

Neighbourhood Area Profile, January 2020

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Ashwell Neighbourhood Plan

Appendix A

1 Introduction

- 1.1 In 2013, Ashwell Parish Council decided to embark on the process of developing an Ashwell Neighbourhood Plan (the ANP).
- 1.2 To inform the emerging ANP, it is helpful to prepare a detailed profile of the neighbourhood area (the ANP area). This includes statistical information about the local population, economy, housing and health.
- 1.3 The profile helps to inform the development of the vision and objectives for the ANP, which the policies contained in the ANP will seek to deliver.

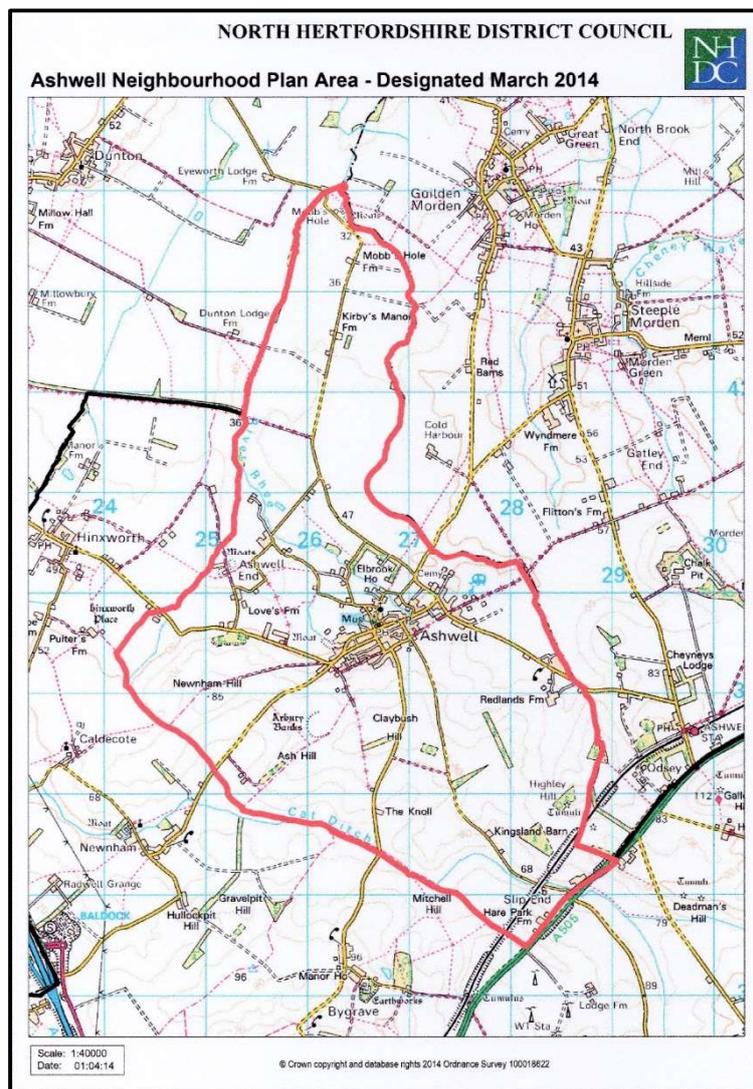


Figure 1.1 The ANP area

2 ANP area statistics and trends

Summary

2.1 The key aspects of the profile of the ANP area, as they relate to the ANP, are as follows :

- Ashwell parish has an **ageing population**, with a high number of people in age brackets 45 to 64 and over 65. These two age brackets grew significantly between 2001 and 2011.
- There are **few adults aged between 25 and 44 years old**, an age bracket that dropped considerably between 2001 and 2011.
- There is a fairly **high number of children (and teenagers)** in the parish when compared to the district as a whole. This is perhaps unsurprising given the attractiveness of the parish and the presence of a Good primary school.
- The parish has **higher than UK average levels of car ownership**, with average of 1.6 cars per household across the ANP area compared to 1.2 at the national level.
- This is perhaps unsurprising for a rural settlement, however it means that parking and congestion may cause concern, particularly in the more historic parts of the village, where roads may be narrower and houses may have been built without off-street parking. Higher car ownership is not unexpected in more rural areas, however it will be important to ensure that public transport is adequate for those with limited access, particularly given that **11% of residents have no access to a car**.
- The parish comprises **predominantly larger, detached homes**. The vast majority of homes are owned. There is a trend toward under-occupancy in the parish, which might suggest that there are insufficient numbers of houses to downsize to.
- **Affordability of housing is an issue** locally, where average incomes put even affordable market housing out of reach. **The percentage of social and private rental properties is low** when compared to the district, restricting options for those on modest or median incomes to move to the parish. This imbalance has been somewhat addressed through two developments that have taken place since the 2011 census.
- The nearest railways are a drive away at Odsey (Ashwell and Morden) and in Baldock and Letchworth Garden City. The parish is served by bus links to several major employment centres, however there are issues with their frequency, especially with evening services and those to the more rural parts.
- Unemployment is low with high numbers of people working from home.
- Whilst a few people work very locally, **the majority travel between 10km and 40km** to work, suggesting high levels of out-commuting. The resident population is very well-qualified and it will be important to consider ways to provide additional higher paid jobs locally or improve links to neighbouring settlements that are less reliant on the use of the car. Providing the necessary infrastructure for home-workers is also important.

Ashwell Neighbourhood Plan

Appendix A

2.2 The following paragraphs set out the detailed statistics and trend data for the parish. Unless stated otherwise, statistics are taken from the 2011 Census.

Population

2.3 In 2011, the population of the ANP area was 1,870. Compared to the district and regional averages, the parish had a higher proportion of residents aged over 45, with a significant number in the 65+ age group. The number of younger, working age residents was, in contrast lower, although there was a high proportion of children aged to 15, indicating that the parish is fairly popular with families.

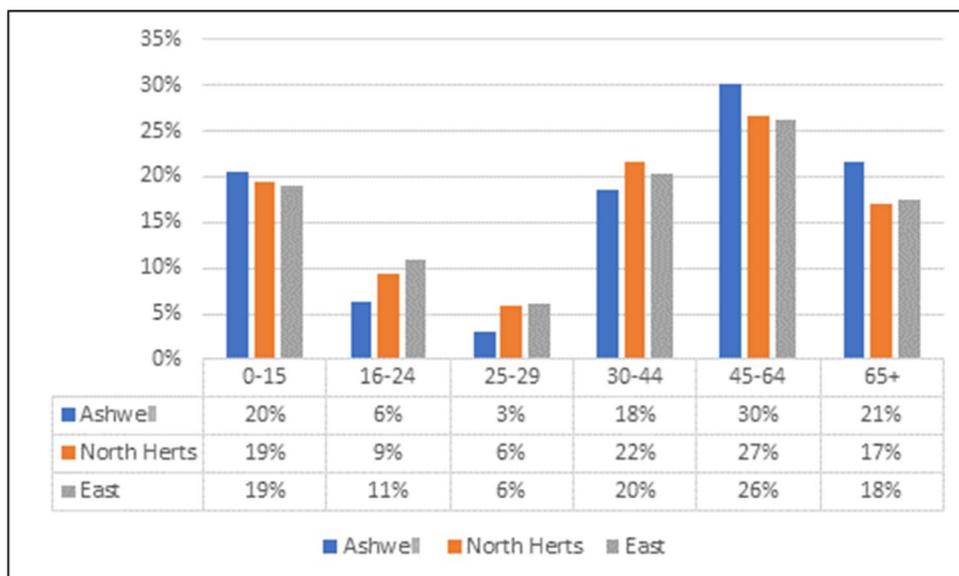


Figure 2.1 Population profile, 2011

2.4 Between 2001 and 2011, the population of the parish grew by 210 persons, a 12.7% increase (Figure 2.2).

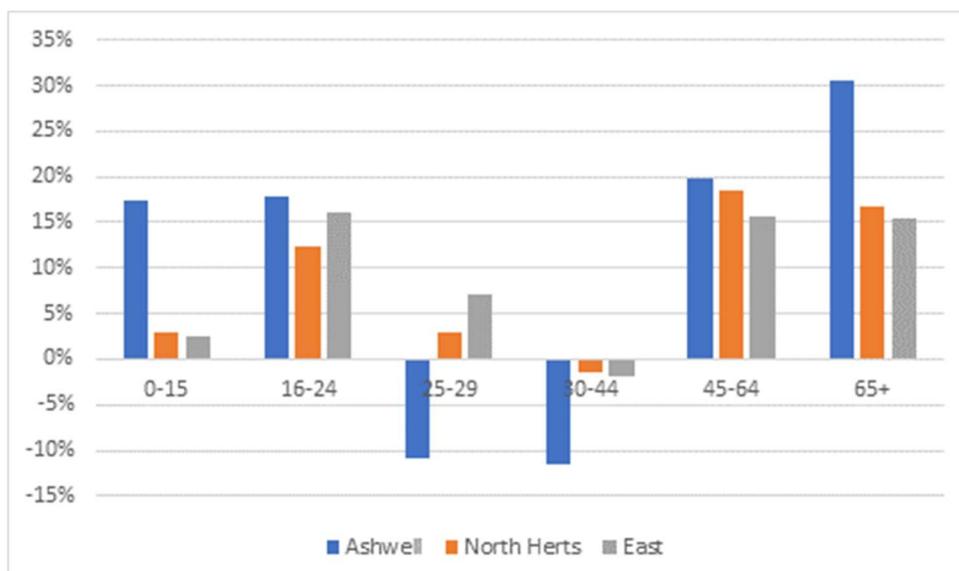


Figure 2.2 Change in population, 2001-2011

- 2.5 It can be seen that growth has been particularly significant in the older age groups, particularly the 65+ category. In contrast, the number of younger and working age residents has fallen greatly. Interestingly, the number of children in the parish grew significantly in the period between 2001 and 2011. The parish does have a primary school, which has been rated as Good since 2004. This might explain the popularity of the parish with families with younger children.

Housing

- 2.6 The reason behind the fall in those of (lower) working age might be explained by the lack of affordability of Ashwell in comparison to other areas. Figure 2.3 sets out house prices in the parish in the last year in comparison to neighbouring settlements, revealing that Ashwell is more expensive on the whole.

Settlement	Average house price
Ashwell	£509,878
Baldock	£329,295
Bassingbourn	£410,860
Steeple Morden	£639,100

Figure 2.3 Average House prices, 2019-2020 Source: www.rightmove.co.uk (March 2020)

- 2.7 This issue of affordability is not a recent phenomenon. House price comparisons between the local area and the North Herts District show Ashwell (Arbury Ward) to be significantly more expensive. To get an indication of affordability, or lack of it, the graph below compares lower quartile (i.e. cheaper) year-on-year house prices for Arbury Ward and the entire District, divided by the annual average national wage.

Ashwell Neighbourhood Plan

Appendix A



Figure 2.4 Year-on-year average cost of housing in the bottom quarter of the market as a multiple of the average national annual wage. (Source ONS Housing datasets and Employment and Labour Market data)

2.8 The Arbury ward values fluctuate more than District wide figures owing to the relatively small size of the dataset, but the message is clear. In Ashwell, price trends generally follow the District pattern rising and falling in a similar way over time, however lower cost housing is significantly and consistently less affordable.

2.9 Figure 2.5 shows the types of housing that existed in the parish at 2011. As can be seen, the largest number of homes were detached, at just over a third of all properties in the parish. This is high when compared to the district and region.

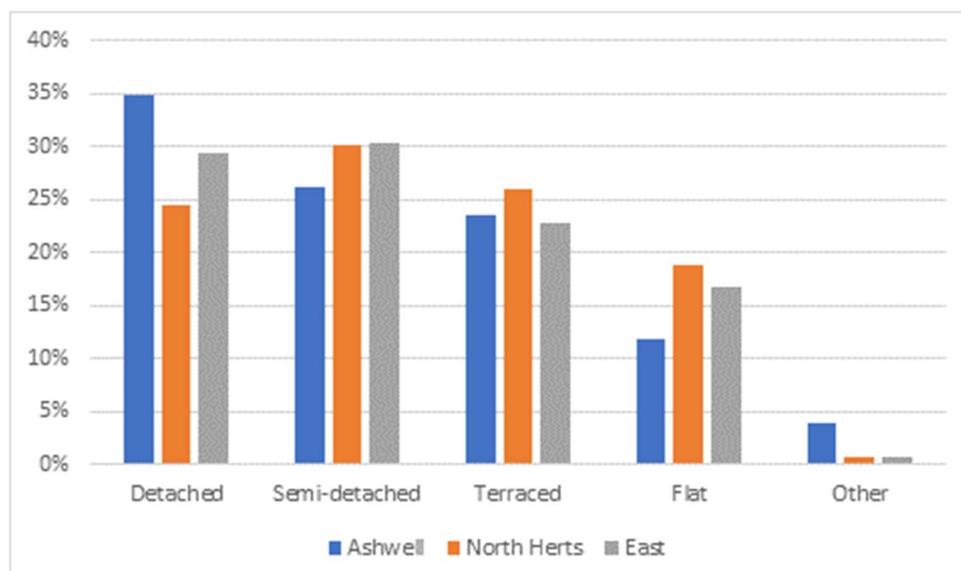


Figure 2.5 Type of housing

2.10 The average number of bedrooms per household was 3.1 and data relating to under-occupancy highlights this as an issue for the parish, where the ability to downsize is prohibited by the available housing stock. Figure 2.6 shows that in Ashwell, 64% of dwellings have two or more rooms above the occupiers' government assessed 'requirement' compared with 54% across the District – 10 percentage points above the average to which it contributes. This skews the data to the extent that all categories below this level are lower in Ashwell than in the District as a whole. The situation is similar for data that looks only at bedrooms.

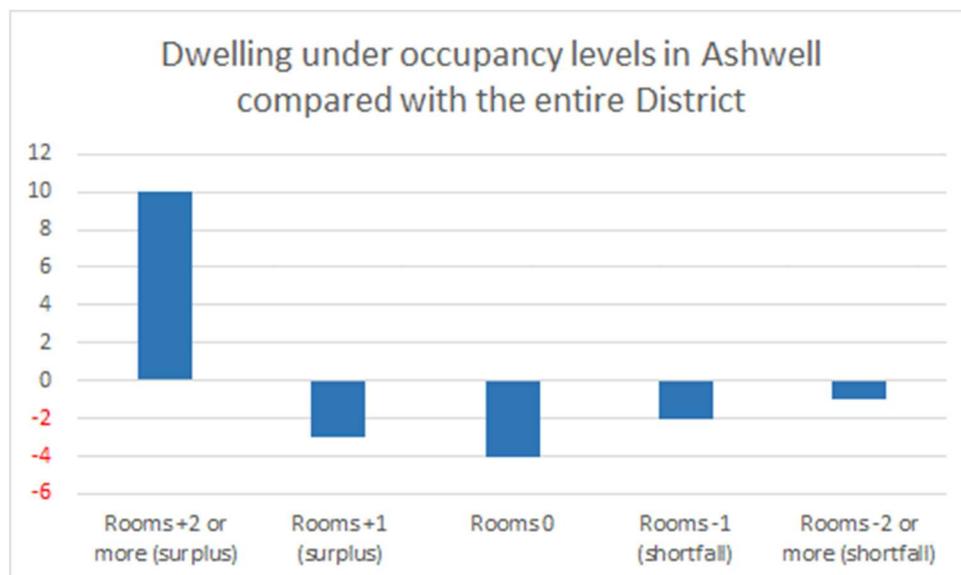


Figure 2.6 Dwelling under occupancy levels in Ashwell

2.11 The tenure of housing is illustrated in Figure 2.7, revealing that the ANP area largely comprises homes that are owned by their occupants, either outright or with a mortgage. The number of social and private rented dwellings available in the parish was less than that available across the district and wider region.

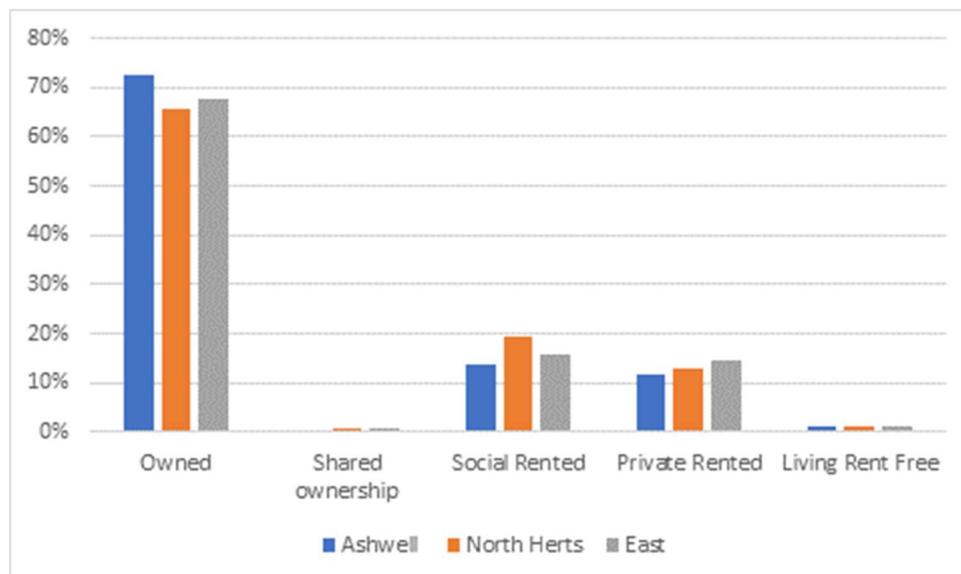


Figure 2.7 Tenure of housing

2.12 The predominance of larger, detached market housing has potentially restricted the ability for those on average salaries to be in a position to move to Ashwell. This could help to explain why there was a drop in younger working age residents between 2001 and 2011.

2.13 Figure 2.8 shows the amount of housing growth in the parish since 1945. In the period between 2001 and 2011 (coinciding with the census data), just 23 new dwellings were built. Since 2011, a further 116 units have either been delivered. Both the Walkdens development (27 units in 2 phases), and Philosophers Gate development (19 units), both located off Station Road on the East side of Ashwell, have included affordable or starter homes with some rental provision included in the former.

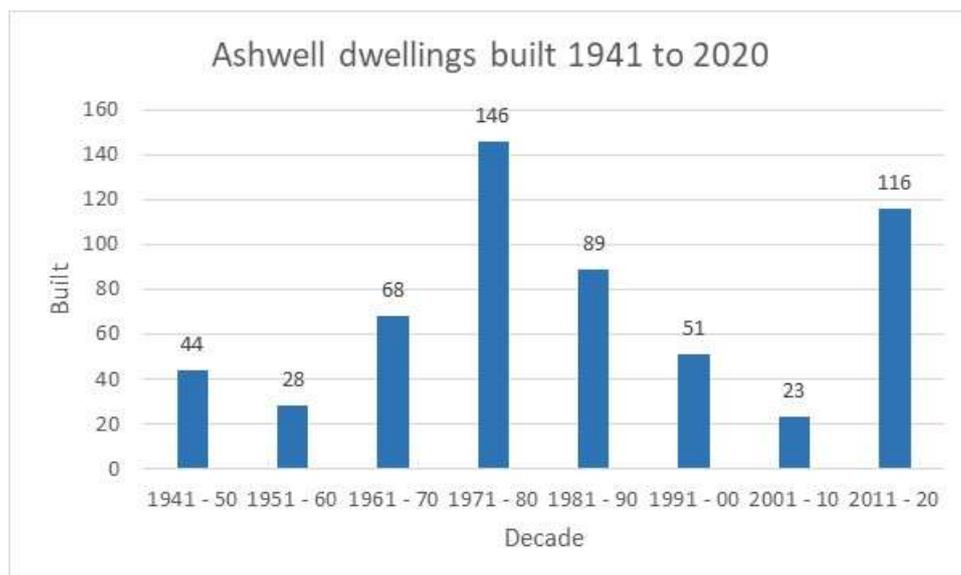


Figure 2.8 Housing growth in Ashwell 1945 to 2019

Work and skills

2.14 Figure 2.9 shows that of the 16 to 74 year olds in the parish in 2011, 67% of people were in employment, which was comparable to the figures for the district and wider region. Of those in employment, however, Ashwell had a greater number of self-employed (17% compared with 11% across the district and it will be important to ensure that the Plan makes provision for home-workers, whose needs will differ from those in employment. Unemployment is low and the number of those in retirement reflects the age profile for the parish.

3

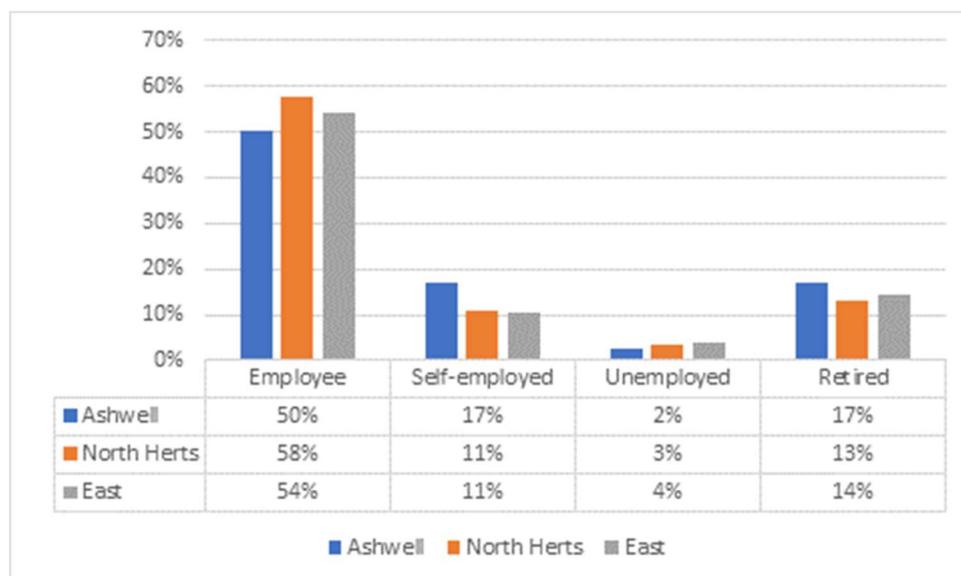


Figure 2.9 Economic activity

2.15 Understanding how people reach their place of work is helpful when considering the impact on local transport. Figure 2.10 suggests that just under 9% of residents are choosing to work from home, which is higher than across the district, and in line with the greater number of self-employed people, many of whom will likely be home-based. Around 44% of workers are using their car to commute, with 8% taking the train. Bus travel is particularly low, and those walking to work locally is in line with the district. 11% of those living in the parish have no access to a car, highlighting the importance of ensuring that adequate public transport is in place.

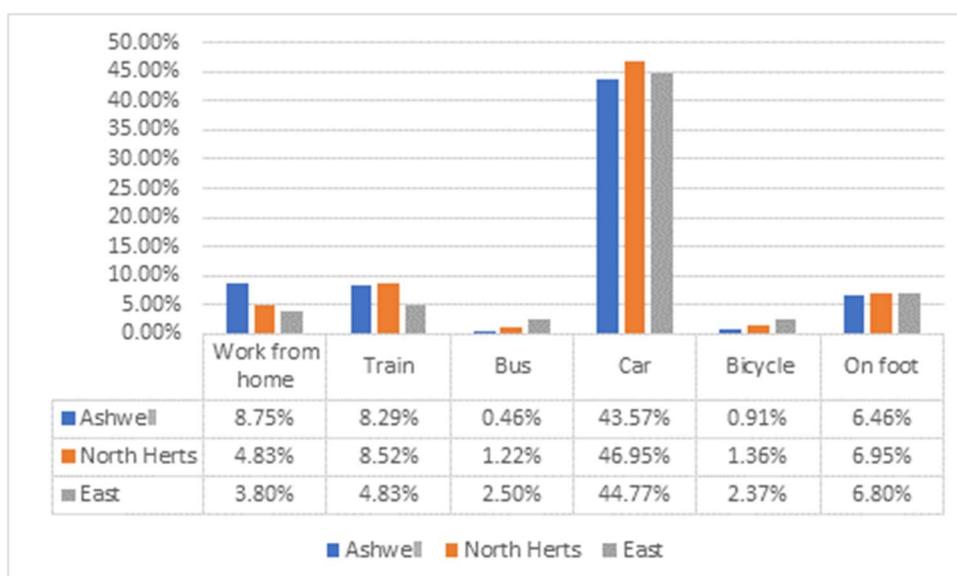


Figure 2.10 Mode of transport to work

2.16 In terms of how far workers are travelling to reach their place of work, the average distance travelled is 28km. Figure 2.11 illustrates this in greater detail, emphasising the predominance of out-commuters in the ANP area. Approximately 50% of local residents travel at least 10km to reach their place of work, implying that residents are driving (on the whole) to places like Cambridge, Stevenage, Bedford and Luton to access work. A 60km journey would include central London. A small number of residents work in the closer area, and retaining options for local employment will be an important factor for the Plan.

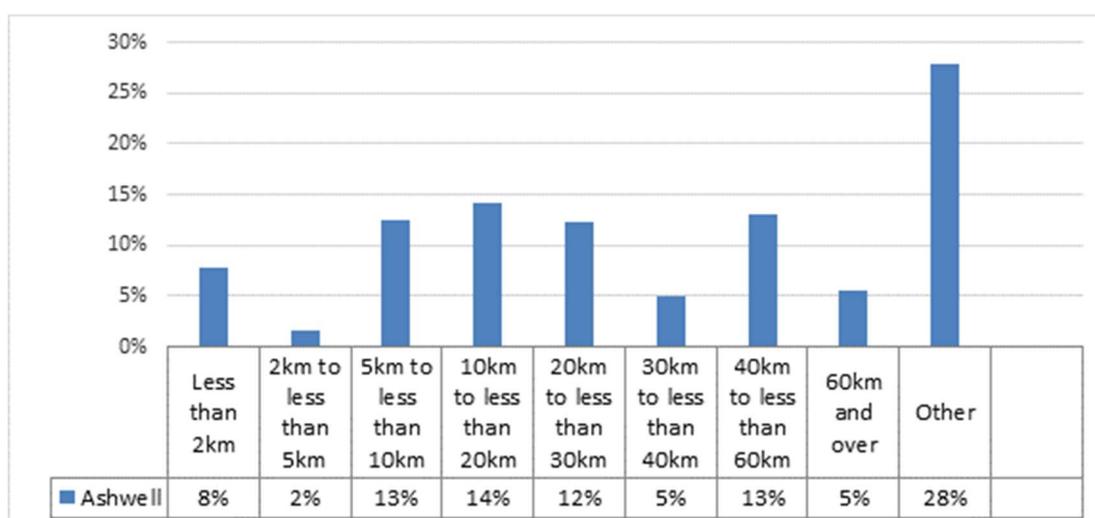


Figure 2.11 Distance travelled to work (Other includes working from home)

2.17 Ashwell has a well-qualified workforce, which perhaps reflects the low level of unemployment in the parish. This is illustrated in Figure 2.12.

