

North Hertfordshire District Council

Wallington

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

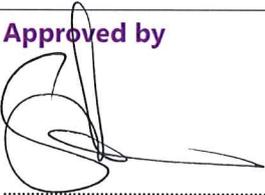
James Dixon
Chris Constable
Alex Kerr

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 The Wallington Conservation Area was designated by North Hertfordshire District Council in 1969 and includes the area around Wallington Bury and the Church of St Mary (NHLE 1347337). Its boundary was amended in 1980. The boundary includes the entirety of Wallington village and most of the farm buildings in and around Wallington Bury, to the south of the church. The east boundaries follow public footpaths enclosing Wallington Chase.
- 1.1.2 This report has been produced for the purpose of appraising the character of that 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 The Conservation Area boundary includes most of the settlement of Wallington and two agricultural buildings at Wallington Bury (1347338, 1176388), comprising a group of silos and a modern barn. The village is surrounded by large, open agricultural fields with few hedgerows and few standard trees within them. Tree planting is typically concentrated along the Conservation Area boundaries.
- 1.2.2 The Church of St Mary (1347337) stands at the highest point within the village, the farms and houses to the south and west of the church are also on this area of raised ground. North of the junction of Kit's Lane and The Street the ground descends, as The Street continues to the north.

1.3 Historical Development

- 1.3.1 A settlement at Wallington was first recorded in Domesday as 'Wallington'. Though the discovery of a large assemblage of Late Roman pottery at Wallington Villa, approximately 800m south-west of the village, may be evidence of Roman occupation in the area (Stevenson, 1999).
- 1.3.2 The parish church includes a possible 14th century nave and 15th century aisle. The presence of a 12th century octagonal font bowl suggests the existence of an earlier church on the site. The layout of medieval Wallington appears defined by St Mary's Church (1347337), a triangular village green and the manor at Wallington Bury, all closely arranged in the southern portion of the village. Earthworks indicate possible house plots in a field adjacent to the church to the east, suggesting an initial focus of medieval settlement at Wallington.
- 1.3.3 Subsequent phases of village settlement, however, appear to have shifted away from the church, extending northwards along The Street. A late 18th century topographical map (Dury, 1760) illustrates the location of the church and the manor estate to the south, while additional buildings are scattered loosely along The Street to the north. These include a cluster of late 16th – early 17th century houses fronting the lane (3 & 5, The Street, 1176371), as well as the late 17th century 'Monks Fitchett' house (11022678), located at the junction between The Street and Kit's Lane, home of George Orwell between 1936-47 and inspiration for the setting of Animal Farm ('Manor Farm'). A

small number of cottages and orchards also lined the northern end of The Street during this period (e.g. 30, The Street, 1176405).

- 1.3.4 The 1877 1st Edition OS Map shows the loose and dispersed village layout continuing into the late 19th century. Two extensive Grade II listed farms (Manor Farm, 1102683, and Wallington Bury Farm, 1176379) occupied land either side of the church, in the south of the village. A public house, school and a small collection of houses were established on the junction between The Street and Kit's Lane, while the northern end of The Street remained characterised by a small number of cottages and adjacent gardens, orchards and farmland.
- 1.3.5 The southern half of Wallington is currently still defined by the church, farms and open farmland, retaining its historic rural character. However, recent 20th century development has occurred, along the northern side of Kit's Lane, and combining with the historic buildings located along the northern extent of The Street.

