



# NEWNHAM

## REGISTER OF BUILDINGS OF LOCAL INTEREST 24 APRIL 2008

(Part 3 of 3)

## **INTRODUCTION**

Listed Buildings are important nationally because of their special architectural or historic interest. The criteria used are defined in national terms. However, some buildings are of local interest because of their local historical connections, local vernacular construction or detailing or their contribution to the local cherished scene.

Some buildings in Newnham do not merit statutory listing, but are important individually in a local context. Therefore this register lists buildings of local interest in Newnham all of which are inside the conservation area boundary.

Government guidance leaves it open to planning authorities to produce their own lists of buildings of local interest and to formulate local plan policies for their protection through normal development control procedures. Therefore, when planning permission is required, the district council in making a decision on the application will take into consideration the local interest of the buildings included on the register.

The buildings were selected according to the following criteria:

- Good quality work of a well known local architect or craftsman.
- Buildings of particular local architectural interest, which are important locally for their special architectural design, decoration, craftsmanship or construction including technical innovation and particular important local building types.
- Buildings of particular local historic interest which clearly illustrate important aspects of local social, industrial, cultural or military history or the historic development of the town.
- Buildings which act as an important architectural feature or landmark within an historic street scene or setting.
- Buildings which are well documented to have a close historical association with important and significant local historic events or people.

**1. Vicarage, Caldecote Road.**

Built as a Parsonage House 1837 by Thomas Smith (architect from Hertford) for the Revd Samuel Valentine Edwards. The estimate for the building works was £400. This building is two-storey with an extensive late 19<sup>th</sup>-century, two-storey rear addition forming a twin-pitched form. The south-west side of the building shows that part of the building is constructed in yellow/grey brick whilst the north-east rear part is built in red brick. The whole roof is natural slate.



***Reason for inclusion***

*Building of local architectural and historic interest, which has established links with Newnham's social history. The building is a good example of a particular building type.*

**2. Lodge Cottage, Ashwell Road.**

Eighteenth century, two storey cottage with colour wash, rendered walls and red pantile roof, Distinctively different to the three thatched properties to the west yet aesthetically pleasing, well-proportioned property with central door with cut bracketed hood.



***Reason for inclusion***

*Building of local architectural interest that pre-dates the 1877 1<sup>st</sup> Edition Ordnance Survey and contributes positively to the streetscene..*

**3. Roadside agricultural building, Ashwell Road**

Elongated, single storey 19<sup>th</sup>-century building constructed in gault brick with later corrugated roof. Indicated on 1877 1<sup>st</sup> Edition Ordnance Survey



***Reason for inclusion:***

*Building of local architectural which performs a particularly important role in the streetscene and is the 'gateway' building into the conservation area when approaching from Ashwell.*

**4. The Old Post Office, Ashwell Road**

Mid 19<sup>th</sup>-century, two-storey building shown on the 1877 1<sup>st</sup> Edition Ordnance Survey but not the Post Office at this time (original Post Office on Caldecote Road). This building has pink-painted brickwork with a slate roof and was previously two cottages.



***Reason for inclusion:***

*Marginal case but is complimentary to the scale of its neighbours and represent part of Newnham's more recent social history being the last shop in the village.*



**5. Coker Cottage, Ashwell Road**

Eighteenth century, two-storey cottage with rendered walls and pan-tile roof. The building is situated gable end onto the road with two jetty gables on the side elevation as seen in the photograph below.



***Reason for inclusion:***

*Building of local architectural and historic interest, which performs a streetscape function being gable end onto the road.*

**6. Nos.1-3 (inclusive) Rose Cottages, Ashwell Road**

Eighteenth century terraced group of three cottages with more recent modifications. Nos.1 and 2 are single storey with attic rooms and distinctive gable dormers, whilst no.3 is 2 storey without dormers. All three properties have clay tile roofs.



***Reason for inclusion.***

*All of the terraced and semi-detached cottage groups around The Green contribute to a sense of place but these cottages in particular, being earlier are considered more important to the streetscene.*

**7. School House, Caldecote Road**

A former free school supported by the Lord of the Manor, J. Trueman Mills with his crest 'a lion rampant' on a plaque to the front. Also referred to as a Church of England (mixed) School. Built in 1860 for 40

children and enlarged in 1890 for 60 children. Kelly's Directory of Hertfordshire 1906 states that the average attendance was 30. The school closed on 6<sup>th</sup> September 1945 and the remaining 13 children were transferred to Ashwell County Primary School. Still retains bell and belfry.



***Reason for inclusion.***

*Important to the social history of the village and the bell tower provides a visual reference to the building's former use.*

**8. Nos.1 and 2 Moat Cottages, Caldecote Road**

The Victoria History of the Counties of England states that “...near the site of the manor, but without the moat, there is an old building, said to have been once the malting house of the estate, now converted into 4 cottages....”. The 1877 1<sup>st</sup> Edition Ordnance Survey appears to indicate a building on this same site with four gardens stretching northwards. The building in the photo below would appear to be the same building as that shown in 1877, therefore, may well be the original malting house.



***Reason for inclusion***

*Building of local architectural with possible historical connection as a malting house. It is a gateway building into the conservation area when approaching from Caldecote.*

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### Statement of consultation and process

15 Jan 2007	Baldock & District Committee
16 Jan 2007	Cabinet meeting
23 Jan 2007	Meeting with Newnham & Caldecote Parish Council
27 Jan 2007	Public exhibition at Newnham Village Hall
24 Feb 2007	Public exhibition at Newnham Village Hall
9 Mar 2007	End of public consultation
15 Mar 2007	Meeting with Chairman and Vice-Chair of Baldock & District Committee
27 Mar 2007	Cabinet meeting
8 May 2007	Meeting with Newnham & Caldecote Parish Council
30 Jun 2007	Newnham & Caldecote Parish Council support changes
8 Nov 2007	Chairman and Vice-Chair of Baldock & District Committee support changes
26 Mar 2008	E-mail from Portfolio Holder
24 Apr 2008	Approved by the Head of Planning & Building Control following consultation with the Portfolio Holder for Planning & Transport

In addition, there was local publicity, entry on the District Council's website and letters  
were sent to various interest groups details of which are available from the address  
below.



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