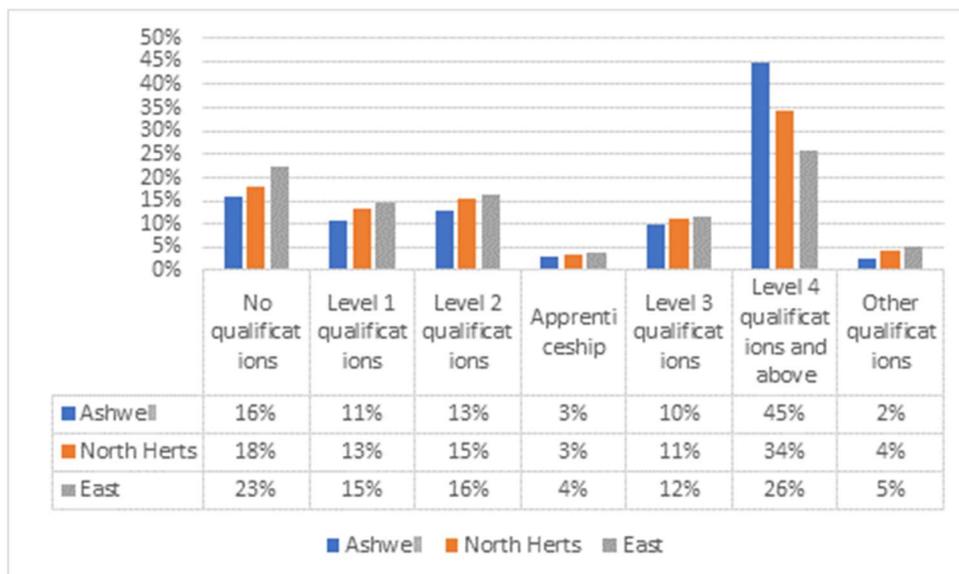


Figure 2.12 Highest level of qualifications

Health

- 2.18 Residents in the ANP area enjoy a good level of health, mirroring the district as a whole, as illustrated in Figure 2.13.



Figure 2.13 Level of health

Ashwell Neighbourhood Plan

Appendix B

Nationally listed assets

Asset	Grade	Location
Wayside Cottage, 87 Back Street	Grade: II	Back Street
Dovecote at Dixies Farm (was part of Dixies Farm, High Street)	Grade: II	Back Street
1 and 3 Cheney Cottage, Gardiners Lane	Grade: II	Gardiners Lane
5 Gardiners Lane	Grade: II	Gardiners Lane
Cob Wall	Grade: II	Gardiners Lane
2 and 4 Gardiners Lane	Grade: II	Gardiners Lane
Chain Cottage, 50 Gardiners Lane	Grade: II	Gardiners Lane
Spring House, 7 High Street	Grade: II	High Street
Jessamine House, 15 High Street	Grade: II*	High Street
Beams, 45 High Street	Grade: II	High Street
53 High Street	Grade: II	High Street
Guild House, 55 High Street	Grade: II	High Street
Brotherhood House, 57, 59 and 61 (Days) High Street	Grade II*	High Street
Rose and Crown Public House, 69 High Street	Grade: II*	High Street
K6 Telephone Kiosk adjoining The Rose and Crown Public House	Grade: II	High Street
Kirby Manor, 73 High Street	Grade: II	High Street
Bear House, 77 High Street	Grade: II*	High Street
Dixies Farmhouse and Dixies, 91, 93 High Street	Grade: II	High Street
The Old Cottage, 105 High Street	Grade: II	High Street
The Three Tuns Hotel Public House, 6 High Street	Grade: II	High Street
Barn at rear of Three Tuns Hotel	Grade: II	High Street
Forresters Cottage, 14, 16 and 18 High Street	Grade: II*	High Street
Vine Cottage, 20 High Street	Grade: II	High Street
Plait Hall, 40 High Street	Grade: II	High Street
56 High Street (Susan Birch Hairdresser)	Grade: II	High Street
Two Brewers, 60 High Street	Grade: II	High Street
Smithy Cottage, 62 High Street	Grade: II	High Street
68 High Street	Grade: II	High Street
70 High Street (Ashwell Stores) and Number 72 High Street (including attached rear barn)	Grade: II	High Street

Ashwell Neighbourhood Plan

Appendix B

Asset	Grade	Location
Digswell Manor, 74 High Street (including outbuildings at rear)	Grade: II	High Street
Bacon's House, 82 High Street and number 84 High Street (including attached outbuildings)	Grade: II	High Street
Woodlands, 110 High Street (including rear attached barns, n) (Now called Ash Farm)	Grade: II	High Street
The Rectory (Old), 34 Hodwell	Grade: II	Hodwell
The Green, 28 Hodwell	Grade: II	Hodwell
Village Lock-up in garden of number 20 Hodwell	Grade: II	Hodwell
14 Lucas Lane	Grade: II	Lucas Lane
Alder Cottage, 16 Lucas Lane Alder Cottage	Grade: II	Lucas Lane
34 Lucas Lane	Grade: II	Lucas Lane
Ashwell War Memorial	Grade: II	Lucas Lane
1 Mill Street	Grade: II	Mill Street
Ashe Cottage, 17 Mill Street Ashe Cottage	Grade: II	Mill Street
Merchant Taylors' School, 21-23, Mill Street	Grade: II	Mill Street
29, 31 and 33 Mill Street,	Grade: II	Mill Street
37 and 39 Mill Street	Grade: II	Mill Street
Ashwell Bury	Grade: II	Mill Street
Ashwell Bury park and garden	Grade II	Mill Street
2, Mill Street	Grade: II	Mill Street
4 and 6 Mill Street,	Grade: II	Mill Street
Lychgate and adjoining churchyard wall	Grade: II	Mill Street
Church of St Mary	Grade: I	Mill Street
The Mill	Grade: II	Mill Street
Ducklake	Grade: II*	Springhead
Barn at Ducklake	Grade: II	Springhead
Granary adjoining south corner of Ducklake	Grade: II	Springhead
Spring Cottage, 2 Springhead	Grade: II	Springhead
Mulberry Tree Cottage, 6 – 8 Springhead	Grade: II	Springhead
Tombstone in new cemetery to Mary Morwenno Bolitho, wife of Philip le Grand Gribble	Grade: II	Station Road
Tombstone in new cemetery to Wolverley Attwood Fordham	Grade: II	Station Road

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Appendix B

Asset	Grade	Location
Tower Cottage (including attached rear outbuildings), 5 Swan Street	Grade: II	Swan Street
Ashwell Village Museum (Town House)	Grade: II*	Swan Street
Swan House, 10 Swan Street	Grade: II	Swan Street
12, 14 (Pin Cottage) and 16 Swan Street	Grade: II	Swan Street
18-24 Swan Street	Grade: II	Swan Street
1 and 3 West End	Grade: II	West End
The Cottage, 25 West End	Grade: II	West End
Chantry House, 31 West End	Grade: II	West End
West End Cottage, 39 West End	Grade: II	West End
The Orchard, 41 West End	Grade: II	West End
Barn adjoining number 4 West End (farmhouse)	Grade: II	West End
Barn range at Farrow's Farm, 30 metres west of number 4 West End (farmhouse)	Grade: II	West End
Westbury Farmhouse, West End	Grade: II	West End
Granary at Westbury Farm, immediately east of farmhouse	Grade: II	West End
Ashwell End House (known locally as Beresford's)	Grade: II	Outside village
Bluegates Farmhouse	Grade: II*	Outside village
Range of barns 50 metres south east of Bluegates Farmhouse	Grade: II	Common Lane
Bennetts	Grade: II	Common Lane
Bennett's Cottages	Grade: II	Common Lane
Arbury Banks Iron Age hillfort	Monument	
Fields with crop marks of five ring ditches west of Station Road, south of Ashwell Street and to the rear of Walkdens, Ashwell	Monument	
Highley Hill bowl barrow	Monument	
Moated enclosures east and west of Love Lane, Ashwell	Monument	
Mobbs Hole moated site and decoy pond, Ashwell	Monument	
Field containing ring ditches and enclosure at Slip End	Monument	

Ashwell

Buildings and Antiquities

2nd Edition

David Short

**Ashwell Neighbourhood Plan
Appendix C**

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Preface
To the first edition

This list of buildings and other things of special interest in Ashwell is the result of a working party set up by the Parish Council in response to a request from the District Council to recommend revisions to the list of Listed Buildings which was originally prepared by the former Ministry of Housing and Local Government in the 1950s. It was widely recognised that a number of un-listed houses of definite architectural value in the village were worthy of listing, while others already listed merited up-grading.

During the meetings of the working party a great deal of information which had not hitherto been recorded was collected together from recent research and local knowledge, especially from Messrs. John Bray and Albert Sheldrick, founders of the Village Museum. After the revised list had been submitted to the District Council it seemed a pity to let this wealth of knowledge to mature in some filing system where it was not easily available to people interested in the village. It was therefore agreed by the Parish Council and approved at an open meeting of the Ashwell Association that the material should be published as a booklet with two principal modifications, namely the omission of the names of house owners and occupiers, and the omission of the Ministry grades (both existing and as revised by the working party).

The opportunity has been taken to expand some of the information and to add details of new buildings. It should be emphasised that what follows here is not the statutory list of Historic Buildings and has no official standing but, as with the Ashwell Village Appraisal, it is hoped that it will be of use and interest to the inhabitants of the village and those concerned with its rich architectural heritage.

Corrections and additions for a future edition would be welcome.

"How these curiosities would be
quite forgott did not such idle
fellows as I putt them down".

John Aubrey,
Brief Lives.

Preface

To the second edition

As part of the working of the Ashwell Neighbourhood Plan Working Group it was decided to take another look at this list to see if it could still be of use in making planning decisions and to revise where necessary.

This has been done and once again it has been decided to publish the results.

There are some changes in the way this edition has been set out and the information that is in it. Firstly the detail of properties, where it has been possible to identify the correct building/site, from the 1829 Rate Survey that was undertaken in the parish.¹ This survey lists the owners of properties, the tenants, a description of the property and the rental value. This latter figure was used for basing the rates on and continued in use until the 1980s when first the poll tax and then the council tax superseded it. Secondly the description of the listed building with the grade which is published by Historic England.² Thirdly there are Additional informations that were made in 1979 and today. These are from local knowledge and have no legal status at all. Reference is made to the sketches of Charlotte Morice the daughter of the Rector Henry Morice. These sketches, with other of local settlements, Cambridge and Prague were sold to raise money to found a girls' school. This became known as Mrs Ratcliffe's School, Ratcliffe being her marriage name. The school was closed when the board school, now Ashwell Primary School, was opened in 1878. Most of the sketches are in a book in HALS where they can be viewed.³

The second section lists other sites of interest including Scheduled sites in the Parish. These are areas which Historic England considers to be of great importance and need to have some form of protection. Where the site is an arable field the farmer may be restricted as to how deep they can plough. It will also restrict whether people can go and dig holes in the field.

It is hoped that this booklet will help inform parish councillor and other planners when they make decisions on particular buildings or sites. It is also hope that it will be of general interest.

David Short
Ashwell 2020

¹ Survey of the Farmsteads, Private Dwellings-houses, Shops, Cottages, etc. etc at Ashwell, Hertfordshire made August 1829 editor David Short, Ashwell

² Historic England, The Listing <https://historicengland.org.uk/listing/the-list/>

³ *Sketches of Ashwell, 1830 - 1850* by Charlotte Morice HALS Ref. DE/X916

Acknowledgements

First edition

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Second Edition

Introduction

The Physical Setting

Ashwell is a thriving parish of 4,108 acres in North Hertfordshire, on the borders of Cambridgeshire and Bedfordshire. With a population of about 2,000 (2011) it is the largest of a group of villages situated in a rural area of some 45 square miles, bounded on the west by the A1 on the east by the A14 and on the south by the A505. The nearest small towns are Baldock (4 miles south-west) and Royston (6 miles east). Visually this is an extremely attractive area. Approaching Ashwell from the south or west one passes through open arable land and on to the steep north-facing scarp of Newnham and Claybush Hills. These provide a sudden wide view over the valley where the river Cam has its sources, to the hills of Bedfordshire and Cambridgeshire. Ashwell, with its magnificent church, nestles among trees immediately below, stretching along the spring line. Approaching from the north and east the low-lying pastures, trees and hedgerows provide a green contrast with the unspoilt horizon of the chalk hills to the south.

In the northern part of the parish the land is low-lying and gently undulating, formed on chalk marl. Southwards the land rises quite steeply to over 300ft above sea level in the middle chalk escarpment, the Eastern Heights a north-easterly extension of the Chilterns. Boulder clay, deposited at the end of the Ice Age, caps the highest point, Claybush Hill (100m).

At the base of the escarpment are outcrops of Totternhoe stone, a well-jointed chalk, which produces springs from water gathered in the porous chalk. Much of the older part of the village stretches along the lower slope where water could be reached fairly easily from shallow wells.

All the soils in Ashwell are alkaline. That on the escarpment is light, easily worked and drains quickly. It contrasts with those on Claybush Hill and on the chalk marl which are quite wet and heavy.

Historical Background

From early times the present parish of Ashwell has been a focus for settlements. In 2005 a Neolithic (2,700 -2,000 BC) henge was excavated near the corner of Station Road and Ashwell Street. In the Bronze Age (c. 1800 to c. 800 BC) the presence of a number of burial barrows in the southern half of the parish suggest that there must have been settlement in the area. During the Iron Age (c. 800 BC to 100 AD) Arbury Banks was built and occupied. However the main settlement in this period was probably at Buttway, half way to Ashwell End. During the Roman period there was a shrine at Ashwell End to the Ashwell goddess Senuna. Having a shrine there infers that there would be services to feed and bed the visiting pilgrims. To date the area has not been investigated thoroughly to see where exactly this settlement was. Not far from the shrine was a villa with a possible bath house. There was also a Roman villa on the south facing slope of Partridge Hill not far from Arbury Banks. Ongoing excavation suggest that there was also a religious site in the Roman period south of the springs.

The present village, or town as it was known until the beginning of the twentieth century, probably began as a frontier borough, built by King Alfred's son Edward the Elder around 917.⁴ The place-name is first recorded in the will of Authelgifu who died c. 990. By 1086 (Domesday Book) Ashwell was one of the most important towns in Hertfordshire being a borough, a market town, with fourteen burgesses, and dues amounting to 49 shillings and 4 pence due to the Abbot of Westminster who was lord of the manor.

For many centuries the market played a central role in the history of Ashwell. From earliest times it attracted the interest of neighbouring areas. High Street, with its important farms, was one of the boundaries of the market place, the others being Gardiners Lane, Swan Street, Hodwell and the footpath from Hodwell to High Street at the Springs. When the market began to decline in the seventeenth century the fortunes of Ashwell also declined. In 1850 there was a disastrous fire covering a large part of the village, sketches and an account of which can be seen in the Museum.

⁴'Ashwell: an example of Anglo-Saxon town planning', by David Short in *Hertfordshire a county of small towns* Terry Slater and Nigel Goose editors, Hatfield 2012

Ashwell Neighbourhood Plan

Appendix C

St. Mary's Church dominates the landscape with its great nave and tower. Built between 1320 and 1390 it reflects the prosperity of the town of that period. Life in Ashwell is reflected in the Church, the graffiti tells of the disaster brought by the plague of 1348-50 and the great storm of 1361. The interior, devoid of murals, ancient stained glass or statues, reflects the strong influence of the Protestants in the seventeenth century and later. Until recently there were no less than six different non-conformist chapels in the village although not all in operation at any one time.

Enclosure came late in 1863. The structure of the town still reflects this and the agricultural depression which was to follow shortly afterwards. Up to the Second World War the main farms of the parish could still be found in High Street, as they would have been found in Anglo-Saxon times. But in the last fifty years changes in farming methods have meant the decline of these farmyards as working farms, so that today no working farms can be seen in the village. The two breweries, Fordham's and Page's, both now defunct, also once employed a large proportion of the population of the village.

It is almost impossible to estimate the population of Ashwell prior to the census of 1801, but a few rough figures are available. In Domesday Book, 1086, there are 83 families listed in the borough, making a population of between 350 and 450 people. In 1307 this figure had risen to 129 families making a population of between 550 and 600 people. By 1563 the number of families had fallen to 87, between 350 and 450 people. In 1801 there were 715 people. A peak of 1,576 persons was reached in 1871 which then fell back to 1360 in 1971. In 2011 the number had risen to about 2,000.⁵

⁵ For a fuller discussion of Ashwell population figures and how these allow you to compare Ashwell with the surrounding area see 'The History of Ashwell from a wider perspective' in *Snippets of Ashwell's History Vol 2*, David Short, Ashwell 2012. Census figures appear to be accurate but there were assumption made about under-registration.

List of Buildings

The Village

Angell's Meadow

Additional information

44 houses, including those in Silver Street, built 1975-1978.

Quaker Burial Ground

Additional information

The original Quaker Meeting House was burned down in the fire of 1850. This walled burial ground only has early 19th century gravestones.

Ashwell Street

The Mount

Rate Survey

Cottage, Stud and plastered with thatched roof containing 2 rooms on the ground floor and 2 bedrooms above. Small back Gardens and small frontage Do. Well of Water and large Garden rented of Mr. Farr. Old Pigsty.

Cottage same as last containing 2 rooms on the Ground floor and 2 bedrooms above.

Additional information

Site of former pest house and before 1834 possibly, for a short time, was the parish workhouse. The present building is not that which was described in the Rate Survey and is, in 2020, largely ruined.

30-32 Flint Cottages

Additional information

The only cottages of flint construction in the village probably built after 1829 but definitely before 1841.

Back Street

51-53Pixie Cottage

Rate Survey

Cottage part boarded part clayed and thatched containing 2 rooms on the ground floor and one bedroom. Barn boarded and thatched. Small garden.

Additional information

Much altered in the 20th century.

63-69 Forester's Cottages

Additional information

Built in 1892 for local members of the Ancient Order of Foresters, which is a friendly society formed in 1834. The Order still owns the allotments behind the cottages.

83 Bellbine Cottage

Rate Survey

Cottage, Stud and plastered with thatched roof containing 2 rooms and Pantry on the ground floor and 2 bedrooms above.

Barn Stud and clayed with thatched roof adjoining

Small Yard, old Wood hovel and Pigsty.

Good Garden.

Cottage same as last containing Sitting room, 2 bedrooms and small Pantry. Small Garden and Well of Water.

Additional information

The present cottage is said to have been built by Fred Bray in 1920. It is not known if the earlier cottages were incorporated in the new structure. Sympathetically designed.

87 Wayside Cottage

Rate Survey

Cottage Stud and plastered with thatched roof containing 2 rooms on the ground floor and 2 bedrooms above. Small frontage Garden inclosed with palisade fence. Barn Stud and clayed with thatched roof. Small Yard, good Garden, and well of good Water.

Listing

Grade II

House. Later 17th century. Timber frame. Clunch and plaster walls. Brick plinth. Modern pantile roof. 2 storeys. 2 windows, the upper floor with glazing bar casements, the ground floor with sashes. Panelled door with moulded wood reveal. Rebuilt ridge stack on left centre. The right gable end has its upper floor jettied on straight brackets.

Additional information

The claybat and weatherboarded barn at the rear with thrashing floor or 'midstie' was incorporated in the house in the 1980s.

2-20 Bear Farm Buildings

The site was destroyed in the fire of 1850. Pantiled single storey outbuildings forming a noteworthy boundary along Bear Lane. The farmyard was redeveloped in 1979 for housing by the Ashwell Housing Association. Peter Boston was the architect.

Dixies Farm Dovecote

Rate Survey

Large Dove House, brick built and tiled. (Part of the description for Upper Farmyard of Dixies Farm in High Street)

Listing

Grade II

Dovecote and granary. 30 metres southwest of Dixies. Late 17th century, largely rebuilt in late 18th century. Red brick, partly chequered. Plain tile roof, hipped with louvred gablets. Square plan. 2 storeys. Dentilled brick eaves. south elevation has ground and first floor plank doors. Bottom part of ground floor has 17th century bricks.



Additional information

The east wall was partially demolished by the owner in the late 1970s which he was forced to rebuild.

50 The Engine

Rate Survey

Cottage, part boarded part clayed with thatched Roof containing One Room on the ground floor and bedroom above. Leanto Pigsty. Small Wood Barn. Small Garden.

Cottage Stud and plastered with tiled roof containing sitting room Oven Pantry and 2 bedrooms. Small narrow Garden.

Cottage part brick and part boarded with tiled roof, containing sitting room. Pantry and. 2 bedrooms. Small garden.

Cottage under the same roof as last. Stud and plastered containing Sitting room and Pantry on the ground floor and 2 bedrooms above. Small Garden front of House. A piece of Garden ground at the back.

Cottage same as last, containing Sitting room and Pantry on the ground floor and 2 bedrooms above. Small garden in front. Ditto at the back.

Additional information

A beerhouse and pub from the 1870s to the late 1970s. Plastered with steeply pitched slate roof. The cottage at the west end was added c.1930. The 'Engine' refers to a thrashing engine which was possibly situated in the garden of 110 High Street.

Bacons Yard

Additional information

Houses built in 1978 on the site of Bluegates Dairy. A film made in 1947 shows cows being milked in the dairy.

Church Lane

3 Methodist Society Meeting House

Additional information

Built sometime before 1841 it was converted into two houses in 1880 when, as it was too small for the congregation, it was sold. A larger chapel was built a few metres away at 51 High Street. This chapel was closed in 1978 and demolished for new housing in 1979.

Church Path

Church Path cottages

Additional information

Mid-19th century (probably in the 1850s). Clay bat construction under slate roof. They form an important feature of this approach to the St Mary's Church. A barn stood here in 1826. A coin of Louis Napoleon of France, which is now in Ashwell Museum, was found here.

Claybush Road formerly Bygrave Road

2 The Orchard

Additional information

A lime kiln in the garden is still in a good state of preservation. It went out of use in 1930. The lime used in the Lutyens' alterations to The Bury was burnt here.

4-14 The Bungalows

Additional information

A number of bungalows were built in the 1920 by F J Bailey the builder. He had decided to close his business and built these houses with the materials he had lying in his builder's yard. The result was not only different styles but different building materials depending on what was available. Many have now been demolished.

Royal Observer Corps monitoring post

Near the top of Claybush Hill was an underground monitoring post which was used by the Royal Observer Corps.

Fordham Close

Additional information

All but four of the buildings that made up Fordham's Brewery were demolished in 1973. The survivors were the Maltings, Kiln House, Dray House and the Manager's office in Mill Street.

The Maltings and The Kiln House

Additional information

Ashwell Neighbourhood Plan

Appendix C

Late 19th century. Yellow brick; slate roof. Sympathetically altered to residential use in 1973. Awarded a North Herts District Council Civic Award in 1975. This part of the Maltings was once used as a grain store with chute and engine house.

The Dray House

Additional information

19th century stables converted to residential use in 1976. Interesting windows and features as in the Maltings. Part of the building was the cooper's workshop. Awarded North Herts District Council Commendation 1979.

Gardiner's Lane

1, 3 Chevney Cottage and another cottage

Rate Survey

Cottage, Stud and plastered with tiled roof, containing Sitting room. Kitchen, Pantry and 2 bedrooms. Small back Kitchen. Pigsty, Carpenters Shop. Yard and Pump of Water.

Cottage as last containing Sitting room and bedroom.

Listing

Grade II

Pair of cottages in single range, broken in central ground floor by a square cart entrance. 17th century, altered mid-19th century. Timber frame. 17th century brick plinth. Roughcast walls. Low-pitched slate roof with wide eaves. 2 white brick stacks. Cheney Cottage on right has central recessed half-glazed door. Single sashes each side. 19th century cast iron casements above. No. 1 has 2 glazing bar casements. The east entrance has a 19th century moulded architrave.

5

Rate Survey

Cottage, Stud and plastered with thatched roof, containing 2 rooms on the ground floor and 2 bedrooms on the One pair. Stud and plastered Barn with thatched roof.

Listing

Grade II

Cottage. Late 17th or early 18th century. Timber frame. Roughcast. Thatched roof. 2 storeys. 3 19th century sash windows slightly recessed in moulded wood frames. Left 1st floor sashes are paired; right ones have replacement glazing bars. Right return elevation has 3 ground floor casements; exposed floor plates and heavy purlins.

Cob Wall, Gardiners Lane (West side)

Listing

Grade II

Wall on west side of Gardiners Lane. Probably 18th century, restored in 19th, 20th and 21st centuries. White cob. Thatched coping. White brick plinth. Approximately 80 metres long, canted on plan, returning for 6 metres on south end. About 3 metres high. The plinth is mostly 19th century white brick.

Additional information

Restored and re-thatched in 1973 and 2006. Boundary of old vegetable garden of the Bury. It is now the roadside boundary wall of Wolverley House

Wolverley House

Additional information

Sheltered accommodation built in 1973. Designed by Donald Insall and Partners.

2, 4

Listing

Grade II

House pair. Mid-19th century, altered on left (No. 4). Timber frame. Plastered walls, yellow brick on left. Low slate roof. 2 storeys. 3 glazing bar casements. Right house is 2 windows with central yellow brick stack. Plank doors each end. Moulded window architraves. Lower windows

are Yorkshire casements. Included for group value.