2. Character and Special Interest

2.1 Character

- 2.1.1 Wallington is essentially a single street, The Street, running down a slope to the north, with the Church of St Mary (1347337), Rectory (1102679) and Wallington Bury Farm (1176379) at its southern end. Kit's Lane is a secondary street which developed in the 20th century and branches off The Street in the centre of the village, exiting Wallington to the west (and becoming Wallington Road). Wallington is situated on the side of a small valley, with the land rising significantly to the west. This presents a sense of an enclosed landscape to the village and Conservation Area. The Conservation Area boundary takes in a footpath running around the western boundary of Wallington Bury, and Wallington Chase. From both footpaths there are excellent long views northwards that enhance appreciation of the elevated location of the village and Conservation Area.
- 2.1.2 The southern half of the village, almost to the rear boundary of housing lining the south side of Kit's Lane, is comprised of the parish church, pleasure grounds and Wallington Chase, as well as an expansive landscape setting to the west and south of Wallington Bury Farmhouse (1176379). The farm complex at Wallington Bury contains two listed farm outbuildings (1347338; 1176388), one that evidences a former east range of a courtyard of 18th century farm buildings. North-east of the church, to the east side of The Street is the non-designated Manor Farm, a built-up farm complex containing three listed farm outbuildings (Barns north-east, 1102683, and north-west, 1176396; Granary at Manor Farm, 1102684). The disposition of the farm complexes at Wallington Bury and Manor Farm mean that the Church of St Mary, Wallington Bury House and Wallington Chase stand within extensive characterful landscapes, and agricultural functions are focused towards the east and the line of The Street.
- 2.1.3 North of Manor Farm, The Street gradually descends a hill. Here, the village character changes from farm buildings and substantial houses (12, The Street, 1347339; 3 and 5, The Street, 1176371) to smaller, more condensed housing plots situated either side of the street (e.g. Building south of number 44, 1176406). The area is characterised by hedges and property boundaries with extensive numbers of mature trees in boundaries and within gardens. To the west of The Street there is a belt of trees enclosing the housing on Kit's Lane and connecting to the east boundary of the garden of Wallington Chase. This belt of trees, and a further belt enclosed within it are present on the 1877 Ordnance Survey map. They are clearly of antiquity and significance for the setting of houses, and their contribution to the high landscape character within the Conservation Area. The drop in street level, in relation to the land either side gives the impression of a hollow way with soft green edges to the properties meeting the street, with a narrow kerb visible only to the east side. At the junction with Kit's Lane the alignment of The Street changes, with a kink to the east and the ground around the surface of The Street becomes level with the tarmac surface.
- 2.1.4 Housing along the southern extent of The Street stands in generous plots with planted, hedged gardens, without kerbs or pavements. There are frequent gaps in the hedge line providing views into surrounding fields. The boundaries of the Conservation Area meet the agricultural landscape that provides the setting of Wallington. Moving north along The Street there are dramatic views of individual houses framed by the planting, trees and buildings abutting the street.
- 2.1.5 Manor Farm, unlike Wallington Bury, reinforces the agricultural character of The Street. This arises from the placement of historic and modern farm buildings onto, or just to the rear of the hedge line, marking the east side of the road. Black weather boarding is employed on several extensions and outbuildings. The black weather boarded, slate roofed Grade II listed Barn at Manor Farm, 80m

north west of Farmhouse (1176396) has a half-hipped gable elevation rising on the property boundary, with a small grass margin separating the building from the road. A modern building on The Street has used a rendered ground floor and partial first floor with vertical unpainted timber cladding to provide an interesting modern intervention into the Conservation Area. Its scale and positioning on The Street enable this structure to be interpreted as an outbuilding to others occupying the road's frontage.

