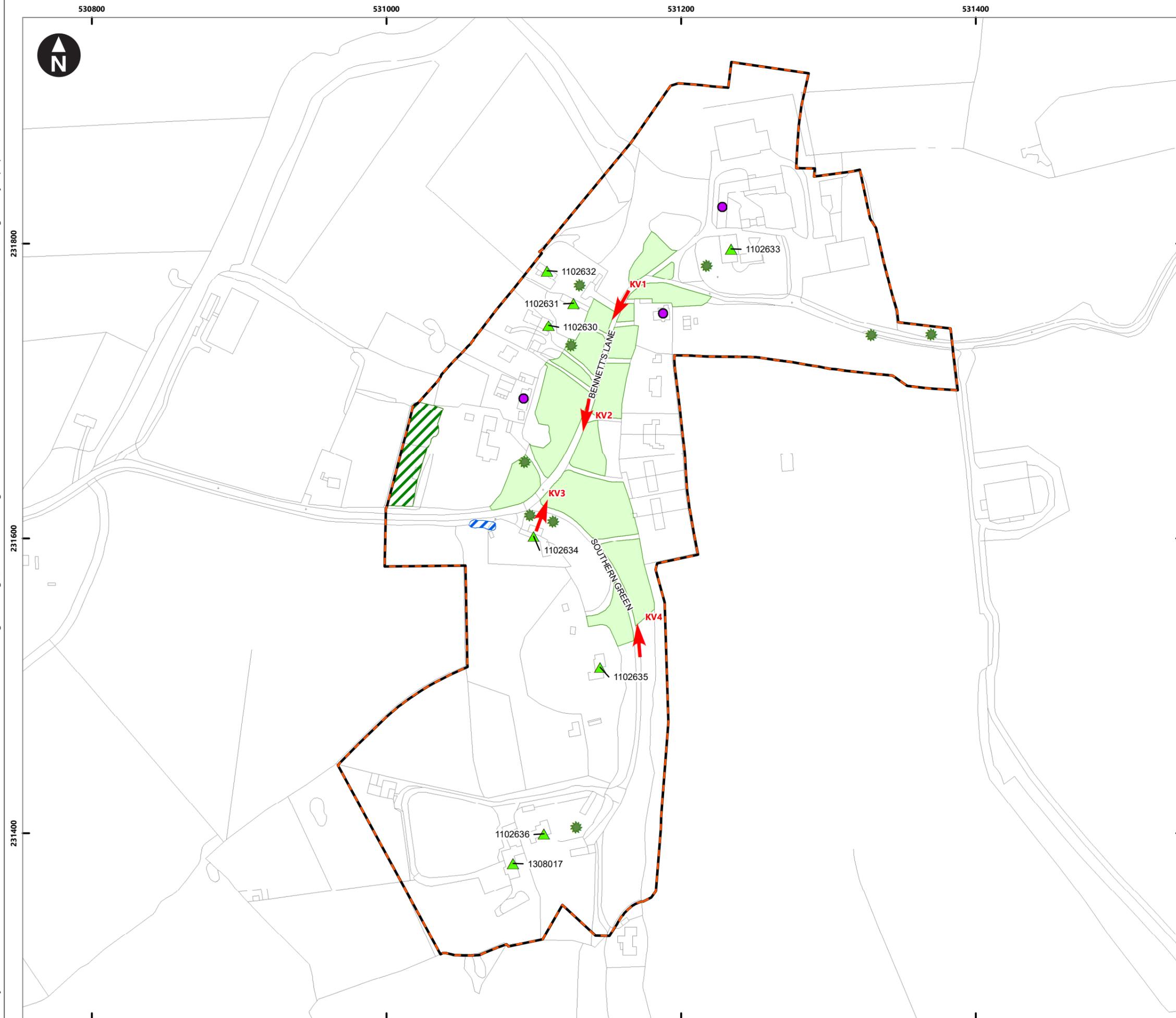


Appendix A

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>

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Scale at A3: 1:2,500
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Client

NORTH HERTFORDSHIRE DISTRICT COUNCIL



North Hertfordshire District Council
Conservation Area Character Statement

Southern Green

October 2019



Appendix B Photographs

B.1 Character Photographs



Figure 2.1 The Grade II listed Southern Cottage (1102631); illustrating the rendered, thatched 'cottage-style' character of the historic houses sited west of Bennett's Lane (looking south-west).



Figure 2.2 The Grade II Youngloves Cottage (1102635); properties in Southern Green are typically screened from the lane by formal hedgerows and mature trees, providing the setting for the Conservation Area (looking west)



Figure 2.3 The driveway of the Grade II listed Youngloves Farm (1102636); image illustrating a series of re-used straddle stones lining the edge of the driveway that enhance the rural character of the Conservation Area (looking west).



Figure 2.4 The Grade II listed Southern Green Farmhouse (1102633); the image highlights the visibility and symmetry of the building, unusual for Southern Green (looking north).

B.2 Key Views



KV1: From the northern end of Bennett's Lane, looking south back down through Southern Green. The key view highlights the open nature of the historic green; the absence of kerbs or pavements is consistent with other villages close to Southern Green (e.g. Roe Green, Sandon and Rushden). Soft landscaping meets the margins of the lane, with mature trees lining the eastern edge and a wide, grassy verge lining the western edge. These contribute to the rural character of the Conservation Area.



KV2: From further south along Bennett's Lane, on the edge of the village green illustrating the expanse of the central village green.



KV3: From the western side of the village green looking north across the open space encompassing Bennett's Lane, the high visibility of the sky is especially apparent.



KV4: From Southern Green, within the southern part of the Conservation Area, looking north toward the village green, highlighting the near invisibility of surrounding properties, set back behind a wide verge and soft domestic boundaries formed of formal hedges and mature trees.

wood.