Additional information

2 was the home of Flo Worboys BEM who for over 60 years delivered post in Ashwell.
4 was the home of Albert Skerman who looked after the Cottage Garden when it was first created.

10

Additional information

A cottage connected to the corner house of Workhouse Row by an interesting arched passage way. It would appear that the northern end of the building is probably built of claybats and predates the Victorian brick extension which includes the arched passage way. Late 18th century.

Zoar Baptist Chapel

Additional information

Mid-19th century yellow brick and slate. The gable end has barge boards. Inside is an immersion bath.

Old Barn

Additional information

Formerly barn connect to Little Garth in Mill Street. Was, for many years, a badminton court before being converted into a house in 1980s

20 Bonnets Barn

Additional information

Barn connected to Le Goodrooms in Mill Street. Was used by Marie Whitby as an exhibition space in the 1970s and 1980s prior to it being converted into a house in the 1990s

Merchant Taylors' Close

Additional information

Created in 2002-3 when the Merchant Taylors' School site was sold for development. It is on the site of the school playground. When the school closed the playground was made into a hard-surface tennis court and an orchard where sheep were occasionally grazed.

50 Chain Cottage

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room and 2 bedrooms. Piece of Garden Ground and Well of Water.

Cottage under the same Roof as the last, containing Sitting room and 2 bedrooms. Piece of Garden Ground.

Listing

Grade II

Cottage, formerly a pair. Early 18th century. Wings added at front corners in mid19th century. Timber frame with plastered walls. Thatched roof. S elevation has 2 eaves dormer windows cut into thatch, the ground floor with 4 leaded casements, paired together at outsides and with small bracketed hoods. N elevation has 20th century door and pentice. Central 18th century ridge stack. Wings each side are single storey. Painted clunch walls, pantile roofs. Small red brick stacks.

Additional information

Pleasant outbuildings attached. Extensive renovation and modernisation in 1978.

Green Lane

The Maltings

Additional information

Maltings built c. 1914 for E K and H Fordham. Was used by White's to bottle soft drinks prior to being converted into flats in 1990.

3 The Croft

Additional information

Orange brick; low hipped slate roof. Built by L Newell in 1971.

Baldwins corner

Additional information

Late Victorian house with later extensions.

High Street

5 Ashwell House

Additional information

Formerly 'The Mount'. Built c. 1904 by Dr Woodforde the local doctor. It is in Georgian style: red brick; tiled roof; sash windows.

7 Spring House/Hall

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing 2 Parlours in front and Kitchen and Pantry at back on the ground floor and 3 bedrooms on the One pair. Detached Coal house. Stable and Barn, Stud and clayed with thatched roof. Summer House, Boarded and sashed with slated roof.

Listing

Grade II

House. 16th century or earlier core. Mid-19th century brick casing, now painted. Plain tile hipped roof. 2 storeys. Core of house on west shows a 17th century red brick stack behind front roof. The front has 2 recessed sash windows, those of ground floor with 8/8-panes and stuccoed lintels. east side has 2 further sashes with later glazing bars; door on left. Rear range with 2 flush sash windows in plastered wall. Internally the west half shows 16th century construction. Cross wing bay nearest road. Probably a hall in centre. Formerly Springhead Hall. "Fair View" on Provisional Listed Survey

Additional information

Ashwell's first known resident doctor, Dr Edward Tindale, lived here from the 1840s to the 1870s.

15 Jessamine House

Rate Survey

Dwelling House. Brick and Sashed with tiled roof containing Sitting room, Parlour, Kitchen, Small Pantry on the ground floor and 4 bedrooms on the One Pair. Dairy, Wash house and Pump of Water. Leanto Brewhouse, Cheese room. Store room and Cellar. Leanto Malting Office, stud and plastered with tiled roof with Barley and Malt Chambers. Large Barley Barn, part boarded, part clayed with thatched roof. Smaller Barn, Do. Do. Wheat Barn with a set of thrashing planks. Boarded with thatched roof. Range of Boarded Buildings with tiled roof, containing 2 Cart horse Stables with Lofts over, Cowhouse and 2 Pigsties. 3 Bay Cart and Waggon Hovel with thatched roof. Range of Brick buildings with tiled roof cont. Woodhouse and Pigsty with Corn Chambers over. Dove house, Boarded and clayed, thatched roof and a Garden.

Listing

Grade II*

House. Circa 1700. Interior with some reused 16th century timber framing. Chequered red brick front. Plain tile gable end roof. 2 storeys and attics. 5 wood casements with flat gauged brick

lintels. Central door with 4 fielded and 2 glazed panels and semi circular hood with moulded cornice. Heavy moulded wood modillioned eaves cornice. 3 casement dormers with pediment gables. Moulded floor band, carried over doorcase. Rear elevation has a plastered gabled stair tower and a large external red brick stack. 20th century 1½-storey extension. East gable end is plastered. Formerly a lower timber frame extension on this side. Interior has arched central passage and 18th century dog-leg staircase with barley twist balusters. Original fielded panelling to front right ground floor room. (RCHM Typescript).

Additional information

The fire of 1850 ended in this house scorching some of the then staircase. A barn at the rear used by Fordham's Brewery was destroyed but was replaced. It was a farm. This house became the office of the Veteran Car Club of Great Britain who renovated the barn behind for their own use. The house then became the headquarters of a college before becoming once again a home in the 2015/6.

17 Brassknocker Farm

Rate Survey

Dwelling House. Brick and Sashed with tiled Roof, containing Entrance Hall, Front Parlour, Back Do., Kitchen, leanto Wash house, 5 bedrooms and Cellar.

Woodhouse and Granary over. Wheat Barn with a set of thrashing planks part boarded, part clayed with thatched roof. Long Barn boarded with thatched roof. Return Barn from last. Boarded with thatched roof. Range of boarded Buildings with thatched roof containing Hen house, Cutting Barn, Nag Stable, Cart horse Stable and Chaffhouse. Cowhouse adjoining Boarded with thatched roof. Waggon Hovel and Leanto Cattle Shed and Pump of Water. Old Shed with thatched roof leading to Upper Farm Homestall and Gateway Entrance.

In the Upper Farm Yard

5 Bay Barn, boarded and thatched. Leanto Seed Shed and an old Hurdle Shed.

Additional information

Was burnt down in the fire of 1850. The present building was built after the fire. The farm was moved to its present site in Station Road and renamed Redlands Farm after enclosure in 1863.

21

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing Drapers Shop, Sitting room.

Back Kitchen and Pantry on the Ground floor and 4 bedrooms on the One pair. Small Garden at back

Additional information

Was burnt down in the 1850 fire. Painted brick; tiled roof; decorative bargeboards and corner porch. It was the Australian Cow public house between 1859 and 1915. The pub was so named after the landlord's son, returning by ship from Australia, bought the cow which was on board to provide fresh milk for the people on board and gave it to his father who lived in the house. From the 1960s to 1980s the eastern ground floor was occupied by Barclay's Bank.

United Reformed Chapel

Additional information

Formerly Congregational Chapel and probably the site of a chapel dating from 1791-3. Called Wesleyan Meeting House in 1841.

The chapel was built in 1829 - there are two bricks dated low down on the east wall near the front of the building and higher up on the west wall with the date on them. The front was rebuilt in 1852 after the chapel had been badly damaged by the fire of 1850. The front is of three bays with tall pilasters and round arch over the central bay rising into a broken pediment, built of red brick with yellow brick for the pilasters and door and window dressings. Slate roof with interesting central ventilator.

The interior was refashioned in 1907 with the art nouveau decoration which consist of fluted holes in the boards around the gallery, the pew ends and on the pulpit; the dado frieze; the

Ashwell Neighbourhood Plan

Appendix C

frieze at the top of the walls and the stained-glass windows. The chapel was redecorated in 2018.

The hall is constructed of Cambridge white bricks and has a large arched window on the south wall. It has a rounded corner at the junction of Silver Street and Kingsland Way to help traffic turn. The windows were replaced with PVC ones and a new front door inserted in 2016.

27 Greith House

Additional information

Built after the fire of 1850. Painted brick; slate roof.

29 Anton Cottage

Additional information

Built after the fire of 1850. Two storeys. Brick front and rendered clay bats.

35. Whitby Farm

Additional information

Mid-19th century. Yellow brick; slate roof; sash windows; double front door. High wall bordering the road with pollarded trees. Renovated in 2015. The White Horse Inn and a saddler's shop stood on this site c. 1830 but were destroyed in the fire of 1850.

39, 41

Additional information

19th century pair of cottages with another building behind. Deep well in the garden. Part of the site of the White Horse Inn and saddler's shop. Destroyed by the fire of 1850, when Whitby Farm was also destroyed.

43 Ratcliffe House

Additional information

Built in 1840-1 by Miss Charlotte Morice as a girls' school. She was the daughter of the vicar Henry Morice, who in 1846 married Thomas Ratcliff. Constructed in claybats with stock brick facade which was added when the school closed in 1878 and the building became a house. Unusual windows at back. A model of the house is in the Museum. Sketch of it by Charlotte Morice.

45 Beams

Rate Survey

Cottage containing Sitting room, Pantry and bedrooms.

Listing

Grade II

House. 16th century, altered in the 18th and 20th centuries. Exposed timber frame. Plastered walls with 20th century patterned brick infill. Plain tile roof with 18th century red brick stack to left gable end. 2 storeys. 3 20th century glazing bar casements. 3 bays, the right bay a 18th century extension. Whole front built up in 18th century. Inside, the left bay has very heavy chamfered floor beam.



Additional information

Was part of the Bulls Head public house until the rest of the pub buildings were pulled down in the late 1960s. The patterned brick infill was inserted in the late 1960s.

53 (formerly listed as house and shop occupied by C.H. Collis)

Rate Survey

Dwelling House stud and plastered with tiled roof, containing large Bakehouse with a large Bakers Oven fitted up for heating the same with Coals. Sitting room, Passage leading to Yard and Dairy and 3 bedrooms. Detached Stable and Wood Shed, part boarded and part plastered. Barn, Stud and clay with thatched roof. Yard with Pump of Water and Garden planted with fruit

trees. Cart Shed at end of House boarded and thatched.

Listing Grade II

House. Probably late 16th century, altered 17th century. Exposed timber frame to upper floor. Plastered ground floor; roughcast left gable end. The front has 3 20th century barred windows. Red brick chimney stack inserted late 17th century on rear slope of roof. Internally the house is 3 bays. A back wing was added in 17th century. A diamond-mullioned window of the original house was blocked when stack was inserted. 1st floor room at rear has bolection-moulded fireplace. (RCHM Typescript).

Additional information

Mullioned windows on front are part of the modernisation of 1977-8. Awarded North Herts District Commendation 1979.

55 The Guild House

Rate Survey

Cottage, stud and plastered with tiled roof containing Sitting room. Pantry, bedroom and small Store room. Small Barn Boarded with thatched roof and a Garden.



Listing Grade II

House. Built 1681 (date in pargetting) as infill between earlier houses left and right. Timber frame. Plastered walls, the upper floor with deep pargetted patterns in rectangular panels. Subjects include scrolled foliage and a dragon. 2 storeys. 1 glazing bar casement. Door on left with simple cut bracket hood. Right return shows weatherboarding to ground floor. 17th century brick stack on rear slope of roof. (RCHM Typescript).

Additional information

Incorrectly named as the Guild House - see the next entry. 17th century pargetting on upper storey front consisting of a winged dolphin or dragon, and dated 1681.

57, 59 & 61 The Guildhouse of the Brotherhood of St John the Baptist

Rate Survey

Cottage adjoining the last containing Sitting room, Shop, Dairy, Kitchen, 3 bedrooms and Cellar. Warehouse under the same roof. Stable part boarded, part plastered with tiled roof. Granary with loft over, part boarded, part plastered with thatched roof. Stable, boarded and thatched. Poultry houses, boarded with thatched roof. 4 Bay Cart Hovel with Haulm top. 2 Small Barns, boarded with thatched roof, part used as Stable. 2 Small Barns, boarded with thatched roof and set of thrashing planks.

Listing Grade II*

House and shop in long uniform range, built as hall of the Brotherhood or Guild of St. John the Baptist in the Church of Blessed Mary of Ashwell, formed 1476. The building is c.1500, extended by an identical bay at left end in late 16th century. Timber frame; exposed close studding on jettied upper floor. 2 storeys. 1st floor has 7 mid-19th century flush sash windows in moulded wood frames; ground floor with 4 canted casement bays, the right one a bracketed shop window. 2 flush panel doors, the right one half glazed. On left centre is the blocked opening of the former cross passage. A 3-bay hall was to right of this. Main stack on towards right is 17th century or possibly late 16th century, an insertion in previously unheated hall. Interior of left house (No. 57) shows heavy, wide-chamfered floor beam. Cellar with clunch and brick walls on left. Interior of No. 61 (Bakery) shows large clunch fireplace with timber lintel. Inside hall is the 4-centred wooden arch of the cross passage door. Important group value in street.(RCHM Typescript).

Additional informations

Dendrochronology undertaken in 2017-9 suggest that the building was built c. 1460. A charter was granted by Edward IV on 26 August 1476 for the formation of a guild or brotherhood to be formed and 'is to be called and named forever the Brotherhood or Guild of St. John the Baptist

Ashwell Neighbourhood Plan

Appendix C

in the church of Blessed Mary in Ashwell in the county of Hertford.' In 1457 William Freeman, a merchant of Ashwell, left 6s 8d to the guild. When the chantries were surveyed in 1547 prior to their closure, the Guild is very wealthy with rents from land worth more than £11.

This suggests that the guild was created before 1457, probably well before, and by the 1450s was wealthy enough to be able to afford building a guildhouse. Once they had the building they then appealed to Edward IV for a charter in order to secure the future of the Guild. They paid £40 for the charter.

The original building consisted of 6 bays, the easterly bay being divided into a pantry and buttery. The next bay contained the front and back entrances and possibly a screen. The other four bays were a single room. The upper floor was one room. Shutter grooves are evident in all bays but front and back except in the ground floor entrance bay and the rear wall above. There is no evidence of an internal stair which might suggest that there was external on next to the rear entrance, possibly similar to the ones in the town house in Barley, Hertfordshire. The style of the bay windows suggest they were inserted in the early 19th century. A sketch c. 1840 show the west upstairs window as a casement that is leaded. This means that the upper windows were changed between then and 1876 when photos show it with the present windows. Three insurance plaques of Atlas Insurance Company are on outside wall.

It suffered the fate of other religious building in the 16th century and was closed. By the 1560s was occupied by the Bill family who presumably extended the building by one bay on the east side. inserted the main stack and divided the interior into more rooms. As there is no evidence for an original internal staircase one may have been put in at this stage.

63 The Adelong

Rate Survey

Cottage, stud and plastered with thatched roof containing Sitting room, Pantry and small shop on the ground floor and 2 bedrooms above. Small Barn and the use of Yard.

Cottage under same roof as last containing Sitting room, 2 Pantries and bedroom. The use of Barn and Yard.

Cottage same as the last containing long Entrance Passage leading to sitting room and bedroom. The use of a barn and yard.

Additional information

The rate survey shows the building to be stud and plaster and yet the sketch by Charlotte Morice which gives a glimpse of the building suggests it was built with claybats. It was, however, pulled down in 1881 when the present house was built. Yellow brick with slate roof. There is a stone carving of an emu and a kangaroo forming the keystone over the doorway. The back and stables are older. W. P. Edwards who built this house made his fortune in Australian gold fields. 'Adelong' is an Aboriginal word meaning a river on a plain.

69 Rose and Crown

Rate Survey

Comprising the Rose & Crown Public house. Stud and plastered with tiled roof containing Taproom, 2 Parlours, Small back Parlour, Pantry, Back Kitchen with loft over and a Cellar. 4 bedrooms on the One pair. 2 Stables boarded with thatched roof. Small Barn or Pigsty. Yard and Garden. Pump of good Water.

Blacksmiths Shop. Stud and boarded with thatched roof.

Listing

Grade II*

Public House. Late 15th century or early 16th century hall house with jettied cross wings each end. Timber frame. Roughcast. Plain tile roof. 2 storeys. Former service wing on left has no windows. Jetty carried on curved brackets, the right pair possibly indicating a cross passage. 1 glazing bar casement to centre, the ground floor a 19th century canted bay. Right wing has a 3-light casement on each floor. Gables have 19th century cusped bargeboards. Left return elevation has a 18th century external stack and 2 casements. Long rear single storey 18th-19th

Ashwell Neighbourhood Plan

Appendix C

2 Barns boarded with thatched roofs. Old Boarded Hurdle house with thatched roof.

Listing

Grade II*

House, formerly farmhouse. Late 15th century hall house with cross wings. Altered late 17th century and 18th century to form continuous range. Restored 19th-20th century. Timber frame. Plastered walls. Plain tile roof. 2 storeys. 4½ bays. 4 windows, the 2 on right 19th century sashes, the 2 on left glazing bar casements. To right of door is a 3-light diamond mullioned window of 16th century. The door itself is in original position at cross passage. Wide 15th century pointed arch frame with plain wooden spandrels. To left of door the former service wing has an unusual quatrefoiled wooden ventilator band between floors. Left return wall has a 4-light blocked diamond mullioned window. Internally the hall was 2 bays to right of door; heightened to 2 storeys in late 17th century when a lateral stack was inserted at rear. Bay to right, with 19th century sashes, is an early 16th century cross-wing addition. To right of this a late 17th or 18th century half-bay addition. The left ground floor is partitioned into 2 rooms with a pair of ogee-headed doors. Fragmentary remains of an early 17th century wall painting. (RCHM Typescript).

Additional information

Fragments of a rear door in the back wall opposite the front door are still in place. The house was renovated in 2017/8. Tradition has it that it was the Bear Inn in the 19th century although no written evidence can be found for this assertion. Wall painting (representing wood panelling) in the living room was removed by the then owner in 1976.

The outbuildings were redeveloped as housing for the Ashwell Housing Association in 1979-80. The new buildings were designed by Peter Boston.

An old clunch wall links Bear House with Dixies Farm.

91, 93 Dixies Farmhouse

Rate Survey

Dwelling House, Stud and plastered with tiled roof, containing Entrance Hall, Parlour, in Mrs. Balls Occupation, Sitting room and Pantry on the ground floor and 4 bedrooms on the One pair. Large Brewhouse and Cellar. Boarded with thatched Henhouse. Malting Office boarded with thatched roof. Malt and Barley Chambers. Range of boarded buildings with thatched roofs on the South side of Yard containing Barley Barn. Wheat Barn. Open Gateway Shed in Centre. Large boarded and thatched Wheat Barn with a set of planks. Oat Barn, boarded and thatched. Barley Barn Do. Do. adjoining. Leanto 4 bay Cattle Shed. Cowhouse boarded and thatched. Nag Stable and Calf pens. Range of boarded buildings with thatched roof containing Henhouse, Cart horse Stable and Chaffhouse. Large Cattle Shed with haulm top. Large Farm Yard and Pump of Water.

Upper Farm Yard

3 Barns boarded with thatched roof and set of thrashing planks. Large Dove House, brick built and tiled. Farm Yard and 2 old Cattle Sheds. Large 3 bay Cart hovel with thatched roof at the back of Homestall.

Listing

Grade II

Farmhouse, now 2 houses. Late 15th or early 16th century. Hall house with jettied cross wings each end, extended on right end and rear in 17th century. Altered 19th century. Timber frame. Plastered walls. Plain tile roof. 2 storeys. 4 19th century sash windows in flush moulded frames. Door towards left with roll-moulded frame and flat hood. Canted sash windows left and right. Another 19th century 9 door below right cross wing (No. 93). Both wings with curved brackets to jetties. 19th century cusped bargeboards. 2 19th century ridge chimney stacks with angled shafts. Right addition, probably built as barn, is 1-2 bays and single storey. 17th century stack at join with wing. Internally the roof has a crown post at junction with right cross wing; further crown post at right end. Rear elevation shows 17th century gabled addition on left and 18th-19th century hipped bay on right. (RCHM Typescript).

Additional information

Now divided into two dwellings. The crown posts in the cross wings have been dated as being early 15th century (Adrian Gibson). The addition at the west end was a former farm brew-house. Dovecote. See the entry in Back Street. One wall was rebuilt in 1976.

Farm buildings. All the original farm buildings were destroyed by the fire of Ashwell in 1850.

Existing barns are weatherboarded with slate roofs built after that date, forming an enclosed court-yard, typical of old farmyards in the centre of the village, now redundant. Sold in 1978 to developers who created houses and shops/business units.

105 The Old Cottage

Rate Survey

Cottage. Stud and plastered with part thatch and part tiled roof, containing Sitting room and 2 bedrooms. Stud and plastered Barn now used as a Workshop. Garden and the joint use of the Well.

Cottage. Stud and plastered with tiled roof containing 2 rooms on the ground floor and 2 bedrooms above. The joint use of the Well.

Dove house, part boarded and part plastered with tiled Roof.

Listing

Grade II

House, built in 2 phases. Low 16th century range at front; taller range on rear left, probably 17th century. Timber frame. 19th century brick plinth and roughcast walls. Plain and machine tile roofs. 2 storeys. 3 casements; to left ground floor and right bay Yorkshire casements. Wide ridge chimney stack between 2 left bays. Right bay was probably a barn addition. It has lean-to rear addition. The rear left extension has taller roof, a small attic window in exposed gable. 2 small wood casements and a plank door.

Additional information

Front wall to west of stack has a scarf joint dated to c. 1250 by Adrian Gibson. Extensive renovations done 2018-9. In 1841 this site was owned by Litlington Vicarage. Today, 2020, Ashwell Rectory stands on part of the site.

6 The Three Tuns

Rate Survey

Dwelling House. Brick and sash fronted with slated Roof. Comprising the 3 Tuns Inn containing Taproom, Long Club room, Best Kitchen with a Bar in front. Back Parlour with Entrance to Garden, Entrance Passage leading to Back Kitchen, Dairy, Pantry and Back Kitchen, front and back Staircases leading to 7 bedrooms and excellent Cellarage. Coal House, Brick with tiled roof. Leanto 2-bay Cart shed Boarded and pantiled roof. Double Stable, Boarded with tiled roof. 2 Leanto Poultry Houses with tiled roofs. Pump of Water.

Large Dovehouse, brick built. Range of Cart Horse Stables with loft over. brick built with tiled roof. Cart horse Stable with Granary over adjoining the last with tiled roof. Malting Office with Malt and Barley Chambers over, part boarded, part brick with tiled roof.

Upper Farm Homestall Cowhouse and Poultry house. Boarded with thatched roof. Large Cart Hovel with thatched Roof. Pigeon House adjoining. Stud and clayed. Small Cattle Shed. 2 Capital Roomy Barns, Boarded under one thatched roof. Leanto Cattle Shed with thatched roof. Stout wood frame for a Wheat Stack. Pump of Water.

Listing

Grade II

Hotel and public house. Early 19th century (dated brick: IPA P9 1803). Red brick. Gauged segmental window heads. Slate hipped roof. 2 storeys. Upper floor has 7 regularly spaced sash windows with flush moulded frames. Door in centre of ground floor with 2 glazed, 2 fielded and 2 flush panels. Doorcase with fluted pilasters and dentilled pediment. Either side are 3 triple-hung sash windows. Plinth, floor band, dentilled brick eaves. On west gable end are 2 large external stacks and 2 pedimented doorcases with simple cut brackets, the doors part glazed. East end with 1 stack and 1 similar door. (RCHM Typescript).

Barn. Late 18th or early 19th century. Timber frame. Weatherboarding. Plain tile half hipped roof. Red brick base. 3 bays of clasped purlin construction. S side has 3 double garage doors and a gabled attic dormer with pigeon loft. Included for group value.

Additional information

In the 18th century this was the site of the public houses The Three Tuns and the Bay Tree. It seems that they were amalgamated into one establishment in the late 18th-early/19th century. There are still two cellars.

10 Alice House

Rate Survey

Cottage, same as the last [see last entry un Rate survey for Glebe Cottage in Hodwell. Pg ??] containing Sitting room, Passage Pantry leading to Yard, Pantry and 2 small bedrooms. Stud and clayed Barn with thatched roof. Small yard with an Entrance from the Street. Small Garden. The joint use of the paved Yard and Well of Water.

Additional information

18th century and later features; two storeys; timber-framed and plastered; tile roof. Extension on east end in 1976 on the site of a wheelwright's workshop, a weatherboarded barn with slate roof and large doorway. This workshop was demolished in 1975 because it was considered to be in a dangerous condition. The wheelwright's lathe and tools were donated to the Museum.

14, 16, 18 Forresters Cottages

Rate Survey

Cottage. Stud and plastered with tiled roof, containing Sitting room, Wash house and 2 bedrooms. Small Garden.

Cottage under same roof as last, containing large Sitting room. Pantry and one bedroom. Small Garden at back.

Cottage, same as last containing Entrance Passage to Sitting room. Sitting room, Pantry, small Wash house and 2 bedrooms. Small piece of Garden Ground.

Cottage, same as last, contains Sitting room, Pantry and 2 small bedrooms. Small piece of Garden Ground.

Cottage, same as last, contains Sitting room. Pantry and 2 bedrooms. Small piece of Garden Ground.

Listing Grade II*

A picturesque group of houses dating from the late 15th century and early 16th century. Restored 1960s. Timber frame, partly exposed. Plain tile roofs. 2 storeys. The left part (2 and 3 Forresters Cottages) is a late 15th century hall house with jettied cross wings. The east part (No. 1) was built in early 16th century as 2 storey house jettied on front. 2 storeys. 7 recent glazing bar casements. 3 doors with 16th century moulded 4-centred frames. Nos. 2 and 3 are 4 windows. 2 gabled attics in centre. Upper floors of cross wings have bull-nose joists and curved brackets. Close wide studs exposed on ground floor of wings and full height Ln centre. No. 1 has studs exposed on ground floor and a deep jetty carried on curved brackets. 17th century stack inserted next to right cross wing. Restored 17th-18th century stack on east end. (RCHM Typescript)

Additional information

In 19Survey59 a developer started taking the building down but was stopped by a preservation order being put on it. The Hertfordshire Society restored it in conjunction with the Hertfordshire Buildings Preservation Trust. Replacing studs in the correct places was not considered important so the stud work is not necessarily in the correct place. It is thought that the original house was a hall open to the roof with a central hearth, the part of the building that is not jettied. The crosswings were added probably in the 16th century followed by the east wing. The hall had an upper storey inserted in the 16th century when the crosswings were added and a chimney or chimneys were inserted.