- 2.1.6 Views north from this point are dominated by 3 and 5 The Street (1176371). A timber-framed pebble dashed house at right angles to the road with a cross-wing facing south. This building dominates the view north, and its east wall rises from the west side of The Street. The rear elevation viewed from the south contains multiple gables and a steeply sloping old red tiled roof. Its chimneys indicate the house has never been thatched. Numerous other early buildings within the village are rendered, covering over timber framing or brickwork.
- 2.1.7 Within the village, historic roofs tend to be clay tile or thatch. Numerous thatched buildings have lost their thatch. At the junction of Kit's Lane and The Street are two rendered, thatched houses (Monks Fitchett, 1102678; Elder Mead, 1176401). The late 17th century Monks Fitchett (Figure 2.3) includes a plaque marking George Orwell lived in the house between 1936 and 1940 and worked as the village grocer. This timber-framed building has a pargetted exterior with a combed pattern. Many of the rendered structures present possess half hipped roofs and steep roof slopes indicating possible former thatched buildings. Some modern examples have used this architectural language in their construction. In many cases, the rendered houses have brick gable stacks and brick chimneys rising above their roofs. The former Plough public house (1102682) is a two-storey rendered house with slate roof has an expansive red-brick end stack. This house is comparable to several other properties in the village that present a simple, rendered two-storey form with end stacks and extensions to the rear or sides.
- 2.1.8 The small non-designated village hall is built of knapped flint with gaunt brick dressings and a brick range. This building has a shallow pitched slate roof and some repairs in red brick to the corbels.
- 2.1.9 On Kit's Lane, the more recent housing is built of brick with tiled roofs. One example has hood moulds above the windows and diaper brickwork of burnt headers. This building is paralleled by a listed mid-19th century example at the west end of Kit's Lane (The Lodge, 1307949), whose primary and secondary gables support a steeply sloping roof (Figure 2.1). The presence of a shield in the gable indicates its origin as a lodge to Wallington Chase. A further example (11 – 13, The Street) of a red brick building with hood moulds over the windows is located on The Street north of the junction with Kit's Lane. This non-designated house, also of one-and-a-half stories has prominent gables and dormers creating an interesting roof form.
- 2.1.10 Kit's Lane also contains three pairs of Addison houses. This group is characterised by dormer windows rising into the hipped roofs. One example has been extended to the front, bringing the roof slope forwards to rise from the ground floor, with the dormers given gables. This gives the appearance of a single storey house with dormer attic, however on a significantly larger footprint.
- 2.1.11 Due to the high proportion of listed buildings within the Conservation Area many of the buildings retain, historic, timber windows. There are a variety of forms present in sash or casement forms. Windows are generally multi-paned, or at the minimum quartered glass with glazing bars.
- 2.1.12 Overall the buildings within the Conservation Area represent a wide variety of dates and forms. There is also significant variety in the locations of buildings within the plots, on The Street, whilst those on Kit's Lane are more uniformly located. The south of the Conservation Area is dominated by the three substantial properties and the parish church.
- 2.1.13 The south of the Conservation Area contains ponds and, according to early Ordnance Survey mapping there are several wells and ponds located to the west of the church. Clearly features such

as this in the past had a necessary agricultural function and contribute to the rural character of the village.

- 2.1.14 The Parish church (1347337) dates from the later 12th century. The church contributes greatly to the character of the Conservation Area, and its relationship to the agricultural building at Wallington Chase, immediately west of the church tower, is indicative of its relationship to the former rectory. The churchyard is separated from the road by a low brick wall with stone coping. Tree planting is visible north of the church providing definition to the short views of this building. Due to the abundance of trees in the south of the Conservation Area there are few long views of the church.

2.2 Statement of Special Interest

- 2.2.1 The grouping of the Church of St Mary (1347337), Wallington Bury (1176379) and Wallington Chase (1102679), along with Manor Farm, is illustrative of the historic development of the village and provides an area of expansive landscaping separate from the areas to the north.
- 2.2.2 The village streets, Kit's Lane and The Street, preserve the character of narrow, rural thoroughfares with soft boundaries. They are characterised by a range of boundary treatments including hedging, buildings and walls rising from their margins.
- 2.2.3 Tree planting in the grounds of Wallington Chase, enclosing housing and fields north of Kit's Lane, is present on early Ordnance Survey maps and appears to be part of a designed landscape connected to Wallington Chase.
- 2.2.4 George Orwell's residence (Monks Fitchett, 1102678) and work within the village adds to the historic and literary significance of Wallington. During his time in the village several of his more significant books were published, including: *Keep the Aspidistra Flying*, *The Road to Wigan Pier*, *Homage to Catalonia* and *Coming up for Air*. Although it should be noted Orwell spent much of 1937 fighting in the Spanish Civil War and was in Marrakesh for the winter of 1938-9. Further research may indicate which books he worked on whilst living in the village.