20 Vine Cottage

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing Sitting room. Small Parlour and Tailors Workshop in front and Wash house at back. 3 bedrooms on the One pair and a Cellar. Long Wood Shed with thatched roof. Good Garden at back and a small piece of Garden Ground in front. Well of Water.

Listing

Grade II

House. Late 17th or early 18th century, altered mid-19th century when front was faced in white brick, now rendered. Timber frame. Roughcast gable ends. Plain tile roof. 2 storeys. 3 windows. Recessed sashes on ground floor, glazing bar casements on upper floor. Flush panel door on left centre. Lean-to extension on left has similar door and window. Both doors have picturesque mid-19th century wooden Tuscan porches with cusped barge boards. Said to have been the Dun Cow P.H. (RCHM Typescript)

Additional information

Is claimed to have been the Dun Cow public/beer house although no documentary evidence has been found.

24, 26 Westrope's Shop now estate agent and pharmacy and London House

Rate Survey

Dwelling House. Sash fronted, stud and plastered with tiled roof, containing Sitting room and large Grocers and Drapers Shop in front. Back Kitchen. Pantry, Warehouse and Wash house at back, 4 bedrooms and Cellar. Long pantiled Shed and Good Garden. Pump of Water.

Additional information

Late 19th century brick house; two-storey and attics; prominent gables set on a concave curve. Splendid iron fire- escape at the rear.

28 - 34

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing 2 Sitting rooms. Pantry and Wash house on the ground floor and 4 bedrooms on the One pair.

Roomy Wheelers Shop, stud and plastered.

Long Barn used as Wheelers Shop, boarded with thatched roof. Barn, boarded with tiled roof. Small Stable, Boarded with pantiled roof. Henhouse and Cart shed with thatched roof. Small Garden. Large Wheelwrights Yard and Pump of Water.

Cottage adjoining under same roof, containing Sitting room, Pantry and One bedroom.

Additional information

Late 19th century brick houses.

36 Ventnor House

Rate Survey

Tenement. Stud and plastered with tiled roof, containing 3 rooms on the ground floor, Back Kitchen, 2 Pantries, 4 bedrooms and Landing on the One pair. 2 Barns boarded with thatched roof. Garden and Pump of Water.

Additional information

Mid-19th century brick; sash windows; slate roof. Patterned tiled hall. Formerly a butcher's shop with an abattoir, now a house, at the rear in Hodwell.

40 Plait Hall

Rate Survey

Dwelling House, part brick, part stud and plastered with tiled roof, containing Sitting room, 2 Workshops on the ground floor, 2 bedrooms on the One pair. Wash house and Cellar. Barn with back entrance into Church Lane. Small Yard.

Wheat Barn boarded with thatched roof and a set of thrashing planks. Oat Barn, part boarded and part bricked with tiled roof. Small Hovel with thatched roof. Boarded and thatched Stable or Cowhouse. Barley Barn, boarded and thatched. Return part of Do. abutting on House. Yard and Pump of Water. Butchers Shop.

Listing

Grade II

House. Mid and late 17th century, recased mid-19th century. Roughcast. Slate roof. 2 white brick ridge chimney stacks. Timber frame. Original brick plinth. 2 storeys and attics. 5 flush sash windows, mostly 6/6-pane with thin glazing bars. The 2nd and 4th bays are extended up as wide gabled eaves dormers. 2nd bay from right has a flush panel door with moulded frame and scrolled bracket hood. Internally the central section is mid-17th century, showing chamfer-stopped axial beam. But stack inserted on right in late 17th century. To right of this is late 17th century bay, evidently built as a kitchen. Straight braces to clasped purlin roof in upper part. Former plaiting school. (RCHM Typescript).

Additional information

Extension to rear c. 1966, and to east in 1978. Attic gables were in existence in 1861 when the front door was at the west end of the house. Interior beams show some ornamental carving with traces of joiner's marks on others. Formerly a school for straw plaiting, a 'cottage industry'. The finished plait was taken to Hitchin market where it was bought by Luton hat makers. Cob-walled barn with pantiled roof is the sole survivor of a number of outbuildings. The barn, which is thought to have been a tithe barn, burnt down in 1911

42 & 44 Stella House present dental surgery

Rate Survey

Dwelling House. Brick and sashed with slated roof, containing Tailors Shop, Grocers Do. and 2 sitting rooms on the ground floor and 4 bedrooms on the One pair.

Dwelling House attached to the last. Stud and plastered with thatched roof containing Sitting room, bedroom, Coal place and Cellar. Stable, Pigsty and Cart shed thatched. Yard and Pump of Water.

Additional information

A building, brick faced in the 19th century, with some exposed timber inside. Date 1876 on gable. Barge-boarded; cut-away corner. There was a stable of clay bats and pantiles and a well near it, at the rear of the building. The stable fell down in 1978 and has been rebuilt in modern materials re-using the pantiles. In 1881 George Adkins and family lived there. He was a grocer, carpenter and beerhouse keeper. Eventually his daughter Fanny took over the shop and it became Fanny Adkin's a haberdashery. It became the doctors' surgery in 20th century. The entrance in Church Lane was used for an arts and crafts gallery in the 1960s before it moved to 13 Mill Street.

50 Greyhound Cottage

Additional information

18th century. Clay bat construction at the rear; Victorian brick face at the front; cellar. The deeds go back to 1699.

52, 54 Market house and Stag House

Rate Survey

Cottage. Stud and plastered with tiled roof containing Sitting room. Wash house and bedroom.

Cottage under same roof as last, containing Sitting room, Wash house and Pantry on the ground floor, 2 bedrooms on the One pair and Cellar. Range of old Pigsties with thatched roof. Large Garden planted with Fruit trees. Yard and Well of good Water.

Cottage as last, containing Sitting room, Pantry and One bedroom.

Cottage same as last, containing Sitting room. Pantry and bedroom.

Additional information

Stag house was a pub of that name having previously been The Greyhound. In the mid-20th century the two houses were the Co-op shop.

56 Susan Birch Hairdresser formerly Chippings

Rate Survey

Cottage. Stud and plastered with thatched roof containing 2 sitting rooms and 2 Pantries on the ground floor and 3 bedrooms on the One pair. Old Stud and boarded Shed with thatched roof. Carpenters Workshop, part boarded and part clayed with thatched roof. Small Yard and Well of Water.

Listing

Grade II

House and shop. 16th century. Timber frame. Plastered walls. Low slate roof, 2 storeys, the upper floor jettied on flat joists and formerly with gable end. Altered 19th century, when ground floor was built forward slightly. Mid-19th century shop window and door, joined together with architraves. Upper floor with single margin-light sash. Rebuilt late 17th century red brick ridge chimney stack. (RCHM Typescript).

Additional information

Its size and original construction are comparable with the Museum building at the north end of Alms Lane and it may be from the same period. The board on the wall in Alms Lane is a drip mould to throw off rainwater. Coffin makers and carpenters were once housed in a workshop at the rear.

60 Two Brewers

Rate Survey

Tenement. Stud and plastered with tiled roof, containing Sitting room. Wash house and Pantry on the ground floor. 2 bedrooms on the One pair and Cellar. Carpenters Workshop boarded and thatched. Part clayed, part boarded Hovel with thatched roof over Saw pit. Old thatched open shed.

Cottage under same roof containing Sitting room. Pantry, One bedroom and Cellar. Well of Water.

Listing

Grade II

House. Built 16th century, probably as single storey structure. Heightened in late 17th century, perhaps as late as c. 1700. Timber frame. Roughcast walls. Steep pitched plain tile roof with exposed purlins. Painted brick to ground floor of east gable end. 2 storeys. Front has wooden eaves cornice with widely spaced square modillions. 2 recent sash windows. Plank door towards left. Right return has floor band and blocked round light. 17th century lateral stack on rear right. Weatherboarded rear extension. Internally the left 2 ground floor rooms have a chamfered beam without stops. Formerly the Two Brewers Inn. (RCHM Typescript).

Additional information

Extensively renovated in the 1980s.

62 Smithy Cottage

Listing

Grade II

House. Mid-19th century. White brick. Low slate roof. 2 storeys. 3 recessed sash windows with 8/8-panes. Gauged flat lintels. Central replacement door. 2 stacks. Included for group value.

Additional informations

Was a village smithy.

66-68

Rate Survey

Cottage, Stud and plastered with tiled roof, containing Sitting room. Kitchen, Pantry and 2

Ashwell Neighbourhood Plan

Appendix C

bedrooms. Small back Kitchen. Pigsty, Carpenters Shop. Yard and Pump of Water.

Cottage as last containing Sitting room and bedroom.

Listing

Grade II

House and shop. 17th century or earlier. Timber frame. Plastered front. Right return elevation with early 20th century red brick to ground floor. Roughcast to jettied upper floor. Steep pitched plain tile roof, the right bay formerly a gabled cross wing. 2 storeys. Upper floor has 2 sash windows without glazing bars. Ground floor with 19th-20th century double shop front, each window with 12 panes. Formerly a butcher's shop

Additional information

For most of the 20th century it was Denis's butcher shop. Fine shopfront with bull's head in the centre c. 1920. It later became part of Ashwell Stores and then an Indian take-away. In the 2000s the shop was closed and made part of the house.

There is evidence in the roof, and a dragon beam showing that it was originally jettied to the front. It has been suggested that it was built as a shop when built in the first half of the 16th century. (Adrian Gibson).

70, 72 Ashwell Stores and Parade House (including attached rear barn)

Rate Survey

Dwelling House, Stud and plastered with tiled roof containing Sitting room, Parlour and Grocer and Drapers Shop in front and 3 bedrooms. Back Kitchen, Pantry and Cellar.

Barn used as a Stable and Store room. Boarded Leanto Cart shed with thatched roof. Good Garden. Yard and Pump of good Water.

Listing

Grade II

House and shop. 15th-16th century hall house and cross wing heightened in 17th century. Timber frame. Roughcast. Plain tile steep pitched roof. 2 storeys. 2:1 19th century flush sash windows, the left ground floor pair triple hung. Door on right with 6 flush panels, a heavy wooden frame and large scrolled brackets with flat hood. Lateral red brick stacks to rear of No. 72. Internally the left end of No. 72 has, on 1st floor, a low cambered tie beam demonstrating that the building has been heightened. Adjoining at rear is an early 19th century barn. Painted clunch walls. Brick base. Low pitched slate roof. Square cart entrance in line with entrance through Nos. 1-3 Gardiners Lane (q.v.). (RCHM Typescript).

Additional information

In 1979 was a village grocery store and an antique shop.

74 Digswell Manor

Rate Survey

Kiln House with Malt room over, part brick, part plastered with tiled roof. Malting Office with Malt and Barley Chambers over, part boarded, part plastered with thatched roof.

Listing

Grade II

House, the rear attached outbuildings formerly a malthouse. Early-mid-17th century, one or more bays on left removed to expose central stack. Timber frame. Plastered walls. Plain tile steep pitched roof. 2 storeys. 2 late 19th century flush sash windows. Central 6-panel door with cut-bracket pedimented hood. Left gable end has exposed large red brick stack. Battered sides. 3 joined shafts with vitrified brick to angles. Former malthouse is 18th-19th century in 2 blocks. Front block has brick and clunch ground floor; plastered timber frame upper floor. Rear block has white brick ground floor and plastered upper floor. Steep pitched plain tile roofs. Rear of house shows 1 gabled dormer.

Additional information

Wrongly named as until the 19th century this was the courthouse of the Manor of Westbury Nernewtes.

82 (Bacon's House) and 84 previously called Ferndale and The Old Saddlery

Rate Survey

Dwelling House, Stud and plastered with tiled roof, containing sitting room. Parlour and Shop in front. 4 bedrooms. Cellar, Pantry and back Kitchen. Range of boarded Buildings with thatched roof containing Coalhouse, Cart horse Stable with loft over. Boarded Barn with thatched roof and set of thrashing planks. Leanto Henhouse, Pigsty, Cart Hovel and Nag Stable with thatched roof. 5 bay Cart Hovel and Poultry house with thatched roof. Boarded Granary with thatched roof. Do. Cowhouse at end of same. Barn, boarded and thatched with 2 Entrances. Yard and Pump of good Water.

Listing

Grade II

House and shop. 17th century or earlier, refronted mid-19th century. Timber frame. Roughcast left gable end (No. 84). Painted brick on right. Steep pitched plain tile roof. 2 storeys and attic. 4 recessed 8/8-pane sashes with gauged brick lintels and roll moulded jambs. Door of No. 82 has heavy brick surround with roll-moulded piers and shaped cornice. Moulded panel door with 2-light fan. No. 84 has mid-19th century shop with half-glazed door and 15-pane window. Roll-moulded architraves with paterae; cornice hood. 17th century leaded casement in left return gable end. Extended from rear of No. 84 is a mid 19th century barn in white brick. Slate roof. 4 small casements. To rear of No. 82 is a roughcast 17th century gable end with assorted windows including a 17th century 2-light leaded attic casement. Barn extension on this side has, on ground floor, plank doors alternating with sash windows.

Probably 17th century in origin. Timber-framed and plastered; tile roof. The front is refaced in 19th century brick. Two storeys and attics. 4-window range of double-hung sashes with glazing bars. 19th century former shop window with glazing bars and half-glazed door. Formerly an old barn with a rope walk at the rear.

Additional information

Interesting brick-cased cellar. At the rear of the building was a long stretch of land which was a rope walk - a place where rope was made.

86, 88 Cambridge Villas

A pair of typical Victorian villas built of yellow bricks. Those on the front were made at Arlesey, and those on the side at Stotfold.

90 Dixies Cottage

Rate Survey

Dwelling House, stud and plastered with tiled roof containing 2 rooms and Pantry on the ground floor, and 2 bedrooms above. 2 Barns, Small garden and small Yard.

110 Ash Farm formally called Woodlands (including rear attached barns)

Rate Survey

Dwelling House brick and tiled containing Entrance Passage, Sitting room. Parlour, Back Kitchen, Dairy, Cellar, Store room and 4 bedrooms. Small Frontage Garden with Pallisado fence. 2 bay Cattle Shed. Old boarded and thatched Pigsty. Part boarded part plastered with tiled roof Cart horse. Stable and Henhouse. Small boarded Wheat Barn with thatched roof and set of Planks. Large Barley Barn boarded with thatched roof. Boarded Wheat House and Cowhouse with thatched roof. Leanto Pigsty and Cart Hovel. Old Waggon Hovel. 2 Barley Chambers over Malting Office.

Listing

Grade II

House, formerly farmhouse. Circa 1670 front. Early 18th century and 19th century rear additions. Timber frame. Painted brick ground floor, plastered upper floor. Plain tile steep pitched roof. 2 storeys and attics. The front has a deep wooden modillioned eaves cornice. Ground floor has heavy moulded brick floor band. 3 19th century sash windows, the ground floor with 1 to left and 2 to right of door. To front left is a 18th-19th century single storey plastered extension. Attics to gable ends. On rear left is an early 18th century barn addition. Upper floor with exposed framing and painted brick infill. Late 17th century lateral stack on rear right.

Ashwell Neighbourhood Plan

Appendix C

Adjoining on rear right is a range of 3 barns. 18th-19th century. Timber frame. Corrugated iron roof. Barn nearest house has painted clunch walls and pantile roof. (RCHM Typescript).

Additional information

Formerly a farmhouse, then a bakery-display area for the bakehouse next door (2 West End). The staircase is well regarded and Mrs Phyllis Fordham would bring people around to see it.

Outbuildings - A barn of clay bats with pantiles incorporated into the house with modern additions c.1975. A parish drain runs through the garden.

Hodwell

17 Hodwell House

Additional information

Built in 1965 in a pleasing traditional style with rendering and a tiled roof. There was once a fish and chip shop in the front garden.

The Old Rectory

Rate Survey

Mansion House. Sash fronted with Slated roof, containing Vestibule, Entrance Hall, Dining Room, Drawing room, Domestic Offices, 6 best bedrooms and 2 servants Rooms.

Barn part boarded, part clayed with thatched roof and Leanto Coal and Shoe house. Range of Boarded Buildings with tiled Roof, containing Chaise house. Harness House, 3 Nag Stable and Wash house. Leanto Henhouse, boarded with tiled roof. Chicken house and tool house boarded with thatched roof. Pigeon House. Boarded and clayed with thatched roof. Large Kitchen Garden. Flower Do. Upper Farm Yard Boarded Granary with tiled roof on stone pillars and caps.

Listing

Grade II

House. Circa 1830. Stucco on brick. Low-pitched slate roof. 2 storeys. 3 slightly projecting window bays. To centre is square projecting porch with 2 Greek Doric columns, a plain entablature and a thin shallow pedimented cornice. Half glazed double doors. Segmental fan. Each bay has 6/6-pane flush sash windows. On W end are 2 external stacks with a pair of sashes between. Contemporary single storey service extensions on E.

Additional information

Built soon after 1812 when the Revd Henry Morice became vicar. Earlier outbuildings (including a dovecote) and Victorian additions to the house were demolished in 1928. It stands partly on the clunch foundations of the earlier timber-framed vicarage.

22-26 Dove Cottages

Additional information

Part cob, part lath and plastered. Rendered front; tiled roof. 118th century brick ground floor infill may indicate the infill of a former jettied front. The first cottage has old beams and may be the large dovehouse which was somewhere in this area in the mid-19th century (see the Lucas painting in the Museum).

28 The Green Thatched Cottage

Rate Survey

Cottage. Stud and plastered with thatched roof, containing 2 rooms on the ground floor and 2 bedrooms above. Garden Yard and Pump of Water.

Cottage Same as last, containing Sitting room, 2 bedrooms, Kitchen and Pantry. Old Leanto Barn with thatched Roof.

Listing

Grade II

House, formerly 2 cottages. Later 17th century and early 18th century. Timber frame. Plastered walls. Tarred brick plinth. Thatched roof. L plan. 2 storeys. 2 glazing bar casements; 1 casement to right-hand front projection. 18th century external stack on right gable end. Main part has

original ridge stack in centre. Rear has a 18th-19th century lean-to in clunch and roughcast with slate roof.

Additional information

Once a cooper's cottage. Until the Enclosure Award this was the pinder's cottage. He was responsible for any stray sheep and cattle rounded up and placed in the Pound at one time behind Pleasant Place. A ford to the northeast of the cottage once crossed the river and came up to the lane by Ducklake. There are the remains of old watercress beds at the bottom of the garden. Was extended in the 1980s.

30 Pleasant Place

Rate Survey

Cowhouse and Pigsty, Boarded with thatched roof. Garden, Yard and Well of Water.

Small Garden adjoining.

Additional information

Built before 1841. Painted brick with slate roof; cottage extension. Water from a spring flows into the garden behind the house.

Village Lock-up

Listing Grade II

Village lock-up or cage. Early-mid-19th century. Small square building with clunch walls and slate pyramid roof. On west elevation is original studded plank door in oak frame. Barred iron grill above. Flat wooden eaves.

Additional information

It was built with clunch from the chapel on the north side of the chancel of St Mary's Church, which was demolished c.1799. Amos Pammeter was the last person put in the lock-up (c.1900). It is said he dug his way out under the door. The damage the bottom of the door has been caused by the base getting wet and therefore rotting.

Moss Cottage Homes

Additional information

A plaque on the north gable reads 'For Aged Residents of Ashwell, 1904', on the south gable 'These homes were erected by George Moss Esq. a native of Ashwell, in memory of his mother Frances Moss'. A photograph of the ceremony of the laying of the foundation stone is in the Ashwell Museum. Single storey red brick.

Glebe Cottage and Neighbour

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room. Pantry and bedroom. Small Garden.

Cottage adjoining the last with tiled roof, containing Sitting room, Pantry and 2 small bedrooms. Pantiled Shed.

Cottage same as last containing Sitting room, Parlour, Pantry and 3 bedrooms. The joint use of Wash house. Small paved Yard and Pump of Water.

Additional information

There are only two houses there today to one on the corner of Hodwell and High Street, i.e. the last on the list above, having been demolished.

Kingsland Way

27 The Manse

Additional information

Mid-19th century brick under a slate roof. Formerly the house of the minister of the Congregational Church. Original cast iron and tile fireplaces in the front room and one bedroom. There is a well at the rear.

36-38 The Smithy

Rate Survey

Lime Kiln, brick built. Lime House part boarded part plastered with thatched roof

Additional information

Site of smithy and previously a lime kiln, (an alternative name for Kingsland way is Lime Kiln Way). A tunnel under the road here to Mr Jarman's quarry. The cottage was built in 1825; rendered; tile roof. An important part of the view into the village from Slip End Road.

33 Cliff House

Additional information

Built in 1873 (date plaque). Stucco on clay bats; slate roof; -seaside- detailing. Unusual style of house for the village. Charles Scrivener Walkden, accountant at the brewery, philosopher and instigator of a herb farm in Station Road, lived here.

Lucas Lane

Formerly Station Road; also once called Townshend. The name Lucas Lane was restored in 1975.

14

Rate Survey

Cottage. Stud and plastered with thatched roof containing 2 rooms and Pantry on the ground floor and 3 bedrooms on the One Pair. A Detached Barn. Small Garden and Well of Water.

Cottage under the same Roof-as last, containing Sitting room, Pantry and bedroom. Small piece of Garden Ground.

Listing

Grade II

House. 18th century. Timber frame. Plastered walls. Machine tile roof. L-shaped building, 2 storeys. Front has 2 mid—19th century flush sash windows with margin lights. Central 4-panel door with simple cut bracket hood. 1-window rear projection with similar sashes. Gable ends have internal red brick stacks. Lucas Lane is marked as Station Road on Ordnance Survey (1975 ed.)

Additional information

The barn has been converted into part of the house.

16 Alder Cottage

Rate Survey

Cottage. Stud and clayed with roof, containing 2 Sitting rooms. Pantry and 2 bedrooms. Old Barn, Stud and clayed with thatched roof. Leanto Wood Barn. Old Hovel. Garden and Well of Water.

Listing

Grade II

House. Mid-19th century. Timber frame. Plastered walls. Low pitched slate roof. 2 storeys. The front has 3 6/6-pane sash windows to each floor. 6-panel door on left in panelled reveal. The door and windows have unusual Egyptian style architraves. Each architrave is treated as a thin panel with star, cross, lyre and other patterns on the angle paterae, and with scroll-shaped acroteria. Between the right 2 1st floor windows is a plaster panel with relief figure of horse. Included for group value.

20

Additional information

This house seems to have been part of Alder Cottage at the time of the Rate Survey. 18-19th century. Rendered; slate roof. Pleasant woodwork, the work of Samuel Evans, a joiner who owned the property until c.1930. A well survives and is exposed under the present living room floor. A plaque with the figure of a horse left as the trademark of George Smith, a plasterer, in 1948.

22 **Townsend House**

Additional information

19th century. Rendered brick under a slate roof. Extended c.1960. An old stable block with weathervane to the rear. Brick wall with rounded coping bordering Ashwell Street. W. E. Bacon once lived here. He was the author of a 19th century leather-bound 'Commonplace Book' now in the Museum. He once owned the Saddlery (84 High Street).

30 **The Cricketers**

Rate Survey

Cottage. Stud and clayed with thatched roof, containing 3 Rooms on the ground floor and 1 bedroom over. Small Barn and old Shed. Small Yard and Small Garden.

Additional information

Formerly a pub of that name, 1860s to 1950s. Slate roof; cellar.

32

Rate Survey

Cottage. Stud and clayed with thatched roof containing Sitting room. Pantry and bedroom. Small piece of garden ground at the bank.

34

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing 2 Parlours in front and Kitchen and Pantry at back on the ground floor and 3 bedrooms on the One pair. Detached Coal house. Stable and Barn, Stud and clayed with thatched roof. Summer House, Boarded and sashed with slated roof.

Cottage. Stud and plastered with thatched roof, containing 2 rooms on the ground floor and 2 bedrooms above. Small old Barn and Small Garden.

Listing

Grade II

House. Late 17th century. Timber frame. Roughcast, steep pitched roof with 20th century pantiles. 1 storey and attics. Off-centre chimney stack in dark red brick with 2 square shafts. 2 glazing bar casements. 2 eaves dormers, each with small glazing bar panes. Clapped purlin roof. 20th century porch.

36 **The Elms**

Additional information

Victorian 'doll's house' front.

The War Memorial.

Listing

Grade II

Ashwell war memorial is listed at Grade II for the following principle reasons:

* Historic interest: as an eloquent witness to the tragic impacts of world events on this community, and the sacrifices it made in the First World War; * Architect: by the nationally renowned architect Sir Edwin Landseer Lutyens (1869-1944), who designed 58 extant memorials at home and abroad including the Cenotaph in Whitehall; * Design: a simple yet elegant War

Cross, with the unusual feature of a two-stepped circular base rather than three.

Mill Street

1, 3 House and Crump's Butcher's Shop

Rate Survey

Cottage. Stud and plastered with tiled roof, containing Sitting room. Pantry and 2 bedrooms. Small Leanto boarded Barn with tiled roof. Good Garden at back.

Cottage under the same Roof as last, containing Sitting room. Pantry and 2 small bedrooms. Small Barn and piece of Garden ground.

Cottage, same as last containing Sitting room and 1 bedroom.

Listing

Grade II

Pair of houses, now one property. 17th century or perhaps earlier. 19th century 1-bay extension on south end. Roughcast walling. Plain tile roof, half hipped on north end. 5 19th-20th century glazing bar casements. Half glazed doors each end. Renewed stacks on left and centre.

Additional information

A butcher's to north shop since 1871. There was a slaughter house behind the building until after WWII.

7 Little Garth

Additional information

Called the Mill House in 1877. A pleasant 19th century house. Yellow brick with slate roof. Some decorative cast iron railings and wall bricks; tiled hall. High wall (originally for a conservatory) with a portion cut out for a sight line to see who was walking down Alms Lane.

9-13 Le Goodgrooms

Additional information

19th century stock brick with red brick arches; tile roof. Tunnel access to rear, with weatherboarded and slate barn along the Gardiner's Lane frontage. Tailor's shop in c.1930; Seven Springs Gallery and Craft Shop 1970s-2000s.

Bushel and Strike

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room and 2 bedrooms.

Cottage under the same Roof as last, containing Sitting room, Dairy, Pantry and 2 bedrooms. Garden, Orchard, Yard, Barn and Well of Water.

Cottage, same as last containing 2 rooms on the ground floor

Additional information

Two storey and cellar; brick; slate roof. Thought to have been the 17th century Wheatsheaf. Bought and rebuilt by Fordham's Brewery in 1846.

17 Ash Cottage

Rate Survey

Cottage, part brick, part stud and plastered with thatched roof containing 2 rooms and Pantry on the ground floor and bedroom above.

Listing

Grade II

Cottage. Late 17th or early 18th century. Timber frame. Roughcast. Machine tile roof. 1 storey and attics. 2 19th century 3-light glazing bar casements. Half glazed door with moulded frame and cut bracket hood. 2 casement dormers. Early chimney stack.

Additional informations

Extended c.1974.

21, 23 Merchant Taylors' School House

Listing Grade II

Built as school by Merchant Taylor's Company, London, 1681. Extended at front in 18th century and at rear c.1870. Main block is in local 17th century red and white brick, repaired in 19th century. Plain tile hipped roof. 2 storeys and attics. Large external chimney stacks on both ends. Moulded brick floor band, returning as plain band across flanks. 2 triple-hung sash windows with gauged brick heads. Fielded and flush panel door with flat bracketed hood. Twin leaded hipped dormer casements. Above door is a pedimented stone plaque inscribed, 'This school was built by the Merchant Taylor's Company London 1681, being the gift of Mr. Henry Colbron, late of London scriveners, deceased. Edward Bushell Master, John Taylor, Robert Kaye, John Short, John Brett wardens'. Single storey front right extension of late 18th century: 1 sash, 1 casement. T-shaped rear extension, the back range with louvred tiled belfry. Ornamental ridge tiles. Gothic windows.

Additional information

Above the stone plaque is a Sun Insurance plaque. The curved garden wall on the corner of Mill Street and Rolley's Lane has an inscription recording the Company's gift of 5 feet of land for road widening in 1857.

Photographs of the opening of a new classroom in 1876 are in the Museum.

In 1947 it became the local centre for further education and library and in 1968 it became a field studies centre as well. The education aspects closed in 2001 and the library in 2002.

29, 31, 33 Block of Cottages

Rate Survey

Cottage. Stud and plastered with tiled roof, containing Sitting room, Pantry, Bedroom and Garret. Small old Wood Barn.

Cottage, same as the last.

Cottage the same as last, containing Sitting room. Pantry and 2 bedrooms. Small old Barn and Small Garden.

Cottage as last containing Sitting room. Pantry and bedroom. Old Wood Barn.

Listing Grade II

Pair of houses. 16th century or earlier. Broad 17th century cross wing on north end. Timber frame. Clunch and brick base. 20th century pargetted cement walls, all painted white. Plain tile roof. 2 storeys, the cross wing with attic. 4 windows, all square and diamond leaded casements in 17th century metal frames. 2 20th century plank doors. Wide south gable end with exposed floor plates, ground floor with 4-light casement, 1st floor with 3-light casement. To left No. 29 is late 16th century. 1 storey and attics with 3 similar leaded casements and 2 gabled attic dormers. Machine tile roof. Front range has 2 20th century red brick stacks.

Additional information

Major restoration of 29 in 1978-9 and of whole block in 1982. Interesting boarded barn attached to the back of 29. Estate cottages.

37, 39 Block of cottages

Rate Survey

Tenement. Stud and plastered with thatched roof, containing Sitting room. Kitchen, Mangle room, Pantry and 2 bedrooms. Barn adjoining.

Called Bacons Farm

Ashwell Neighbourhood Plan

Appendix C

Large Boarded Barn with 2 Cartway Entrances and thatched roof. Range of old Buildings containing Barn, Cowhouse and Stable, boarded and thatched. Leanto Pigsty and Cart shed.

Listing

Grade II

Range of houses, the north end (Nos. 39 and 41) a late 15th century or early 16th century hall house. Early 17th century south extension. 1762 date on hall cross wing. Timber frame. Cemented walls with 20th century pargetting. Painted brick base. Fish scale and plain tile roof. 2 storeys on south; 1 storey and attics on north. The 2-storey range has 5 18th century 2-light leaded casements, the gabled cross wing with a 3-light similar casement to each floor. north part is 1 window, the ground floor with a 17th -18th century 5-light leaded casement and the attic with a 17th century 2-light gabled dormer. The cross wing immediately to south has the upper floor jettied on plain joists and curved brackets. 17th century red brick ridge chimney stack abutting on north was inserted into cross passage of former hall. South block has 2 rebuilt ridge stacks. Internally the hall on north has a fireplace with clunch jambs and timber lintel. Cross wing fireplace is wholly of clunch with a depressed 4-centre head. Both hall range and wing have clasped purlin roof. (RCHM Typescript)

Additional information

Estate cottages. All these cottages have plaster pargetting. Restored by Water Tapper in the early 20th century and again in 1983.

43

Additional information

An attractive estate cottage built in 1911.

Ashwell Bury

Rate Survey

Dwelling House. Sash fronted with Slated roof containing Entrance Hall, Parlour, 2 Kitchens and 2 Pantries on the ground floor, 4 bedrooms on the One pair. Boarded Brewhouse. Coal house and Granary with tiled roof.

Range of Boarded Buildings with thatched roof containing Chaise house, 2 Stables and Chaffhouse. Leanto Henhouse with tiled roof at end of same. Large 8 bay Barn with 2 Cartway Entrances, Boarded with thatched roof. A Return Barn attached to the last with 5 bays thatched. Range of Boarded Buildings with thatched roof containing Stable, Cowhouse and old Cart Shed. Large Wheat Barn with a thrashing Machine fixed in same Boarded with thatched roof. Large Barley Barn with a set of thrashing planks, Boarded with thatched roof. 2 Cattle Sheds. Pump of Water.

In the Upper Yard. Large Boarded Barn with thatched roof. Old Pigeon House used as a Tool House plastered and thatched. Cart Shed and 2 Cattle Sheds.

Listing

Grade II

Small country house. Early, extended late 19th century. Altered and extended by Sir Edwin Lutyens 1922-26. White brick, rendered in white cement. Stone quoins and floor band. Slate hipped roof. 4 red brick stone-dressed chimney stacks. 2 storeys. 5 sash windows. Central Doric style doorcase with segmental open pediment and fluted consoles. Above is a triple sash window. To left end is a single storey addition with stone corner pilasters and moulded stone cornice. Triple sash window. Lead urns. Rear elevation with blank Tuscan Serliana motif. The house has a deep eaves soffit with moulded architrave. Interior has a large square staircase hall top-lit by octagonal dome. Upper walls have glazing bar casements each side, the rear ones with mirrors. Front left room with panelling and good classical fireplace by Lutyens. Another Lutyens fireplace on rear left. (PEVSNER (1977))

Additional information

The building referred to in the Rate Survey was demolished in the 1850s and the present house built to the west of the original house. A wall from the original house survives in the garden.

The unusual staircase in the house is to the same design as that in the British Embassy in Washington DC. It was a convalescent hospital during the 1914-1918 war. Remnants of a garden designed by Gertrude Jekyll are still visible.

45, 47 The Gate House and Brewery Cottage

Additional information

Built in in the late-19th century this building was the office of the manager of the brewery and also contained the Boardroom. It was converted into houses when the brewery site was demolished in 1973.

2

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room. Pantry, Small bedroom and Closet adjoining.

Listing

Grade II

House, once part of Swan House, Swan Street (q.v). C17 timber frame. Steeply pitched machine tile roof. White brick square stack on left gable end. 2 storeys. 2 C20 glazing bar casements. Plank door on left with thin cut bracket hood.

4, 6

Listing

Grade II

Pair of houses, probably built as a barn. Early-mid C19. Roughcast walls. Tarred brick base. Low pitched slate roof with wide eaves soffit. 2 storeys. 5 windows, the centre 2 sashes, those of upper floor with original glazing bars. Outer windows glazing bar casements. Flush panel door on left (No. 6); plank door on right. Both doors with simple moulded frames and cut bracket hoods. Central white brick ridge chimney stack. Included for group value.

Lychgate

Listing

Grade II

Lychgate and adjoining wall. 15th century, the wall 19th century. Lychgate is timber frame. Plain tile open timber roof in 2 bays. Crown post construction carried on ties with arched braces. Curved braces to side walls. 19th-20th century wooden gates and 19th century brick base. Wall is 75 metres long on north. Red brick, some white brick. Some clunch where wall bends near north end. Limestone saddleback coping.

Additional information

A quarter size model which comes apart showing how a timber frame is put together is in the Ashwell Museum

St Mary's Church.

Listing

Grade I

Parish Church. 14th century (completed 1381). 15th century north porch and aisle windows. Large building with exceptionally big west tower. Clunch. Flint rubble. Some red brick. Low pitched slate roofs behind parapets. 4-stage west tower has deeply projecting stepped angle buttresses. Leaded spike with crenellated octagonal base. Lowest stage has 4-light Decorated-style traceried window; belfry stage has paired pointed arches with traceried panels. North and south aisles have 3-light traceried windows; hood moulds; cinquefoiled lights. Chancel with 3-light restored 14th century windows. North porch is single storey. Original door arch and windows. 2-storey south porch has 19th century restored gabled front. Lierne vault with naturalistic foliage bosses. Internally, the nave is 5 bays. Composite piers illustrating stylistic progression: east 3 with rounded piers, west 2 with canted piers. Tall west arch with canted piers; walls either side with 2 tall traceried panels. 15th century aisle roofs, the north one largely restored. Chancel has good mid-14th century sedilia: 4 cinquefoiled arches with crocketed ogee gables. Fittings: hexagonal wooden pulpit dated 1627; 15th century traceried wooden screen to Lady Chapel in east bay of south aisle; 19th century replica font on early octagonal base; 15th century benches near Chancel. On north wall of west tower are remarkable 14th century graffiti: an inscription recording survival of citizens of Ashwell during great plague and a drawing of Old St. Paul's Cathedral, London. (Pevsner (1977)).

Ashwell Neighbourhood Plan

Appendix C

Additional information

The tower is 176ft. high and the tallest in Hertfordshire. The spire was added later, but exactly when is not known. It is mentioned in the churchwardens' account of the 1560s and a William Waller carved his name with the date 1633 on the lead on one of the little flying buttresses. The dates of the six bells range from 1694 to 1817. The clock was donated by Mr G. Westrope in the 19th century.

At the foot of the tower and elsewhere in the nave there are a number of medieval drawings and writings incised in the stone, the most famous of which are a drawing of old St Paul's Cathedral and references to the plague of c.1350, which must have been incised soon after the tower was built.

The south porch has a muniment room above and 18th century gates. The piscina and blocked doorway, which can be seen on the outside of the north wall of the channel as well as the raised bits of land, are evidence for the chapel which was pulled down c.1799. An engraving, c.1840, of the interior sketched by Charlotte Morice the daughter of the Vicar Henry Morice, which can now be seen in the Museum, shows box pews and other fittings subsequently removed. In Domesday Book there was a priest at Ashwell, so presumably there was a church as well. Nothing earlier than the 14th century survives.

The Stables

Additional information

Built in the early 20th century. Brick with steeply pitched tiled roof. Converted into a house in 2019.

The Mill

Rate Survey

Dwelling House, Stud and plastered with Tiled roof containing Sitting rooms. Small Counting House, Pantry, Small Kitchen on the ground floor and 3 bedrooms on the One pair.

A Watermill, part boarded, part plastered with tiled roof. Overshot Wheel, driving 3 pair of Stones and all other necessary going gears with Corn Loft, Meal Bins etc. etc. Boarded Granary with thatched roof. Boarded Henhouse and Pigsty with thatched roof. Boarded Stable and Chaffhouse with thatched roof. Leanto Shed adjoining.

Listing

Grade II

Mill and mill house, now one house. 17th century, altered and extended c.1973. Original mill house is at S end: timber frame with late 19th century roughcast casing and fenestration, plain tile roof. House extension at north over mill race: red brick, slate roof. 2 storeys and attics. S elevation has gable end with glazing bar casements, the lintels with bracketed hoods. Walls with cement pattern of studwork. 1 storey and attic extension towards road with tile-hung gable and small 19th century stack. 19th-20th century small weatherboarded shed attached. The mill wheel at the north end brought from Fordham Brewery.

Additional information

Restored in 1973 and a modern addition built out over the mill race to replace the weatherboarded building there. The water wheel, which came from Fordham Brewery, was set in motion in 1977. Awarded Heritage Year Commendation 1975, and North Herts District Council Highest Commendation 1976.

At the time of the Domesday Book there were three mills in Ashwell valued at twenty-four shillings. It is presumed that one of them was on this site

Newnham Way

2 West Point

Additional information

A well-proportioned Victorian house in a commanding position. Low multi-paned sash windows with a slate roof.

Partridge Hill

Partridge Hall

Additional information

Built c.1850. Claybat construction cased with red brick built c.1920. Three storeys at one end. Slate roof. Last occupied in the mid-1980s

The Rickyard

Additional information

Eight houses built in 1976 of brick, weatherboarding and rendering, forming a quasi-cobbled mews.

Silver Street

Ashwell Primary School

Additional information

Built in 1878 with later additions. The new hall block was built in 1972-4. Interesting open rafters and bell tower are in the original block.

32-36 Cottages at the top of Bull's Head twitchell

Additional information

Built by the Stag Club (a sick benefit club).

40 Chaff Cutters

Additional information

Formerly the Chaff Cutters beerhouse. Rebuilt after the 1850 fire.

Telephone Exchange

Additional information

Brick, 1970.

Springhead

11-19 Cottages

Additional information

Built in late-19th century by Fordham's Brewery for workers. A row of cottages going from Springhead to the river were demolished in the 1960s.

27 Ducklake

Rate Survey

Dwelling House. Stud and plastered with tiled roof containing Entrance Hall, Parlour, Large Kitchen, Dairy, Cellar, Cheese room and 3 Bedrooms. Frontage flower Garden. Small paved Yard and Pump of good Water. Boarded Stable with thatched roof.

Very large Wheat Barn with set of thrashing planks and 2 Cartway Entrances Boarded with thatched roof. Cowhouse Boarded and thatched, Range of boarded Buildings with thatched roof containing 2 Cart horse Stables and Chaffhouse. Range of old Boarded Buildings with thatched roof containing Henhouse, 4 old Pigsties and 4 old Cattle Sheds. Malting Office, part boarded, part bricked and part Stud and plastered with part thatched and part tiled roof. An old Boarded Workshop and Brewhouse with thatched roof. 4 Bay Cart and Waggon Hovel. Old Wood Shed and Hurdle House. Dovehouse, Stud and plastered with tiled roof. Large 3 Bay Wheat Hovel with thatched roof.

Listing

Grade II*

House. Two hall houses joined in one long range. Late 15th century or early 15th century origin on north; 16th century origin on south. Timber frame. Roughcast walls. Plain tile roofs. 2

Station Road

35, 37.

Additional information

Brick. Built in 1924 (date plaque on central chimney) in arts and crafts style for the employees of Fordham's Brewery.

Council Houses

Additional information

Built 1920-24 in the arts and crafts style to be seen in Letchworth Garden City. The architect for the then Hitchin Rural District Council was John Tickle, an assistant of Parker and Unwin who designed Letchworth Garden City.

Ashwell Cemetery

Tombstone in New Cemetery to Mary Morwenno Bolitho, wife of Philip Le Grand Gribble.

Listing Grade II

Tombstone, in corner of New Cemetery. 1924 by Sir Edwin Lutyens. Portland stone. A slightly tapering tabernacle frame with moulded segmental head. Stepped sides and base. north side has shallow niches with good relief carving of Virgin and Child. Inscribed dado and rear wreath motif.

Tombstone in New Cemetery to Wolverly Attwood Fordham

Listing Grade II

Tombstone in north corner of New Cemetery. 1921 by Sir Edwin Lutyens. Portland stone. Rectangular pier dressed with Ionic pilasters at the angles and an entablature at the top. South side with recessed inscription. Below this are carved candle and bushel motifs. Entablature with fruit carved frieze. Fruit drops between pilasters at sides.

Chapel of Rest

Additional information

Designed by Sir Albert Richardson in the arts and crafts style.

Swan Street

5 Tower Cottage (including attached rear outbuildings)

Rate Survey

Cottage. Stud and plastered with tiled roof, containing 2 rooms on the ground floor. Small Barn and Garden.

Listing Grade II

House. 19th century painted brick casing to 18th century or earlier timber frame. Steep pitched plain tile roof. 2 storeys, the upper floor with 2 recessed sash windows, the ground with pair of segmental headed glazing bar casements on left and, on right, a door and window paired under a bracketed hood. 2-storey rear extension of plastered timber frame, the east side with a 18th century 2-light leaded casement. On rear left is a 18th century lean-to in brick and timber frame. Interior of house has exposed floor beams and a stone vaulted cellar.

Additional information

20th century front had additional entrance to sweet shop watched through surviving window in partition wall. Deeds from 1671 exist for a house on this site. A mid-18th century deed shows that this cottage was bounded by the market place.

The Parish Room, formerly Technical Room

Additional information

Built in 1890 as an evening hobby room (debating, strawplaiting, etc.) it has been used for many

Ashwell Neighbourhood Plan

Appendix C

things including a room for the Merchant Taylors's School. A peacock sign on the end wall is the Fordham crest. The room was donated by Rupert Fordham of Broom (Bedfordshire). Renovation and rear addition in 1976.

Ashwell Village Museum

Rate Survey

Cottage. Stud and plastered with thatched roof, containing 2 rooms and Pantry on the ground floor and 2 bedrooms above. Good Garden and Well of Water.

Cottage under the same roof as the last, containing Sitting room. Pantry and 2 small bedrooms. A Garden.

Listing

Grade II*

House, now museum. Built c.1500, extended at rear early-mid C19. Restored C20. Exposed timber frame with plaster infill. Plain tile gable end roof. 2 storeys, the upper floor jettied on bull-nose joists and curved brackets. Close-set wide studs. Door on right with 4-centre head. Left of this a pair of casements with renewed arches and mullions. Upper floor has 2 4-light casements with hollow-carved mullions and square leading. E elevation with 1 similar window on ground and first floor. To left of these is a wide C18-19 external chimney stack. Rear section is plastered brick. 3-light Yorkshire casement to upper floor, S side. On W side are single 2-light Yorkshire casements at rear; 2 ground floor mullioned windows at front. Internally the museum shows a crown post roof. Open fireplace. (Scheduled Ancient Monument). (RCHM Typescript)

Additional information

Formerly called the Town House (from 17th century to present day) as it was considered to be the place where the lord of the Manor of Ashwell, the Abbot of Westminster, or to be precise his representative, conducted business. In 1642 it was part of the Manor of Kirby the lord of which was St John's College, Cambridge. The College owned it until the late 19th century. The building was bought for the village by a local committee, then renovated through the generosity of Sir William Gentle who paid for the restoration. Ashwell Village Museum was opened in 1930.

Recent dendrochronology suggests it was built c.????

2 Six Bells (Former Six Bells Public House)

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing Sitting room. Parlour, Kitchen and Pantry on the ground floor and 5 bedrooms on the One pair. Old Leanto Coal place.

Barn, Stable and Cowhouse with loft over, boarded with thatched roof.

Additional information

It was the Six Bells pub from the 1840s until the 1930s. A drawing by Charlotte Morice c.1840 shows it as a jettied building confirming it was timber-framed.

6-8

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room. Pantry, Small bedroom and Closet adjoining.

Cottage under the same Roof as last, containing Sitting room and bedroom on the ground floor.

Cottage, same as last.

10. Swan House

Rate Survey

Dwelling House. Stud and plastered with tiled roof containing Sitting room, Parlour, Pantry, Dairy and Wash-house on the ground floor, 4 bedrooms on the One pair and Cellar. Roomy Bakehouse with an Oven. Old Boarded Brewhouse with thatched roof. Small part boarded and part clayed Barn with thatched roof. Clay and thatched Stable and Chaffhouse with Duck-house

and Shed under same roof. Garden and Pump of good Water.

Listing Grade II

House, formerly the Swan Inn. Late 17th or early 18th century. Timber frame. Roughcast walls with plastered coved eaves cornice. Plain tile roof with central square red brick stack. 2 storeys and attic. 2 flush sash windows with wide wood frames. On left side, an early-mid 19th century doorcase with fluted pilasters and open mutuled pediment. Gable end has 2 sash windows on ground floor and 1 in attic

Additional information

It was a pub called the Angell in 1609. In the 19th century it was the Swan.

12, 14 - (Pin Cottage) and 16

Rate Survey

Cottage. Stud and plastered with thatched roof, containing Sitting room. Pantry, Small bedroom and Closet adjoining.

Cottage under the same Roof as last, containing Sitting room and bedroom on the ground floor.

Cottage, same as last.

Listing Grade II

Range of worker's cottages. 17th-18th century timber frame. Mid-19th century brick casing, now painted. Low pitched slate roof. 2 storeys and attics. 2 17th-18th century red brick ridge stacks. 6 20th century casements. 4 eaves dormers all with 9-pane casements. 3 doors with 20th century reeded frames and bracketed hoods. Internally the ground floor rooms have heavy chamfered ceiling beams.

18 - 24 - (even)

Listing Grade II

Terrace of houses. Early 17th century on left (Nos.22, 24); right half probably 17th-18th century. Recased mid-19th century. 20th century details except for good early 17th century mullion and transom window between Nos. 22 and 24. 2 storeys. 6 glazing bar casements. White brick ridge stack, built up from 17th century base, between Nos. 22 and 24. The 17th century window has ovolo-moulded cross bars to inside and diamond metal mullions. To rear of No. 24 is lower 2-storey extension terminated by white brick stack. Nos. 18 and 20 have stuccoed ground floor and painted brick upper floor.

Additional information

West end house possible owned by the Carter family who had a brewhouse as well as a slaughter house. Both John and Mary served as overseers of the poor, John in 1728-9 and Mary in 1738-9. Part or all this array of houses was leased by the parish for a workhouse at various time between 1722 and 1834.

12-24 Workhouse Row

Additional information

18th-19th century cottages. Rendered under slate roof; some 3-storey, some two. Change of roof line shows where cottages were added to at a later date. Nos 20-24 were renovated in 1978, when a mullioned window between 22 and 24 was discovered. It dates from c.1600, so must have come from earlier house.

In the 18th century the Ashwell overseers of the poor rented property for a workhouse. This is one of the sites they rented.

This part of Swan Street has the appearance of a village green.

West End

1, 3 Thatched Cottages.

Rate Survey

Stud and plastered Cottage contains 2 rooms on the ground Floor and 2 bedrooms over.

Cottage under the same roof as the last - Do. Do. Small wood Barn with thatched roof. Small yard and garden.

Stud and plastered Cottage with tiled roof containing 2 rooms on the ground floor and 1 bedroom. Small stud and tiled wood house. Good Garden and well of water.

Cottage under same Roof containing one room on the ground floor and Small Pantry and 2 bedrooms. Small old stud and clayed Barn with thatched roof and small yard.

Cottage Stud and plastered with tiled roof containing One room on the ground floor and bedroom over. Shoemakers shop plastered with thatched roof.

Cottage same as last containing Sitting room and Pantry on the ground floor, bedroom over. Old boarded and thatched leanto Cowhouse. Small yard with well of good water. A small Orchard.

Listing

Grade II

Terrace of cottages. Later 17th century or early 18th century. Timber frame. Plastered walls. Thatched roof. 2 storeys. 4 small 19th century glazing bar casements to upper floor; ground floor with 4 sash windows, the left three attached to contemporary plank doors. Right return gable end is jettied on upper floor and has exposed 18th century studwork to ground floor. 2 ridge stacks, rebuilt 19th century. Left return has a mid-19th century 2-storey slate roof extension with small diamond pane casement to rear wall.

Additional information

19th century extension in Wilson's Lane. Straw plaiting was once carried out here. Was three cottages now, 2019, two. Probably built by Robert Wilson in the 1650 when he was charged with building a house without 4 acres of land attached to it which was illegal.

7, 9

Additional information

Two cottages formerly a primitive Methodist Chapel. Mid-19th century. The first Gipsy Smith preached here.

25. The Cottage

Rate Survey

A Cottage stud and plastered with tiled roof containing 2 rooms on the Ground floor and 2 bedrooms above. Small boarded Barn at the end of House with thatched roof. Old Wood Shed. Do. Small Yard. Long narrow Garden planted with fruit trees and Well of Water.

Listing

Grade II

House. 15th-16th century hall house, extended at rear in late 17th century. Front range heightened in 18th century. Timber frame. Plastered walls. Plain tile roof. 2 storeys. Upper floor has 2 19th century cast iron casements; ground floor with 2 margin-light sashes. Internally it has 3 bays, the right 2 built as an open hall. Chimney stack added at right gable end in 17th century. Rear left extension is 2 storeys and lower. Roughcast. Slate roof. 2 3-light glazing bar casements. Central red brick ridge stack, internally with attached stair. Front roof has king post. (RCHM Typerscript)

Additional information

A cambered tie-beam and arched braces in the roof indicate a medieval origin. A possible original jetty indicated by south-east gable. A hole in the floor of later rear kitchen was possibly once an ice-box.

31 Chantry House

Rate Survey

Cottage Stud and plastered with thatched roof containing one room on the Ground floor and 2 bedrooms. Piece of Garden ground.

Cottage same as the last containing 2 rooms on the Ground floor, Pantry and 2 bedrooms. Piece of Garden Ground.