3. Key Assets and Views

3.1 Designated Heritage Assets

Listed Buildings

List Entry	Name	Grade	NGR
1176401	Elder Mead	II	TL 29279 33830
1347337	Church of St Mary	II*	TL 29236 33546
1176379	Wallingtonbury Farmhouse	II	TL 29278 33448
1347338	Barns at Wallingtonbury 70 Metres East of Farmhouse	II	TL 29346 33473
1102678	Monks Fitchett	II	TL 29242 33839
1347339	12, The Street	II	TL 29285 33778
1307949	The Lodge	II	TL 29052 33782
1102679	Wallington Chase	II	TL 29166 33544
1347340	36, The Street	II	TL 29363 34028
1176405	30, The Street	II	TL 29333 33942
1102682	The Plough	II	TL 29260 33845
1176406	Building 20 Metres to South of Number 44	II	TL 29369 34121
1307931	Barn at Wallington Chase	II	TL 29195 33556
1102683	Barn at Manor Farm 40 Metres North East of Farmhouse	II	TL 29337 33720
1102684	Granary at Manor Farm 70 Metres North West of Farmhouse	II	TL 29337 33740
1176371	3 And 5, The Street	II	TL 29267 33756
1176388	Barn at Wallingtonbury 70 Metres South East of Farmhouse	II	TL 29341 33410
1176396	Barn at Manor Farm 80 Metres North West of Farmhouse	II	TL 29295 33723
1262741	K6 Telephone Kiosk Near Plough Inn	II	TL 29276 33863

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 Wallington Conservation Area.
- 11 – 13, The Street. The red brick estate cottage with hood mould above the windows to the north of the former Plough Public House.
 - The Old Post Office on The Street.

3.3 Key Views

- 3.3.1 There are several significant views within the Wallington Conservation Area, as follows:
- From The Street, looking north, illustrating its enclosure from buildings rising from behind narrow planted strips and tree growth which produces a tunnel effect (KV1);
 - From the junction of The Street and Kit's Lane, looking south, showing the Grade II listed late 16th century 3 and 5 (1176371), The Street. Its retained jettied side elevation on the road provides a historic interest to the area (KV2);
 - From Kit's Lane, looking east, depicting the hollow way, which defines the street with greenery and margin planting. The chimney stack of the former Plough Public House (1102682) is highly visible in the background (KV3);
 - From The Street, looking north, past the Grade II listed late 16th century 3 and 5 (1176371), toward the junction with Kit's Lane and the former Plough Public House (1102682) in the background (KV4);
 - From the southern end of The Street, looking north, past non-designated buildings making up the street frontage (2–4, The Street) and Manor Farm, with 3-5, The Street (1176371) visible in the distance through the trees (KV5); and
 - From south-east of the Grade II* Church of St Mary (1347337), looking toward the church. This view shows the scale of trees, and the sense of enclosure in and around the church which limits views of the building. In the background is the gable of Wallington Chase, the former rectory and some of the numerous trees planted around the house to form the pleasure grounds (KV6).

4. Opportunities for Improvement

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

- 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.
- Several buildings in the village have roof forms, or other features indicative of former thatching, such as disproportionately high chimneys, steep roofs with half-hips or catslide extensions. Research should be encouraged to identify such buildings and potentially to encourage the reintroduction of long-straw thatching for roof replacement when the need arrives.