Listing

Grade II

House. 15th century, altered 17th century. Timber frame. Walls in clunch, plaster and painted brick. Steeply pitched thatched roof. 1 storey and attics. 3 casements, those on the ground floor leaded, those in dormers with glazing bars. Right end wall are clunch. Blocked 15th century stone window with remains of cinquefoiled lights. To left centre and right gable ends are 17th century red brick stack. On right end is a thatched lean-to with clunch walls. Internally, 2 trusses enclose the centre stack. To right of stack is a 17th century cable-moulded beam. Inglenook on right end blocking the 15th century window.

Additional information

The cinquefoiled lights could have been inserted after the dissolution of the monastic houses in 1547 When some religious houses in Ashwell were closed. The moulded beam has stops at the east end but not at the inglenook end suggesting that it was cut when the inglenook was put in place. The British Queen Inn in the 19th century.

37.

Rate Survey

Cottage stud and plastered with thatched roof containing Sitting room and Pantry on the Ground floor and 2 small bedrooms above. Small yard and small garden with a clay Barn now building and Well of Water.

Additional information

Not listed. Early-to-mid 19th century cottage with slate roof. Forms an important group with no.39.

39. West End Cottage

Rate Survey

Two Cottages stud and plastered with thatched roof, containing 2 rooms and Pantry on the Ground floor and 3 bedrooms above. Small Yard and small Garden. Boarded Barn with thatched roof. Narrow Shed Do. Pump of good water.

Listing

Grade II

Cottage. Late 17th century or early 18th century. Timber frame. Plastered walls. Thatched roof. 2 storeys. 3 glazing bar casements, the front and rear elevations with central eaves casement dormer. Red brick ridge stack towards right. Probably 3 small bays

Additional information

An important focal point at the south approach to the village. Renovated with extension on the south-east side in 1977.

41. Orchard Cottage

Rate Survey

Cottage, Stud and plastered with thatched roof containing 2 rooms and Pantry on the ground floor and 2 bedrooms above. Barn stud and plastered with thatched roof. Yard and well of good water. Garden and Close of Pasture adjoining. Piece of Arable Land lying in the Open Field.

Listing

Grade II

House. 17th century or earlier, extended 19th and 20th century. Early part is timber frame with roughcast walls and steep pitched thatched roof. Composite chimney stack on right gable end where a lower mid-19th century wing adjoins, also rough cast, but with pantile roof. 2 storeys. 2

Ashwell Neighbourhood Plan

Appendix C

casements, those on 1st floor cast iron, ground floor windows glazing bar. Extension has a 1st floor Yorkshire casement. Large 20th century extension on left is not of special interest.

2. The Old Bakehouse

Additional information

Probably 16th-17th century in origin. Timber-framed; some plaster and some brick infilling; a cross-wing on the west end with an extension on the north. Renovated unsympathetically c.1967. Until then there was a cross-wing with an oven extending to the south. The baker was Webb followed by Morley.

This building was part of the farm that is now called Ash Farm, 110 Hight Street (see above). Neither the 1841 tithe map nor the 1877 Ordnance Survey 1:25,000 map show a house here but rather a building fronting directly onto the road and stretching back some distance suggesting a barn. The 1899 and the 1923 Ordnance Survey maps of the same scale shows a much truncated building but still fronting onto the street. The 1829 rate survey mentions when describing the farm buildings of Ash Farm: '2 Barley Chambers over Malting Office'. It seems reasonable therefore to conclude that the barn to the rear was demolished between 1877 and 1899 leaving the malting office in the front. As tradition has it that it was a bakehouse it is reasonable to assume that it was as well as a dwelling. The 1871 and 1881 censuses record an Elizabeth Kerbyshire, baker, living in this area although it is difficult to say exactly where.

It would therefore appear that the bay of the building fronting the street was demolished in the c.1967 renovation.

4. Farrows Farm

Rate Survey

Dwelling House. Stud and plastered with tiled roof containing Entrance Passage, Sitting room. Parlour and back Kitchen in front. Passage leading from Sitting room to Dairy and 2 Cellars and 4 bedrooms. Stud and Plastered building with tiled roof containing 2 Cellars and granary over. Boarded building with thatched roof containing Pig House and double Cowhouse. Oat Barn part boarded part plastered with thatched roof and a set of Planks. Barley Barn brick with thatched roof. 2 Leanto Cattle Sheds. Lofty Boarded Wheat Barn with thatched roof. Wheat Hovel and frame. Leanto Piggery with thatched roof. Old 3 bay Cart hovel. Brick and Tiled Pigeon House. Brick Building with tiled roof containing Cart and Nag Horse Stable and lofts over. Henhouse, Stud and plastered with tiled roof. Malting Office, Stud and plastered with tiled roof. 2 barley chambers are in Mr. Burrs occupation.

Listing

Grade II

Barn adjoining Farrow's farmhouse. Barn. Late 17th century or early 18th century. Timber frame with red brick infill, 1 bay on right plastered. Steep pitched plain tile roof. 3 bays. Single storey. A lower 19th century range adjoining on left is not of special interest

Barn range at Farrow's Farm to west of farmhouse. Barn range. 15th-16th century at South end. 1687 large barn adjoining on North. The large barn has 17th century w} side. Walls have narrow slit ventilators in upper part. Interior has 5 bays. 4 original tie beams, the centre 2 remaining king posts with diagonal struts to purlins. One beam is inscribed 'this barn was buil[t ...] 1687'. South part is timber frame with weatherboarded walls and lower pitched roof. 5 bays, a narrower 2 bay range on South. Both parts with heavy wall posts and studs, the North part with curved wall braces on West.

Additional information

The house in the Rate Survey was pulled down in the early 19th century and the present house built.

There are four barns on this site. From the road there is a timber-framed barn followed by the brick barn. Beyond that and parallel to the road is another timber-framed barn. Behind the house is a further brick barn.

The brick barns contain Ashwell bricks probably made in Brick Kiln Close in Northfield. On the barn behind the farmhouse there is a plaque also with the date 1687 and the initials R.E.H. which refer to Sir Richard Edward Hutchinson.

14. Westbury Farm

Rate Survey

Dwelling House. Stud and Plastered with tiled roof containing Entrance Passage, Pantry, Hall, Parlour, Sitting room, Coalhouse, Back Kitchen, Dairy and 5 Bedrooms.

Detached double Cellar brick built and Granary over. Detached brewhouse, part brick, part plastered and Henhouse adjoining. Division Pigsty and Chaffhouse with thatched roof. Boarded Stable with tiled roof. Chaffhouse and leanto Pigsty, Granary Stud and brick with tiled roof and loft over. Old Barley Barn, Stud and plastered and thatched roof. Old boarded Nag Stable and Henhouse Do. Wheat Barn, boarded and thatched with a set of Planks. Boarded Cart Hovel with thatched roof. Boarded Cowhouse Do. Oat Barn part boarded and part bricked with thatched roof. Pea Barn boarded with thatched roof. Large 5 bay Wheat Hovel with thatched roof. An old Hurdle Shed.

Listing

Grade II

Farmhouse. 15th-16th century hall house with jettied cross wings. Mid-late 19th century fixtures. Timber frame. Painted stucco walls and brick base. 2 storeys. 4 2/2-pane sash windows in flush moulded frames. 3 on ground floor triple hung. Dorr towards right has 2 flush and 4 moulded panels and a cut bracket hood. 4 bays, centre 2 bays with wide-chamfered crossed floor beams, probably inserted. Single storey leanto on left and with sash window. Rebuilt stack near cross wing. The right cross wing has a 2-bay mid-17th century rear extension. Sash windows to rear bay. Large ridge stack with ovolo-moulded bay and 19th century renewed shafts. Gabled stair turret with leaded window projects on east side.

Granary. Mid-17th century. Timber frame. Gable front with painted brick ground floor and weatherboarded upper floor. Side elevations with exposed studwork and red brick infill. 2 storeys over cellar. Front wall with 2 arched cellar openings. Steep pitched plain roof with wavy edged bargeboard. Plank door to each floor.

Additional information

Owned by Henry Colbron in 1655, although he did not live there, who left over £700 from his estate to the Merchant Taylors' Company, London, to found a school in Ashwell. It is possible that John Bunyan preached in the granary. The list of listed buildings also mentions an outbuilding, a barn, which no longer exists.

Village Hall

Additional information

Mid-19th century. Clay bats with slate roof. Formerly Page's Malting. Purchased for the village for £450 in 1922. The plaque on the front wall reads 'Through the generosity and personal service of Mrs W. A. Fordham this building originally a Malting was converted into a Village Hall and equipped as a centre of Social Life . . . '.

22. Westbury Cottage

Additional information

Late 19th century. Brick with slate roof. Unusual multi-paned window in west end taken from the old brewery. Formerly brewery office.

24. Westbury House

Additional information

Mid-19th century claybat house with bay windows and slate roof. Formerly part Page's brewery. Called Daw's House in 1877.

Woodforde Close

Additional information

18 houses built in 1970-71.

Outside the Village

Ashwell End

Beresfords (Called Ashwell End House by English Heritage)

Rate Survey

Dwelling House. Stud and plastered with tiled roof, containing Entrance Hall, Parlour, Dairy and Back Kitchen on the ground floor and 4 bedrooms on the One Pair.

Detached Workshop. Boarded with thatched roof. Small Fancy Water Mill boarded with thatched roof. Range of Boarded Buildings containing Cart Horse Stable, Nag Stable and Cutting Barn. Oat Barn. Boarded with thatched roof. Cowhouse at end of Do. boarded and thatched and a Pigsty. Granary boarded with thatched roof. Leanto Henhouse. Wheat Barn. Boarded with thatched roof and set of thrashing planks. Large Barley Boarn. Boarded with thatched roof. Cart Hovel and Cattle Shed Do.

Henhouse. Boarded with thatched roof and an old Pigsty with Haulm top. Dove House. Stud and clayed with thatched roof.

Listing

Grade II

House. Mid-16th century. 18th century external features. Timber frame. Recent pargetted plaster. Steep pitched plain tile roof. L plan. 2 storeys. Front has 3 18th century leaded casements of 2, 4 and 2 lights. Panelled door on right. Rebuilt ridge stack. 1-bay 16th century wing on rear right; 18th century hipped rear stair turret. Interior has 3 heavily framed bays. Beams with wide chamfers and swept stops. Clunch inglenook. Cellar beneath wing. SE elevation has 3 18th century leaded casements.

Additional information

Article in *Country Life* 14th January 1949. Old moat now filled in. Benjamin Kirbyshire farmed here in 1841.

Bluegates Farmhouse and Farm Buildings

Rate Survey

Dwelling House. Stud and plastered with plaintiled roof, containing Entrance Passage, Sitting room. Parlour, Kitchen, Dairy and Brewhouse with room over same. 3 bedrooms and 2 Cellars. Range of boarded Buildings with thatched roof, containing 2 Henhouses and Pigsty. Barley Barn boarded with thatched roof. 3 bay Cattle Shed with thatched roof. Granary Boarded with thatched roof. Second Barley Barn Boarded with thatched roof. Range of Boarded Buildings containing cutting House, Small Wheat Barn with a set of thrashing planks and Pea and Bean Barns. Cart horse Stable for 6 Horses, Boarded and thatched. Cow-house, Boarded and thatched. Nag Stable, Boarded and thatched. Henhouse Do. Granary part brick nogged, part boarded with tiled roof. Dovehouse, Stud and clayed with tiled roof. Leanto 4 bay Waggon and Cart Shed with thatched roof.

Listing

Grade II*

Farmhouse. Mid-16th century, extended at rear in early 17th century. 20th century front extension. Timber frame. 20th century pargetted plaster. Plain tile roof. 2 storeys. Main range is 3 bays with a gabled cross wing at left end. Right 2 bays built as 2 storeys. 4 leaded casements, all original 18th century, but upper floor of cross wing has small early 17th century ovolo-mullioned casement. The 2 right bays have 2 sets of 3 light casements divided by principal post in middle, the ground floor windows with roll-moulded frames. Large mid-16th century ridge stack with 4 square shafts. 20th century door in 4-centred frame. Rear elevation has an early 17th century gabled stair turret with 3-light casement. Rear of cross wing has small mullioned 18th century casements, the one on right ground floor in shallow projecting bay. Left rear has 2 bay wing, the rear bay an early 17th century addition. 18th century casement of 2 and 3 lights. Large stack between bays. Interior of cross wing has a good C16 fireplace with moulded clunch jambs and oak lintel. Exceptionally well preserved 16th-17th century farmhouse. (RCHM Typescript).

Farm Buildings

Grade II

Range of barns, larger barn on northeast, smaller one on southwest. Both 16th century and aisled. Timber frame. Weatherboarded. Steep corrugated asbestos roofs, half hipped on northeast. Larger barn is 4 bays. Rafters and purlins replaced. Wall posts with horizontal ties to principals. southwest barn has smaller but heavier construction. 18th-19th century plinth to whole

range, the southeast with clunch.

Additional information

Addition on the northeast of the house was built c.1947. Remains of a moat have been filled in. For a while it was converted into a pub, the Tumbledown Dick, for coprolite diggers.

Outbuildings. Tiled and weatherboarded barns were built c.1910. The barn near the house which collapsed in 1975 was 17th century, It used to have a man-trap sign on it.

Old Mill House by Bluegates

Additional information

Built c.1908. It formerly housed a steam engine.

Bennetts/Common Lane

Bennetts

Rate Survey

Tenement. Stud and plastered with thatched roof, containing 2 rooms and Pantry on the ground Floor and 2 bedrooms on the One pair.

Range of old boarded Buildings with thatched roof containing Pigsty, Stable and Cowhouse.

Barn stud and clayed with thatched roof.

2 Gardens and an Orchard planted with numerous Fruit trees.

Cottage under the same Roof as the last, containing Sitting room and Bedroom.

Listing

Grade II

House. Late 17th century or early 18th century. Rear extension by Sir Albert Richardson in 1930s. Timber frame. Plastered walls in pargetted panels. Steeply pitched pantile roof. 2 storeys. 3 bays, the right half blank and probably once a barn. 17th-18th century red brick stack towards right. Brick plinth. On left are 2 19th century flush sash windows. Early insurance marker in centre. Ground floor has modern door flanked by casements, all under bracketed hood. Rear extension is painted brick. Coved plaster eaves. Plain tile roof. Leaded casements. Front gable end with chinese style door hood. Inside main part are inglenook and chamfer-stopped beams.

Additional information

Formerly belonged to Bennett, a fruit grower.

Bennetts Cottages

Rate Survey

2 Cottages newly built, stud and plastered with thatched roof containing 4 Sitting rooms on the ground floor and 4 bedrooms on the One pair. Old stud and clayed Barn with thatched roof.

Close of Pasture and a Garden planted with numerous Fruit trees. Well of Water.

Listing

Grade II

Cottage terrace. 18th century. Timber frame. Painted brick plinth and plastered walls. Pantile roof, once thatched. 2 18th century and 1 19th century ridge chimney stacks. 2 storeys. northeast side has 6 windows. Mid-19th century Yorkshire casements with leading or glazing bars, except 1 18th century leaded casement near far end. 2 doors. On far end is a 18th-19th century single storey weatherboarded outshut. Interiors with wide inglenooks.

Additional information

Formerly belonged to Bennett, a fruit grower. The cottages were a coprolite pub, the New Found Out which operated from 1862 to 1923.

Loves Lane

Ashwell End Farm

Rate Survey

Ashwell Neighbourhood Plan

Appendix C

Dwelling House. Stud and plastered with tiled roof containing Sitting room. Parlour, Back Kitchen, Dairy, Cheese room, 3 bedrooms and Cellar.
Barley Barn, part Clay and Boarded with thatched roof. Wheat Barn with a set of thrashing planks, part boarded, part. clayed with thatched roof. Range of boarded and thatched Buildings containing Henhouse, Pigsty and 2 small Stables. Granary, Boarded with thatched roof.
Cowhouse, and Henhouse Do. Poultry House adjoining. Boarded with thatched roof. Pigsty and Cart Shed. Old Wood Shed.

Additional information

Extension at the back added in the 2000s. Shingle roof.

Loves Farmhouse and Ashwell End Farm House

Rate Survey

Dwelling House. Stud and plastered with thatched roof containing 2 Sitting rooms, 2 Pantries and 4 bedrooms. Small Stud and clayed Barn with thatched roof. Old Wood Shed with haulm top. Old Cattle Shed Do.

Additional information

Probably 17th century or earlier, but extensively altered and added to in the 19th century. The original block which was faced in the 19th century has a gabled north wing with a 18th-19th century addition and a 19th century wing added on the south in brick. Tiled roofs.

Hinxworth Road

The Cuckoo

Additional information

Flint cottage which was once the Cuckoo from the 1840s to the late 1930s.

Northfield Road

Elbrook House

Additional information

Built in 1865 by the same architect as that of the Park House at Harston (Cambs). Edward Snow Fordham, a north London magistrate, lived here. Formerly part of the Fordham Estate.

Kirby Manor. Northfield Road

Additional information

19th century farmhouse; yellow brick under a slate roof. It took the place of Kirby Manor in the High Street after the enclosures. The land belonged to St. John's College, Cambridge.

Mob's Hole

Additional information

A beerhouse from 1860s to 1880s

Gardiners Lane

The Grange, formerly Redlands Grange

Additional information

19th century. Two storeys and attics; brick, L-shaped; roof tiled. 3-window range of double-hung sashes and glazing bars. Formerly Brassknocker Farm, which was originally sited on the corner of the High Street and Kingsland Way, but probably moved here after the 1850 fire. Built by Chapman, a successful farmer, after the fire. Outbuilding with dove house. 19th century. Brick pyramidal tiled roof with a square timber-framed central turret.

Kingsland Way

Pembroke Farm

Additional information

Built after the 1850 fire destroyed the farm in the centre of the village. The farm was owned by Pembroke College Cambridge but now in private ownership.

Station Road

Redland Farm

Additional information

Built after the 1850 fire destroyed Brassknocker Farm, on the corner of High Street and Kingsland Way.

List of Antiquities

Scheduled Monuments

Arbury Banks

The monument includes an Iron Age hillfort situated on high ground near the Newnham Way, 1km south west of Ashwell parish church. The monument measures 290m north east-south west by a maximum of 245m north west-south east. The defences consisted of a ditch with an internal bank. The ditch, although no longer visible as an earthwork survives as a buried feature and is visible on aerial photographs and as a soilmark. It measures an average of 5m in width and is infilled along its entire length. The internal bank survives only intermittently and measures a maximum of 2.5m in width at its top and survives to 1.2m in height at the south western end of the site. Two causeways give access to the monument, one to the north north west measures 20m in width, the other to the SSE is about 40m in width. The interior of the monument contains features which are visible as cropmarks and on aerial photographs. These marks represent rectangular, square and curvilinear enclosures, hut circles and pits which survive as buried features.

An excavation of the defences by J Bedlam in the 1850's found that the external ditch around the hillfort measures 6m in width and 4.5m in depth. The fence is excluded from the scheduling though the ground beneath it is included.

Additional information

Arbury Banks (from eorthbur, earthwork) an Iron Age hill fort, originally surrounded by a bank and outer ditch. Burials were found within during coprolite diggings in the 19th century. Hut circles and other features have shown up on air photographs. Recent air photographs have revealed a complex of field systems, etc. around Arbury Banks which are Iron Age and earlier. They are described in an article in Journal of Roman Studies, Volume LXVII. A rare plant, Sesett libenotes (moon carrot) grows on Arbury Banks.

Crop Marks of five Ring Ditches west of Station Road and south of Ashwell Street

This area has been designated for their considerable potential for Neolithic, Bronze Age and early medieval archaeological deposits; for their potential as a focus for later early medieval activity; as a coherent group of prehistoric funerary monuments; a major component of a multi-period ritual landscape, which incorporates a henge and a long barrow.

Highley Hill Bowl Barrow

The monument includes a bowl barrow which is situated on the south-west summit of Highley Hill overlooking the Icknield Way. The hemispherical earth mound measures 35m in diameter and c.4.5m in height. Although no longer visible at ground level, a ditch, from which material was excavated for the construction of the monument, surrounds the barrow mound. This ditch has been infilled over the years but survives as a buried feature c.2m wide. The diameter of the ditch and mound together is 39m.

Additional information

Highley Hill is a prehistoric tumulus i.e. barrow or burial mound. In 1313 the hill was called Nylowe, meaning 'nine mounds'

Moated enclosures east and west of Love Lane

Near Ashwell End, where trial excavations in 1973 also found Roman remains.

The monument includes a double island moated site and an adjacent single island enclosure. The double island site is located to the east of Love Lane. It comprises two rectangular shaped enclosures with external dimensions of c85m east-west by 50m north-south inclusive of the surrounding moats. The northern of the two enclosures is surrounded by a 10m wide moat, whereas the southern enclosure is defined by a 5m wide moat. The undulating interior of the two moated islands marks the sites of Medieval buildings and limited excavations earlier this century uncovered the foundations of masonry walls within the enclosures. A number of Medieval artifacts have been recovered from the site. The western outer edge of the site has

been truncated by a small stream and the modern lane. Some sections of the northern moat have been backfilled with farm debris. Adjacent to the west of the double island site is a second moated enclosure. The enclosure is square in shape measuring c 70m in external dimensions, inclusive of the 4m wide surrounding moat. A 4m wide outer scarp flanks its west arm. The east arm of the moat is thought to be overlain by the adjacent lane. The interior of the moated island is partially occupied by Ashwell End Farm, dating to the Post-Medieval period. The house and a small outbuilding are excluded from the scheduling, but the ground beneath the buildings is included. The uneven western part of the island may mark the location of earlier buildings associated with the moated site. The monument has two protected areas.

Mobbs Hole moated site and decoy pond

North end of parish.

The monument includes the well-defined remains of a double island moated site and adjacent decoy pond. The moated site comprises a small enclosure, measuring some 55m by 40m, located within the western corner of a larger enclosure, measuring 90m by 65m in external dimensions (inclusive of both 7m wide surrounding waterfilled moats). The interiors of the moated islands are flat apart from the remains of modern upcast banks from recent dredging. A linear decoy pond is attached to the south corner of the moated site. The pond measures some 100m in length and varies between 10m and 6m in width tapering off towards its south-eastern end. The pond is thought to have been constructed for trapping waterfowl but may also have functioned as an outflow channel from the moats.

Ring ditches and enclosure at Slip End

Additional information

The field around Slip End farm is scheduled but there are no detail on the Historic England web site other than to put it in Cambridgeshire. An early pagan Saxon cemetery was excavated in 1975. Other features have been shown up by aerial photography some of which is probably Iron Age and later. See *Medieval Archaeology*, Volume XX. There was a windmill on this site in the early 19th century.

Miscellaneous

Ashwell Street

A wide trackway running roughly parallel with the Icknield Way from Arbury Banks north-eastwards to beyond Bassingbourn, probably dates from Roman times.

Bayley's Field

In the field behind Bluegates Farmhouse there was a horse-drawn tram and railway leading to 19th century coprolite diggings.

Boundary - County

Between the Sinks and Highley Hill cuts Ashwell off from Odsey, Cambs. Odsey Hundred was the pre-Norman administrative unit in which Ashwell lay.

Boundary - Parish

Between Ashwell and Newnham can be seen from Newnham Way about 20m on the right after the entrance to the pig unit on the left. This was created with the digging of two small ditches and putting the soil in between to form a mound. This was then planted with the hedge. This mound and hedge can be followed along the footpath over the hill and down the other side.

Carter's Pond

Now filled in and grassed over, forms a pleasant green in front of Workhouse Row, Swan Street. It is part of the area where the market was once held. A chestnut tree which was planted in 1935 to commemorate the 25th anniversary of the formation of the Girl Guides was on the site until 2005 when it was replaced. The wooden seat round the tree was erected in 1977 to mark the Silver Jubilee of Queen Elizabeth II.

Cat Ditch

This is an old watercourse forming part of the western parish boundary.

Ashwell Neighbourhood Plan

Appendix C

Corner stones,

Corner stones, usually of rough stone, can be found in a number of places in the village: e.g. c/o Rolley's Lane and Mills Street, Hodwell and c/o High Street and Church Lane. These were erected to prevent horse-drawn wagons and carriages from cutting corners and damaging the corners of buildings.

Cottage Garden

The cottage Garden in Swan Street was bought by the village in 1973, when it was learned that there was the possibility of the land being sold and a bungalow erected on the site. Mr Skerman, whose garden it was, died soon after it was acquired and it is now maintained by members of the village.

Dick Smith's Walk

Dick Smith's Walk was named after the route of a 19th century postman and runs from the Bury towards Ashwell End.

Dixies Meadow

Dixies Meadow, sometimes called Donkey Meadow, is the site of a locally rare plant, *Ornithogalum nutans*, a variety of Star of Bethlehem. At the opposite end of the meadow was once 'Cock Crowing Croft' said to be the last place in the village where cock fighting took place.

Dixies Stone

Dixies Stone is a large glacial erratic on the verge outside Dixies farmhouse. For centuries it stood in the road near Dixies, but owing to a dispute c. 1840 between the vicar and the parish it was removed to Mill Street, where it was used outside the Brewery. In 1910 it was removed to the Bury stable yard. During the Second World War it was rolled to Mill Bridge for use as a tank trap, and brought back to Dixies c.1950.

Glytton

In document from the 15th to the 18th centuries there is mention of Glytton. This was probably the site of the second manor in Ashwell at the time of Domesday Book and seems to have been in the area now called Ashwell end which encompasses, Loves Lane and the lower part of Bennetts and includes buildings such as Beresfords, Bluegates, and Loves Farm House.

Hedge opposite Buttway Cottages

This hedge has been dated by Hooper's Hedge Hypothesis to the 10th century. Further along the same lane the hedge on the north side of the land is possibly 13th century. This method of dating hedges is largely discredited but it is possible that with the number of species in these hedges they are old. The lane was most likely the one that linked two manors in Ashwell at the time of Domesday Book (1086).

Moated Sites

Reasons for Designation

Around 6000 moated sites are known in England. They consist of wide ditches, often, or seasonally, water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings or, in some cases, which were used for horticulture. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the Medieval period, are widely scattered throughout England, and exhibit a high level of diversity in their forms and sizes. They form a significant class of Medieval monument and are important for understanding the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. The survival of two differing types of Medieval moated enclosure in such close proximity is rare and unusual in Hertfordshire. The enclosures survive well and have potential for the recovery of further archaeological remains.