5. Bibliography

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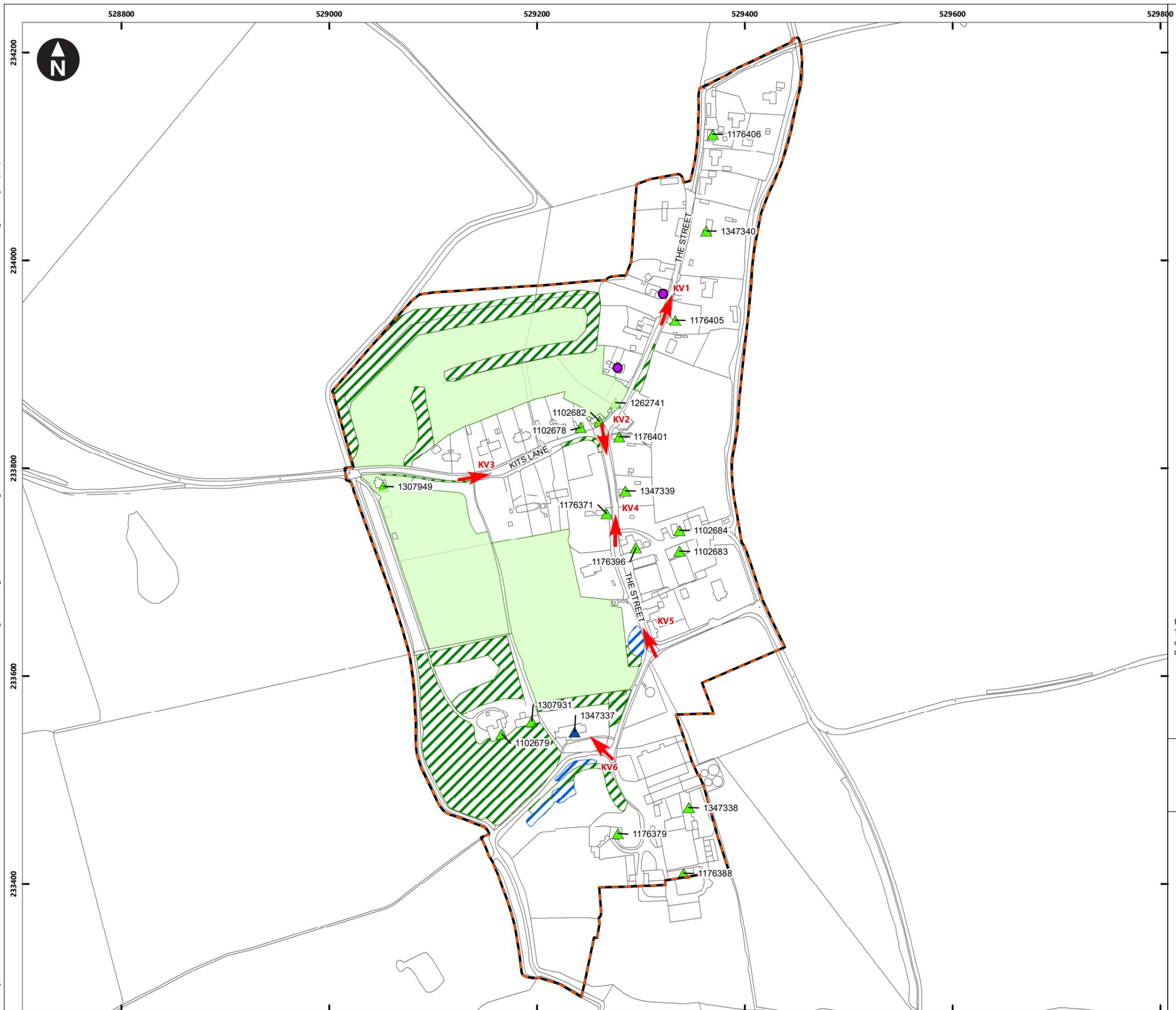
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Appendix A

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: 1:3,500
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Client
NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
Conservation Area Character Statement

Wallington

October 2019



Appendix B Photographs

B.1 Character Photographs



Figure 2.1 The Grade II the Lodge (1307949). Its red brick, hood moulds over the windows and decorative barge board gables provide a distinctive mid-19th century architectural style (looking east).



Figure 2.2 The red brick chimney of the former Plough Public House (1102682) and village hall in the distance at the junction of Kit's Lane and The Street. The land visibly begins a gradual descent north of the village hall (looking east).



Figure 2.3 The Grade II Monks Fitchett (1102678), including the plaque proclaiming Orwell's former residence in Wallington (looking north).

B.2 Key Views



KV1: From The Street, looking north, illustrating its enclosure from buildings rising from behind narrow planted strips and tree growth which produces a tunnel effect.



KV2: From the junction of The Street and Kit's Lane, looking south, showing the Grade II listed late 16th century 3 and 5 (1176371), The Street. Its retained jettied side elevation on the road provides a historic interest to the area.



KV3: From Kit's Lane, looking east, depicting the hollow way, which defines the street with greenery and margin planting. The chimney stack of the former Plough Public House (1102682) is highly visible in the background.



KV4: From The Street, looking north, past the Grade II listed late 16th century 3 and 5, The Street (1176371), toward the junction with Kit's Lane and the former Plough Public House (1102682) in the background.



KV5: From the southern end of The Street, looking north, past non-designated buildings making up the street frontage (2–4, The Street) and Manor Farm, with 3-5, The Street (1176371) visible in the distance through the trees.



KV6: From south-east of the Grade II* Church of St Mary (1347337), looking toward the church. This view shows the scale of trees, and the sense of enclosure in and around the church which limits views of the building. In the background is the gable of Wallington Chase, the former rectory and some of the numerous trees planted around the house to form the pleasure grounds.

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