The following moated sites are evidence of early medieval occupation:

Beresfords West and north of the house. Map ref: TL257404. Has been filled in.

Bluegates Farm House. South and south-west of the house. Map ref: TL256402. Has been filled in.

Clackitts. In a field with no house. TL248398. Has been filled in.
Gardiners Lane opposite The Grange. Map ref: TL264398
Loves Farm. Around the house. Now filled in. Map ref: TL251402
Mob's Hole Map ref: TL264438
Sansoms ?? Map ref: TL253403

Westbury. Behind farmhouse. Excavations were carried out there in 1957 and the results published in *Journal of the British Archaeological Association*, Volume XXX. Map ref: TL264394, 264394

Shire Balk

The shire balk is the county boundary between Hertfordshire and Cambridgeshire. It was made by digging two ditches far enough apart to create a trackway and the soil from the ditches put on the sides of the track to form mounds which were then planted with hedges.

Springs

The Springs in the village are the source of the river Rhee, a tributary of the river Cam. Freshwater springs emerge at the base of the embankment which holds up the road, above which are iron railings. Stone and cobble steps lead down to the Springs, across which there are steppingstones which were made by putting concrete into cardboard boxes. There is a date on one of the stones.

The Springs are the habitat of a rare flat worm (*Crenobia alpina*) which has lived there since the last Ice Age.

Glossary of Architectural Terms

Bargeboards	Facing boards placed on the gable of a building and hiding the horizontal roof timbers.
Casement	Window made to open on vertical hinges.
Claybat	Brick made of crushed chalk, straw and clay poured into a wooden mould and left to dry in the sun.
Clunch	Hard chalk, quarried and used like stone. A common Hertfordshire building material, but one that weathers badly.
Cob	Walling material made of clay mixed with chalk and straw.
Dentil	Small square block used in series to decorate a cornice
Dormer	Vertical window in a sloping roof (originally the window of a dormitory).
Hipped roof	Roof with sloping instead of vertical or gable ends.
Jetty	Projecting first floor of a building.
Lychgate	Porch at the entrance to a churchyard where the coffin used to rest while part of the burial service was read (from <u>lych</u> - a corpse).
Mullion	Vertical bar of a window frame.
Pantile	Curved roofing tile
Pargetting	Decorated external plasterwork on a timber- framed building
Weather- boarding	Overlapping horizontal boards covering a timber- framed wall. The boards are wedge-shaped in section, the upper edge being the thinner.

Note on Legislation

There are three main categories of legislation which deal with the protection of England's historical past:

Listed Buildings

Following the Town and Country Planning Act of 1947, buildings of special architectural or historic interest - including houses and structures such as barns, dovecots, walls etc! - were listed and graded I, II or II* according to their importance. These lists, which are continually being revised and regraded, can be inspected at <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Ashwell%2c+Hertfordshire>, and at the relevant county or district council planning offices. The listing of a building means that local authority consent is required before it can be altered or demolished.

Conservation Areas

These were originally defined by local authorities following the Civic Amenities Act of 1967. A 'conservation area' extends much the same control as listing, but covers any building in the area, whether new or old, as well as trees and open spaces. The maps showing the area can be inspected at <https://www.north-herts.gov.uk/sites/northherts-cms/files/ashwell-8.pdf>.

Ancient Monuments

These are scheduled under the Ancient Monuments Acts 1913-1953, consolidated 1979. They are mainly archaeological sites and unoccupied buildings. Ashwell Village Museum is both listed and scheduled.

Further Reading

Records

Hertfordshire Archives and Local Studies (HALS), County Hall, Hertford, has an unusually full collection of documents relating to Ashwell, including churchwardens' accounts, overseers' accounts, and registers of baptisms, marriages and deaths from c.1674 onwards.

Ashwell Village Museum (open on Sunday afternoons) has transcripts of many of the records at County Hall as well as a good collection of old engravings, books, old photographs and some manuscripts relating to the village.

Books

- James Bettley, Nicholas Pevsner and Bridget Cherry, *The Buildings of England: Hertfordshire*, London 2019
- Peter Bysouth, *Small but Flourishing: Towns of North-east Hertfordshire's Extra-urban Matrix*, Cambridge 2013
- Elizabeth Hunter and S M Fletcher, 'Moated Sites in Odsey Hundred' in *Hertfordshire's Past*, Spring 1991
- Christopher Hussey 'Ashwell, Hertfordshire' in *Country Life*, Volume 101, 1947, pp.512-515 and 560-563.
- Graham Jolliffe and Arthur Jones *Hertfordshire Inns and Public houses: an historical gazetteer*, Hatfield 1995.
- Adam Menuge, Church of St Mary the Virgin, Ashwell: Statement of significance, Ashwell Parish Church 2018
- John Morris ed., *Domesday Book Hertfordshire*, Chichester 1976.
- Lionel Munby, *The Hertfordshire Landscape*, London 1977.
- Bernard O'Connor, *The Coprolite Industry in Ashwell*, Sandy, n.d.
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Local Green Spaces

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All hyperlinks to external documents correct as at 27-Dec-2020.

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1 Local Green Spaces: introduction

1.1 This document has been prepared to support the emerging Ashwell Neighbourhood Plan (the ANP). It provides an assessment of the open spaces within the neighbourhood area the ANP area), to ascertain whether they meet the criteria for designation as Local Green Space (LGS) and, if so, to make recommendations for their designation.

1.2 Figure 1.1 shows a map of the Neighbourhood Area.

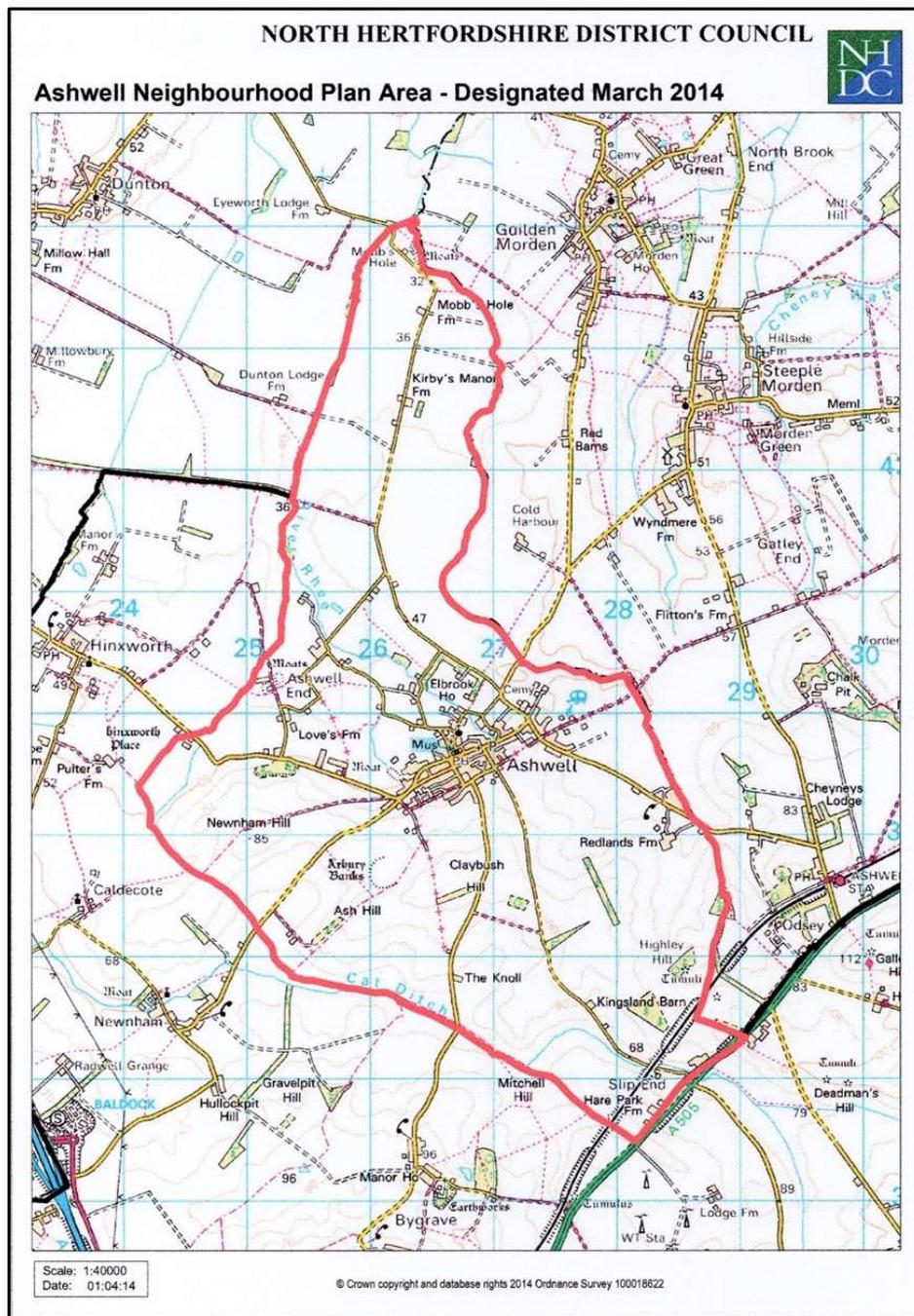


Figure 1.1 Map of the ANP area

Policy Context

- 1.3 The assessment has been carried out in accordance with the paras 99 to 101 of the National Planning Policy Framework dated February 2019 (NPPF 2019)¹. It has also had full regard to the guidance provided in the National Planning Policy Guidance² and the Locality Toolkit for Local Green Space designations³.

National Planning Policy Framework

- 1.4 Paras 99 to 101 of the NPPF 2019 relate to LGS:
- "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. (para 99)*
- The Local Green Space designation should only be used where the green space is:*
- (a) in reasonably close proximity to the community it serves;*
 - (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - (c) local in character and is not an extensive tract of land. (para 100)*
- Policies for managing development within a Local Green Space should be consistent with those for Green Belts." (para 101)*
- 1.5 The online planning practice guidance⁴ is maintained by central government and provides further detail on how the NPPF 2019 should be interpreted and used when preparing planning policy documents and determining planning applications.

Locality Toolkit

- 1.6 The Locality Toolkit 'Neighbourhood Planning - Local Green Space. A Toolkit for Neighbourhood Planners' was used to guide the assessment process. Two particularly pertinent paragraphs are set out below:
- "One of the basic conditions for neighbourhood plans is achieving sustainable development. The social, community, economic and environmental benefits of green spaces help to make local places sustainable.*

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (27/12)

² <https://www.gov.uk/government/collections/planning-practice-guidance>, see Planning practice guidance categories (27/12)

³ <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/> (27/12)

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance> (27/12)

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The impacts of development on green spaces as part of new development will often be significant factors in considering whether development is sustainable. Planning for green spaces needs to be considered as an integral part of the wider planning for the area.

Care is required to ensure that green space policies are not being misused, for example through making designations to stop development, rather than to ensure proper green space provision".

2 Identification of potential Local Green Spaces

- 2.1 As a starting point, the Working Group has developed a long list of sites to analyse and to understand whether or not they might be further assessed as suitable for Local Green Space designation.
- 2.2 Sources of green space information are:
- Comments received from the Community Surveys
 - Local knowledge
 - North Hertfordshire Open Space Review and Standards, 2016⁵
- 2.3 A total of 25 spaces were identified along with a series of verges and green lanes (that collectively made up a 26th space), for evaluation, which are listed in Stage 1 Assessment of potential sites.

⁵ <https://www.north-herts.gov.uk/files/osc4-north-hertfordshire-open-space-review-standards-2016pdf> (27/12)

3 Methodology

3.1 To understand which sites within the ANP area should be designated as LGS, the methodology comprises three stages:

- Desktop evaluation against initial criteria to produce a shortlist.
- Critical evaluation of shortlisted sites against NPPF criteria to identify proposed site(s).
- Full description of the proposed Local Green Space(s).

3.2 The resulting shortlist of one site will be included in the ANP.

Stage 1 - Desktop evaluation

3.3 STAGE ONE of this evaluation involved a desktop assessment of each of the 25 green spaces (plus verges) against a series of initial criteria to assist in narrowing down the list to those sites that might be suitable for LGS designation.

3.4 The criteria applied are as follows:

Criterion		Assessment outcome
1	Development (which would result in the loss of that space) and has construction of that development commenced?	YES – site not suitable for LGS designation. NO – site can proceed to STAGE TWO.
2	Is it agricultural land that is not adjacent to a built-up areas or where there is no public or permissive right of way over it?	YES – site not suitable for LGS designation. NO – site can proceed to STAGE TWO.
3	Is it a verge or other small piece of land on or adjacent to the highway?	YES – unlikely to be suitable for LGS designation, but could be included in Green Infrastructure policy. NO - site can proceed to STAGE TWO.
4	Is it a strip of land where the only public interest is that a public right of way passes across it?	YES – unlikely to be suitable for LGS designation, but could be included in Green Infrastructure policy. NO - site can proceed to STAGE TWO.
5	Is the site already protected? Main designations are set out in Figure 3.2	YES – if LGS is unlikely to offer any additional benefit, designation as

		<p>an LGS is unlikely to be suitable. However the site could be included in Green Infrastructure policy.</p> <p>NO - site can proceed to STAGE TWO.</p>
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Figure 3.1 Stage 1 criteria

3.5 Some green spaces already have a protective designation assigned to them, for instance Arbury Banks is a National Listed Monument. The Stage One analysis sets out where this is the case, to understand if an LGS designation would offer any additional benefit. If it would not, then the area has been excluded from the LGS process. Additional commentary is provided, however, where the site might be considered through a different policy of the neighbourhood plan, for instance as part of the wider network of Green Infrastructure.

3.6 Some of the main designations considered are set out below.

Village Green Status

Village Greens receive considerable statutory protection under the following two statutes, the Inclosure Act 1857 and the Commons Act 1876.

Section 12 of the Inclosure Act 1857 makes it a criminal offence to:

- wilfully cause injury or damage to any fence on a green; or
- wilfully take any cattle or other animals onto a green without lawful authority; or
- wilfully lay any manure, soil, ashes, rubbish or other material on a green; or
- undertake any act which causes injury to the green (e.g. digging turf); or
- undertake any act which interrupts the use or enjoyment of a green as a place of exercise and recreation (e.g. fencing a green so as to prevent access).

Section 29 of the Commons Act 1876 makes it a public nuisance to:

- encroach on a green (e.g. extending the boundary of an abutting property so as to exclude people from that area); or
- enclose a green (i.e. by fencing it in, whether or not the effect is to exclude public access); or
- erect any structure other than for the purpose of the better enjoyment of the green; or
- disturb, occupy or interfere with the soil of the green (e.g. camping) other than for the purpose of the better enjoyment of that green.

The above statutes are considered to provide a greater degree of protection than that of LGS designation.

As a result, spaces which are designated as Village Greens should not be designated as LGS.

School Playing Field

These are protected by Section 77 of the School Standards and Framework Act 1998 (SSFA 1998) which controls the disposal of land that has been used for playing fields for the purposes of a maintained school in the last 10 years and by Schedule 1 to the Academies Act 2010 which applies to any school.

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<p><i>In cases where school playing fields are a potential site for LGS designation, it was considered that if Section 77 of the Act applies LGS designation is not required.</i></p>
<p>Allotment</p> <p>Statutory Allotment sites need the consent of the Secretary of State and other criteria to be satisfied before disposal or loss of plots to development. See: https://www.gov.uk/government/publications/allotment-disposal-guidance-safeguards-and-alternatives .</p> <p><i>Despite this, allotments can be designated as Local Green Spaces, where they are demonstrably special.</i></p>
<p>Conservation Area</p> <p>A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. It is protected by the Planning (Listed Buildings and Conservation Areas) Act 1990 and local and national planning policy.</p> <p>Development within such areas should protect and enhance the area.</p> <p><i>However, this was not considered to give the same degree of local protection to the space as LGS designation.</i></p>
<p>Cemetery/ burial ground</p> <p>Cemeteries, churchyards or burial grounds have special significance to individuals but, to be designated as a Local Green Space, “particular” significance is expected, going beyond the everyday reverence which is paid to such places.</p> <p>Historic England advises that cemeteries, churchyards and burial grounds are part of a network of green spaces in towns and cities called Green Infrastructure. They offer special places for quiet, reflection and contemplation; and like other green spaces have an important role in mitigating effects of climate change.</p> <p><i>Therefore unless very special circumstances exist, such spaces are not considered suitable for LGS designation.</i></p>
<p>Local Nature Reserve</p> <p>Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. They are places with wildlife or geological features that are of special interest locally. They offer people opportunities to study or learn about nature or simply to enjoy it.</p>

Figure 3.2 Protective designations

- 3.7 The Stage One criteria were applied to each of the potential sites and the outcome is detailed in ‘Stage 1 Assessment of potential sites’ of this document. This stage produced a shortlist of 14 sites.

Stage 2 - Evaluation of 14 shortlisted sites against the NPPF 2019 criteria

- 3.8 Para 100 of the NPPF 2019 states that The LGS designation should only be used where the green space is:

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- In reasonably close proximity to the community it serves.
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
- Local in character and is not an extensive tract of land.

3.9 The Working Group visited the sites and undertook research into their use and value locally. The 'Stage 2 assessment of 14 shortlisted sites' provides an overview as to whether each site meets the criteria, and should therefore proceed to Step Three, with a fuller description.

3.10 The Stage Two evaluation against the NPPF criteria led to 13 sites being removed from the shortlist leaving one site, the Foresters' Allotments (non-statutory) proposed for LGS designation.

Stage 3 - Full description of the proposed Local Green Space

3.11 A full description (including photographs and maps) of the site proposed as LGS: the Foresters' Allotments, has been developed and is included in 'Shortlisted Local Green Spaces: Foresters' Allotments' below.

4 Conclusion

- 4.1 This report has evaluated a series of sites to determine whether they are suitable for designation as LGS. A robust methodology has been used, which has resulted in one site being identified: the Foresters' Allotments. The landowner has been identified and contacted as part of the Regulation 14 consultation on the draft ANP.

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Stage 1 Assessment of potential sites

Sites shaded in grey are not to proceed to Stage Two.

No.	Name of Green Space	Green Space Typology Category ⁶	Commentary	Proceed to Stage 2?
1	Arbury Banks	Natural and Semi-Natural Greenspaces	The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. Arbury Banks is one of six Iron Age hillforts on the Hertfordshire chalk scape from Hexton to Royston that also includes Wilbury Hill Camp at Letchworth. It is a Nationally Listed Monument and therefore is felt to be adequately protected. It is an important part of the Local Green Infrastructure Network for Ashwell, however, and is therefore identified in Policy ASH11.	NO
2	Ashwell Bury Garden and Park	None	Ashwell Bury is a Grade II listed property with 20 th century gardens of 2 hectares, designed by Gertrude Jekyll, situated within a further 4 hectares of parkland. The gardens and park are listed. The house was built in the mid 19 th century and extended in the late 19 th century. It was remodelled from 1922 to 1923 by Sir Edwin Lutyens. Jekyll's detailed layout and planting plans are dated 1908-1909. Due to its listed status, the additional designation of LGS is not assessed as required.	NO
3	Ashwell Cemetery, Station Road	Cemeteries and Churchyards	The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.	NO

⁶ Taken from North Hertfordshire Open Space Review & Standards 2016, typology of green space.

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
			<p>The cemetery is the setting for an arts and crafts Chapel of Rest which is in fine condition. The burial ground itself is of great local significance and is reserved for those who have lived in Ashwell for some time or have strong connections with the Parish.</p> <p>It also provides a view across open fields from deeper in the village, contributing to its feeling of rural tranquillity.</p> <p>However, even taking all these factors into account the site is probably not special enough for LGS registration.</p>	
4	Ashwell Quarry Nature Reserve	Natural and Semi-Natural Greenspaces	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. This part privately owned nature reserve, located in a disused quarry, is managed by the Herts and Middlesex Wildlife Trust. Located some distance from the development boundary.</p> <p>It is not assessed as being under threat and therefore does not warrant an LGS designation. It is an important part of the Local Green Infrastructure Network for Ashwell, however, and is therefore identified in Policy ASH11.</p>	NO
5	Ashwell Quarry Springs	Natural and Semi-Natural Greenspaces	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. This site is on the other side of Hinxworth Road to the Quarry Nature Reserve. It lies on the spring line extending both west, and east toward Ashwell Springs and beyond.</p> <p>Like the Quarry it is not assessed as being under threat and therefore does not warrant and LGS designation. It is an important part of the Local Green</p>	NO

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
			Infrastructure Network for Ashwell, however, and is therefore identified in Policy ASH11.	
6	Ashwell School Playing Field, Bear La./ Ashwell St.	Outdoor Sports Facilities	The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. This land forms part of the school grounds and is protected by NPPF para 72. An LGS designation is therefore not felt to offer any additional protections.	NO
7	Ashwell Springs	Natural and Semi-Natural Greenspaces	The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. A 0.48 hectare biological Site of Special Scientific Interest, located in the village. The site consists of a series of freshwater springs, which form a source for the River Cam. As an SSSI, the site is protected and therefore LGS designation would not offer additional protection. It is an important part of the Local Green Infrastructure Network for Ashwell, however, and is therefore identified in Policy ASH11.	NO
8	Ashwell Street: Partridge Hill to Station Road and East to parish boundary	Green Corridors	Identified as a Green Corridor, Native trees, hedges and wild flower verges provide an East / West pathway for insects, small mammals bats and birds to cross securely between the village to the North and open monoculture farming to the South. Not suited for LGS designation, but part of the wider network of Green Infrastructure (Wildlife Corridors), covered in policy ASH11.	NO

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
9	Allotments, Small Gains Lane	Allotments	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. These are not statutory allotments but are Parish Council owned. Situated at the South Eastern edge of the village, they are popular and well-used despite the difficult growing conditions in the last few years. Horticulture is an important part of Parish culture: the Ashwell Horticultural Society is very well supported and some of its members have plots on this site.</p> <p>There is also a field for football and cricket practice use by the Accies Football club and Ashwell Cricket club respectively.</p> <p>The area provides a transition between the village and open farmland beyond.</p>	YES
10	Elbrook Meadow (Ashwell Show site)	Amenity Green Space & Recreation	<p>This is a field adjacent to the village settlement boundary to the North but outside it. It is used for the Ashwell Show held on August Bank Holiday. It is a major social event not only for the village but for the surrounding area too.</p>	YES
11	Cottage Garden and area opposite, Swan Street	Amenity Green Space & Recreation	<p>The cottage garden is in Swan Street, a quiet, traffic-free part. It provides a calm space for relaxation not really afforded by the recreation ground. The cottage garden is supported by a group of volunteers who celebrated its 50th anniversary in 2019 with an exhibition and display in the garden. The site is owned by a village trust.</p> <p>The space opposite is privately owned and complements the Cottage Garden.</p>	YES
12	Dixies Meadow, land off High Street	Natural and Semi-Natural Greenspaces	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p>	YES

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
			<p>Being close to the heart of the village the site enhances the feeling of open rural space, is a reminder of the pre-enclosure landscape of Ashwell and provides viewers from the High Street with an important view of Grade I listed St Mary's church.</p> <p>The part of the field bordering the High Street is used for parking during the annual "Ashwell at Home" event: a celebration of the community in the Parish and a major draw, with visitors who have travelled considerable distances.</p> <p>The remainder of the field is wildflower meadow colonised by a wide range of local flora and fauna.</p>	
13	Elbrook House	None	Designed landscape. The house and grounds are outside the settlement boundary and not adjacent to it, so LGS designation would offer little more protection than it already has.	NO
14	Green space adjacent to Village Hall in West End (Ashwell playgroup play area)	Provision for Children and Young People	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>A small area, some 5 yards wide by about 25 yards long, outside the Village Hall, off West End. This offers a safe and secure play space for the playgroup attended by children of the Parish.</p>	YES
15	Land at Walkdens, off Station Road	Amenity Green Space & Recreation	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>A space provided as part of the Walkdens extension for recreation and relaxation, available for use by all but mostly frequented by residents nearby.</p>	YES

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
16	Land off West End between the Coach House and the wall next to the drive to the Village Hall	Natural and Semi-Natural Greenspaces	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>An attractive open space beyond the wall skirting the western boundary of West End. It provides a visual transition between village and farmland beyond and enhances the setting of historic buildings (some of which nationally listed) in the immediate area.</p> <p>The space is privately owned and not open to the public.</p>	YES
17	Merchant Taylors Green, Gardiners Lane	Amenity Green Space & Recreation	A small area opposite the Doctors' Surgery entrance owned by the Parish. The Parish Council would like to develop the recreation / relaxation potential further.	YES
18	Quaker Burial Ground, Angell's Meadow	Cemeteries and Churchyards	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>A small site but of considerable local (recent) historical importance. There was a Quaker community in Ashwell from the 17th century to the mid 19th century. There is still a small presence in the village. This goes beyond the usual local reverence and affection for cemeteries.</p>	YES
19	Recreation Ground, Lucas Lane / Station Road	Outdoor Sports Facilities	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>A sports and recreation space inside the village offering green space to all. It is well used by sports clubs (cricket club with two teams, two football clubs) and other groups (e.g. playgroups). There is play equipment for young and older children. The pavilion on the ground is multi-purpose and provides public toilets.</p> <p>The ground is also a venue for one-off events.</p> <p>This site provides a transition from village to paddocks and then open fields and therefore gives a feeling of space and connectedness to the surrounding landscape.</p>	YES

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
			The Parish owns this site.	
20	River Cam / Rhee green corridor from Ashwell Springs to Ashwell Bury (The Springs extension)	Green Corridors	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. This area comprises the fields known as Church Mead on the Churchyard's northern boundary, Hill Close north of the river, Dovehouse Close also known as The Pound, and the area to the south east of the river and north of the gardens of the properties in Hodwell.</p> <p>It provides a wildlife access route along the banks of the Rhee to the Springs in the centre of the village. It is also a secure northward flight path for pipistrelle and natterer bats to access the surrounding country from their roosts in the Church.</p> <p>The Church Mead, the meadow bordering the east boundary of Mill Street is uncultivated and has a range of local flora and fauna.</p> <p>The area greatly enhances the setting of Grade I listed St Mary's church and nationally listed buildings in Mill Street and Hodwell, contributing the typical English rural character of this part of the village.</p>	YES
21	Small Gains Lane	Green Corridors	<p>Identified as a Green Lane, that is: flanked by native trees, hedges and wild flower verges that provide an ecological corridor between housing and open farmland.</p> <p>Not suited to LGS, but part of network of green infrastructure covered in Policy ASH11.</p>	NO
22	Foresters Allotments, Back Street	Allotments	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. These are not statutory allotments as the land is owned by the Ancient Order of Foresters. Situated at the South Western side of the village, they are popular and</p>	YES

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
			<p>well-used despite lack of a water supply and the difficult growing conditions in the last few years. Horticulture is an important part of Parish culture: the Horticultural Society is well supported and some of its members have plots on this site.</p> <p>The Foresters Allotments are in a significant archaeological area. A community test pit project included several sites on or close to the Allotments and finds were made dating right back to the Palaeolithic.</p>	
23	Small Gains field and all weather tennis courts, off Ashwell Street and Small Gains.	Outdoor Sports Facilities	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. This consists of two distinct areas:</p> <ul style="list-style-type: none"> ■ Cycle Club site rented from a private landowner off Small Gains Lane/Station Road. ■ Tennis club site rented from the same private landowner off Ashwell Street. <p>The Ashwell Tennis and Ashwell Cycle clubs lease the site. They are both well used; the cyclo-cross area is popular with young people who enjoy less structured sporting activities.</p> <p>There are no other similar facilities in the area that are available to the public.</p>	YES
24	St Mary's Churchyard	Cemeteries and Churchyards	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site. The church is a nationally listed building, Grade I. Dating back to the 14th century it dominates the village and was highly praised by John Betjeman, who was known for his knowledge of and love for English ecclesiastical architecture.</p> <p>As it has a Grade I listing the site is protected and therefore LGS designation would not offer additional protection.</p>	NO

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No.	Name of Green Space	Green Space Typology Category6	Commentary	Proceed to Stage 2?
25	United Reform Church, Churchyard, High Street	Cemeteries and Churchyards	<p>The 'North Hertfordshire Open Space Review and Standards 2016' includes this site.</p> <p>The URC is at the eastern end of a high-density part of the village and affords a welcome visual contrast to the housing that abuts directly onto the footway as the High Street goes west. It hosts a wide and pleasing variety of wild and semi-wild flowers and plants.</p> <p>As such it makes a tranquil area that can be enjoyed whether going to a service or one of the many functions in the hall, or just as a break on a sunny day.</p> <p>People in the village appreciate the way the site enhances its surroundings, adding to an already attractive mix of character housing, a number of which are listed.</p> <p>This goes beyond the usual reverence and affection for cemeteries.</p>	YES
26	Verges	None	<p>A list of verges has been identified as contributing the character of the parish.</p> <p>Whilst these are not assessed as meeting the criteria required to designate them as LGS, they are identified as part of the Local Green Infrastructure Network for Ashwell and therefore identified in Policy ASH11.</p>	NO

Stage 2 assessment of 14 shortlisted sites

Sites shaded grey are not proposed for Local Green Space designation

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Site No.	Site Name	Close to the community?	Special?					Local in Character?	Commentary
			Beauty	Historic	Recreation	Tranquil	Wildlife		
9	Allotments, Small Gains Lane	Yes			Yes			Yes	<p>NO: A village resource providing healthy exercise and supporting the village's strong interest in horticulture.</p> <p>Owned by the Parish, therefore LGS registration is not considered a priority, given the limited resources available.</p>
10	Elbrook Meadow (Ashwell Show site)	Yes			Yes			Yes	<p>NO: despite its social significance, the fact that it is used only once a year means that registration is not a priority.</p>
11	Cottage Garden and area opposite, Swan Street	Yes			Yes	Yes		Yes	<p>NO: An attractive and tranquil space open to all in the village centre where recreational space is limited.</p> <p>The Cottage Garden is owned by the Village Trust, so registration is not considered a priority given the limited resources available.</p>

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Site No.	Site Name	Close to the community?	Special?					Local in Character?	Commentary
			Beauty	Historic	Recreation	Tranquil	Wildlife		
12	Dixies Meadow, land off High Street	Yes	Yes				Yes	Yes	NO: A highly valued natural green space at the village's heart with a view of Grade I St Mary's church. However, the landowner has strong objections and there are indications that support for designation is mixed. The site is also outside the current settlement boundary
13	Green space adjacent to Village Hall in West End (Ashwell playgroup play area)	Yes			Yes			Yes	NO: this is a valued space but probably safe as it is too small to be developed, and the Village Hall Trust is thought to own the land.
15	Land at Walkdens, off Station Road	Yes			Yes			Yes	NO: the site has recreational value but probably not enough to justify registration as an LGS.
16	Land off West End between the Coach House and	Yes	Yes						NO: it is considered that this site has attributes consistent with NPPF criteria but not to the extent that

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Site No.	Site Name	Close to the community?	Special?					Local in Character?	Commentary
			Beauty	Historic	Recreation	Tranquil	Wildlife		
	the wall next to the drive to the Village Hall								they would justify registration as an LGS.
17	Merchant Taylors Green, Gardiners Lane	Yes			Yes	Yes			NO: owned by the Parish, therefore LGS registration is not considered a priority, given the limited resources available.
18	Quaker Burial Ground, Angell's Meadow	Yes		Yes				Yes	NO: this site would need considerable research to make a strong case for registration as an LGS. It requires restoration and there may also be some resistance from the site owner.
19	Recreation Ground, Lucas Lane / Station Road	Yes			Yes			Yes	NO: an important sporting and recreational space. However, owned by the Parish, therefore LGS registration is not considered a priority, given the limited resources available.
20	River Cam / Rhee green corridor	Yes	Yes				Yes		NO: this area was thought to have high value both from the point of

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Site No.	Site Name	Close to the community?	Special?					Local in Character?	Commentary
			Beauty	Historic	Recreation	Tranquil	Wildlife		
	from Ashwell Springs to Ashwell Bury (The Springs extension)								view of wildlife and aesthetics and therefore deserved to be shortlisted. However research has not unearthed any information that could be used to justify registration.
22	Foresters Allotments, Back Street	Yes			Yes			Yes	A village resource providing healthy exercise and supporting the village's strong interest in horticulture. There is evidence from excavation pits that the site has historical significance. Registration as an LGS is seen as a priority. Although the landowner objects, the site meets the criteria and there is support from the village.
23	Small Gains field and all weather tennis courts	Yes			Yes			Yes	NO: A village resource providing healthy exercise and popular with young (cycle) and older (tennis) people. There are no similar facilities nearby. However, the landowner has strong objections and support from other

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Site No.	Site Name	Close to the community?	Special?					Local in Character?	Commentary
			Beauty	Historic	Recreation	Tranquil	Wildlife		
									quarters is unlikely. The site is also outside the settlement boundary.
25	United Reform Church, Churchyard, High Street	Yes	Yes					Yes	NO: This is a valued space but probably safe as the site is not likely to be put forward for development. Therefore LGS registration is not considered a priority, given the limited resources available.

Shortlisted Local Green Spaces: Foresters' Allotments

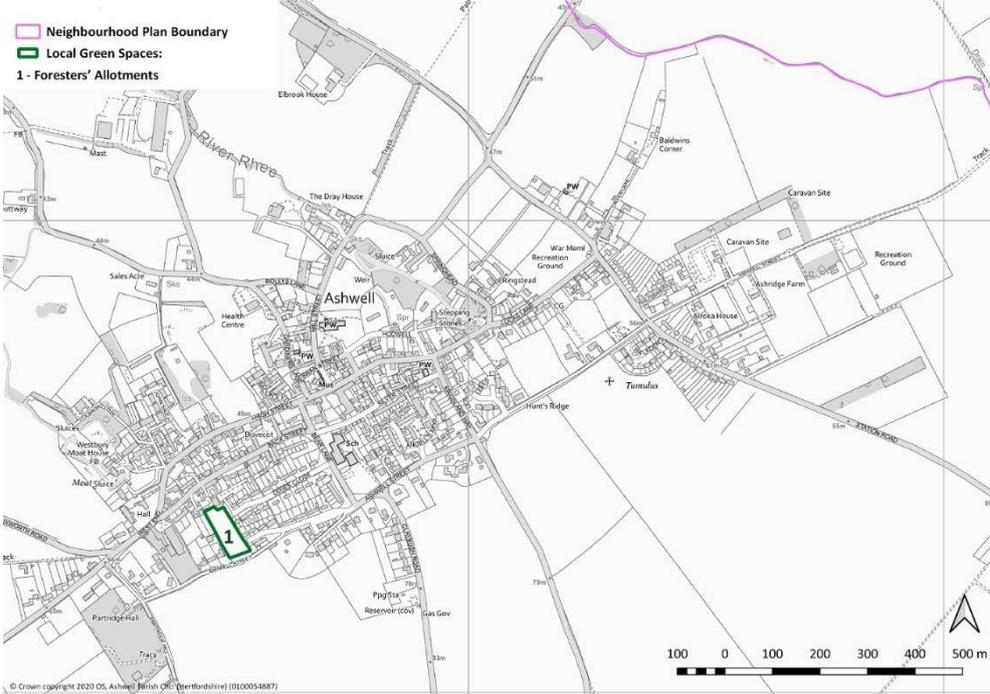
Summary

Name and address	Description/purpose/ quality/ ownership/ management going forward	
<p>Foresters Allotments Grid Ref: TL26477 39346</p>	<p>Large scale site map:</p> 	
Any statutory designations	Site allocations	Planning permissions
No	No	No
NPPF CRITERIA Close to the community	Demonstrably special to the local community	Local in Character/not extensive tract of land
<p>The site is inside the village settlement boundary, within the community it serves.</p>	<p>Recreation: horticulture has physical and mental health benefits that are at least equivalent to playing sport. It is also a recreation that can benefit everyone, regardless of age or physical limitations. There is considerable demand for plots in the village and limited provision.</p> <p>Tranquil: though not really intended for quiet contemplation, the area is a tranquil place with abundant, varied greenery in the midst of the village.</p> <p>Historic significance: finds consistent with burial mounds and a henge.</p>	<p>Yes: The site lies less than 300m to the south west of the village centre and is easily accessible. Parishioners have used the site as allotments since at least the second world war. A number of current plot holders are members of the Ashwell Horticultural Society.</p> <p>The site is not an extensive tract. it is just under half a hectare in area and confined by clear boundaries on all four sides.</p>

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Full justification

Item	Details
1	General information
1.1	<p>Name and description of site:</p> <p>The Foresters' Allotments, off Back Street, Ashwell. A rectangular plot of approximately 0.5 hectares between Back Street in the north and Ashwell Street in the south.</p>
1.2	<p>Site location plan.</p>  <p>The map shows the Ashwell area with a pink outline representing the Neighbourhood Plan Boundary. A green box labeled '1' indicates the location of the Foresters' Allotments. The map includes labels for various locations such as Elbrook House, The Dray House, Ashwell, and several farms and houses. A scale bar at the bottom right indicates distances up to 500 meters.</p>
1.3	<p>Organisation or individual proposing site for designation:</p> <p>Ashwell Parish Council, 6a Back Street, Ashwell, Herts, SG7 5PE.</p>
1.4	<p>Ownership of site:</p> <p>The Ancient Order of Foresters, Foresters House, 29/33 Shirley Road, Southampton, SO15 3EW.</p>
1.5	<p>Is the owner of the site aware of the potential designation?</p> <p>Yes, notified by letter of 24-Mar-2020.</p>
1.6	<p>Does the owner support the designation?</p> <p>No.</p>
1.7	<p>Photographs of site:</p>

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Item	Details
	<ul style="list-style-type: none"><li data-bbox="320 280 746 315">■ From Ashwell Street looking north. <li data-bbox="320 1099 1023 1135">■ From the Foresters' Cottages off Back Street, looking south. 
1.8	<p>Community served by the potential Local Green Space?</p> <p>Yes, the allotments are located within 300m of the village centre. Anyone in the Parish may apply for a plot, subject to availability.</p>

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Item	Details
1.9	Are there any barriers to the local community accessing the site from their homes? No, access on foot is possible from both Ashwell Street in to the south and Back Street to the north. Car parking is possible in Back Street and in Ashwell Street.
2	Planning History
2.1	Is there currently a planning application for this site, or part of it? No
2.2	Is the site allocated for development in the Local Plan? No
3	Size, scale and “local nature” of proposed Local Green Space
3.1	Area of proposed site? Approx. 0.5 hectares
3.2	Is the proposed site “local in character”? The site lies less than 300m to the south west of the village centre, bordered by housing on the east and west boundaries. It is easily accessible from Back Street to the north and Ashwell Street to the south. Though use as a thoroughfare is not encouraged, the site is not locked and accessible at all times. It has been used as allotment gardens by Parishioners since at least the second world war and levels of plot take-up are high. A number of plot holders are members of the Ashwell Horticultural Society and their produce is routinely displayed in the Society’s shows.
3.3	Is the site an “extensive tract of land”? No, it half a hectare in area and confined by clear boundaries on all four sides.
4	Need for Local Green Space?
4.1	Is there a need for a local green space in this location? Horticulture and gardening is a major activity in the Parish, particularly in the village. The Horticultural Society has been a feature of local life since the early 1900s and is well supported today. Although the Parish has a recreation ground and other small areas of green space suitable for sitting and contemplation, there is limited space available for cultivation apart from private gardens. There is a small site outside the eastern boundary of the village but this is often over-subscribed and in practice can only be reached by car by the great majority of residents, bearing in mind the need to carry tools, etc. There is no argument about the physical and mental health benefits of growing food and flowers for people of all ages. This activity is in demand in our Parish and needs to be supported.
5	Evidence to show that “the green space is in reasonably close proximity to the community it serves”
5.1	How far is the site from the community it serves? The site is inside the village settlement boundary, within the community it serves.
6	Evidence to show that the green area is “demonstrably special to a local community”

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Item	Details
6.1	<p>Evidence of support from local community groups and individuals.</p> <p>The following have written in support of the designation (detail available on request):</p> <ul style="list-style-type: none"> ■ 16 plot holders ■ 19 other parish residents ■ Regulation 14 consultation resulted in 106 responses to the Plan, 96% were in favour of listing the allotments as Local Green Space
6.2	<p>Evidence of support from community leaders.</p> <p>The following support designation:</p> <ul style="list-style-type: none"> ■ Ashwell Parish Council Chairman and councillors ■ Arbury Ward District Councillor ■ Chairwoman of the Ashwell Horticultural Society
6.3	<p>Evidence of support from Parish or Town Council.</p> <p>Minute of Parish Council virtual meeting, 06-May-2020</p>
6.4	<p>Evidence of support from other groups.</p> <p>No.</p>
7	<p>Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)</p>
7.1	<p>Is this criterion relevant to this site? (Yes / No)</p> <p>No.</p>
7.2	<p>Describe why the community considers that the site has a particular local significance for its beauty.</p> <p>Not applicable.</p>
7.3	<p>Site visibility.</p> <p>Not applicable.</p>
7.4	<p>Is the site covered by any landscape or similar designations?</p> <p>Not applicable.</p>
7.5	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</p> <p>Not applicable.</p>
7.6	<p>Does the site contribute to the setting of a historic building or other special feature?</p> <p>Not applicable.</p>
7.7	<p>Is the site highlighted in literature or art?</p> <p>Not applicable.</p>
8	<p>Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)</p>
8.1	<p>Is this criterion relevant to this site? (Yes / No)</p> <p>Yes.</p>

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Item	Details
8.2	<p>Are there any historic buildings or remains on the site?</p> <p>A community test pit project included several sites on and close to the Allotments, and finds were made dating right back to the Palaeolithic. This is consistent with the construction of burial mounds and a henge along the line of Ashwell Street. The Allotment site was almost certainly then part of a burgage plot extending from the High Street.</p>
8.3	<p>Are there any important historic landscape features on the site?</p> <p>No.</p>
8.4	<p>Did the site play an important role in the historic development of the village or town?</p> <p>No.</p>
8.5	<p>Did any important historic events take place on the site?</p> <p>No.</p>
8.6	<p>Do any historic rituals take place on the site?</p> <p>Not yet known, though the nature of the finds indicate that this may have been the case.</p>
9	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)
9.1	<p>Is this criterion relevant to this site? ((Yes /No)</p> <p>Yes.</p>
9.2	<p>Is the site used for playing sport?</p> <p>No. Horticulture is not regarded as a sport but is considered to have physical and mental health benefits that are at least equivalent to playing sport. It is also an activity that can benefit everyone, regardless of age or physical limitations.</p>
9.3	<p>Is the public able to physically access the site?</p> <p>Yes. The site is not locked and easily accessible from both Back Street and Ashwell Street.. The site is intended for use by plot holders, and anyone local may take one on, subject to availability.</p>
9.4	<p>Is the site used by the local community for informal recreation? If so, since when?</p> <p>Yes, since at least 1940. It is becoming increasingly popular among families with young children as it offers them an opportunity to connect with the natural environment.</p>
10	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)
10.1	<p>Is this criterion relevant to this site? (Yes/ No)</p> <p>To some extent. The area is a tranquil place in the midst of the village with abundant, varied greenery. It is not really intended for quiet contemplation and there are few places to sit. However, the calming effects of working with the soil are well known.</p>
10.2	<p>Do you consider the site to be tranquil?</p> <p>Yes, on the southern boundary Ashwell Street is an unsurfaced bridleway with almost no vehicular traffic. The north boundary is set back from Back Street behind terraced housing. Back Street has little through traffic. There is residential housing and gardens on east and west boundaries.</p>

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Item	Details
10.3	Is the site within a recognised tranquil area? No.
11	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable)
11.1	Is this criterion relevant to this site? (Yes/ No) No.
11.2	Is the site formally designated for its wildlife value? Not applicable.
11.3	Are any important habitats or species found on the site? Not applicable.
11.4	What other wildlife of interest has been found on the site? Not applicable.
11.5	Is the site part of a long-term study of wildlife by members of the local community? Not applicable.
12	Evidence to show that the green area “holds a particular local significance, for any other reason”; (if applicable)
12.1	Is this criterion relevant to this site? (Yes/ No) No.
12.2	What are the other reasons why the site has a particular local significance for the local community? Not applicable.
13	Landowner consultation and property management
13.1	The questions in section 1 seek to establish landownership and whether there is landowner support for LGS designation. The NPPG advises that the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as LGS. (Paragraph: 019 Reference ID: 37-019-20140306, Revision date: 06 03 2014): <ul style="list-style-type: none"> ■ Proposed LGS was first identified as a possible candidate in January 2020. ■ Landowner notified 24-Mar-2020.
13.2	Have property management considerations been discussed between the landowners and Qualifying Body. If so when? No.
13.3	Would designation place any restrictions or obligations on landowners? If so, is there a risk that these may be unduly onerous? None beyond the restrictions that the NPPF places on designated LGS. As far as can be established from the site manager the landowner does not plan to make any changes to the management or use of the site nor would this be required if the site had LGS status.. Therefore the impact of designation is not considered to be duly onerous on the landowner.

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Item	Details
13.4	Who will manage the LGS after designation? The landowner.

Ashwell Village Design Statement, August 2018

A description of the village character and guidelines for future development

Preface

The Ashwell Village Design Statement was adopted as Supplementary Planning Guidance by NHDC in 2000. It was intended to act as a guide for the design and appearance of new homes. It would thereby reduce the visual impact of new development, while at the same time ensuring new developments are of a high standard of design, using appropriate materials. Further, it would ensure that new buildings make a positive contribution to the setting and appearance of the village.

Revisions: the 31 August 2018 version of the Ashwell Neighbourhood Plan ('ANP') made changes to the Ashwell Village Design Statement 2000. For the purposes of the ANP drafts after August 2018, the following sections of the original have been significantly revised

- 6 Settlement Pattern.
- 7 Buildings.

The North Hertfordshire District Council considers that parts of the Design Statement are outside its area of responsibility.

Therefore the parts of the Ashwell Village Design Statement that have been adopted as Supplementary Planning Guidance are presented in blue type and the appropriate Local Plan (1996) policies are indicated.

Those parts of the Design Statement which have not been adopted as Supplementary Planning Guidance are presented in blue italic type. These include amended or newly introduced policies in the 2018 revision.

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1 Introduction

- 1.1 For its residents, Ashwell is much more than a collection of buildings. It is the sum of all the buildings, spaces, streets and trees, it is where they live and work - it is the material heart of the community.
- 1.2 The Ashwell Village Design Statement (AVDS) records the distinctive features that contribute to the character and quality of life in Ashwell. The AVDS also contains guidelines designed to ensure that changes to the village are sympathetic to that character and will help to maintain Ashwell as a diverse and thriving rural community.
- 1.3 The Village Design Group has written the AVDS in consultation with the whole village. The background information used to develop it came from a village character workshop held in February 1998. The Group then developed the information with particular reference to three themes:
- Sustainability,
 - Mixed use.
 - Good design.
- 1.4 A consultation draft of the AVDS was circulated to all households and businesses in the Parish in January 1999. This consultation was complemented by a public meeting in February 1999, after which a further draft was produced. The AVDS was then accepted by Ashwell Parish Council. Following further consultation with North Hertfordshire District Council a final draft was produced and it was adopted as Supplementary Planning Guidance on 31 October 2000.
- 1.5 The AVDS will be subject to periodic review, particularly when the North Hertfordshire District Local Plan No.3 is adopted.

What is the AVDS for?

- 1.6 It will help to manage change, whether that change is a major new development or cumulative, small-scale additions and alterations. It will help to ensure that development is in harmony with its setting. It will contribute to the conservation and, where possible, the enhancement of the local environment.

It will not be used to determine whether development should take place; that is a job for the Local Plan produced by the District Council. It will be used to help determine how planned development should be carried out and is, therefore, complementary to the Local Plan.

Who is the AVDS for?

- 1.7 *Residents:* providing guidance for keeping alterations and extensions in sympathy with the character of the village.

Developers, their architects and designers: in order to explain what the village community expects to see in new and altered buildings.

The local planning authority: as Supplementary Planning Guidance to the North Hertfordshire District Local Plan.

How is the AVDS to be used?

- 1.8 Each of the main sections consists of two parts:
- A description of the existing character of the village and identification of the key features.
 - A set of guidelines to be used by those wishing to build, modify or extend property in the Parish of Ashwell.
- 1.9 The AVDS should be used to help produce designs for new development, regardless of scale. It is meant to encourage and stimulate the following design process:
- A comprehensive survey of the relationship between the proposed development site, its surroundings and the village character in general.
 - The identification of design opportunities presented by existing views, landscaping, built form and details.
 - The demonstration, in graphic form, that this design process has been observed.
- 1.10 The AVDS does not aim to provide design solutions but to identify some of the key characteristics that should be considered. Innovative design and the use of modern materials and techniques will be encouraged where they complement the existing character of the village.

2 Ashwell and its history

- 2.1 The village of Ashwell lies at the centre of a large parish, extending to over 4,000 acres. The parish is the most northerly in Hertfordshire and borders both Bedfordshire and Cambridgeshire. The early settlement developed to the north-west of a shallow chalk escarpment near springs surrounded by ash trees from which the village derives its name.
- 2.2 The Iron Age hillfort at Arbury Banks provides evidence of settlement in the area as long ago as the seventh or eighth century BC. In 2002 a collection of Roman votive plaques, some gold and some silver, dedicated to the goddess Senuna, was discovered at Ashwell End. This hoard, to a previously unknown Roman goddess, was found in what must have been a shrine and place of pilgrimage and was of national importance. Ashwell itself probably dates from the early tenth century when the framework of the present road structure was determined. The village is mentioned in the Domesday Book in 1086, when it was one of the most important settlements in Hertfordshire.
- 2.3 A number of buildings in the village date from the medieval period, including Bear House, Dixies Farm House and Westbury Farm House. The Parish Church of St Mary was built during the fourteenth century, although there were some later additions, including the 'Hertfordshire Spike' on top of the tower.
- 2.4 The first brick house in the village was the Merchant Taylors' School in Mill Street, which was built in 1681. Some barns were also built at this time. Little else was built until the nineteenth century, when improved transport made cheaper building materials available. This expansion slowed in the last decade of the nineteenth century when the population of the village declined.
- 2.5 From the 1920s until the 1970s most of the new houses - in Station Road, Dixies Close and Ashwell Street - were built by the local authority. Since then new developments have taken place in all parts of the village, adding a further 279 dwellings since 1981¹. Although these developments have added significantly to the number of houses in the village, the population has risen more slowly as the average household size has decreased.
- 2.6 Ashwell today is a thriving community of nearly 1,700² people and has the feel of a small market town. A school, various medical facilities and a some businesses, shops and services are available locally. There are also many voluntary groups and societies within the Parish.

¹ For an analysis of dwellings constructed including the period 2000 – 2019, refer to Section 2 of the Ashwell Neighbourhood Plan, 'Local context'

² In the year 2000. This had risen to 1,870 in 2011 according to the Census of that year.

3 Landscape and Wildlife

- 3.1 Over the centuries, agricultural activity has shaped the landscape around Ashwell. Almost all the woodland on the lighter land south of the village was cleared in Neolithic times, creating a landscape of large open fields with few hedges. The heavier clay land to the north remained as damp pasture and was not drained for crop production until after the enclosures of 1863.
- 3.2 Today the village is surrounded by land intensively farmed for arable crops, although some pasture remains for dairy cattle. Most of the existing hedges are trimmed each year with only a few left uncut to provide food and shelter for wildlife. Recently some of the farmers have planted hedges.
- 3.3 There are a number of rights of way which help to provide public access to the countryside. At Ashwell End there is a series of smaller fields, bounded by hedges on all sides, remaining from medieval times. During the last decade, some of these fields have been converted to pasture for horses with resulting benefits to wildlife.
- 3.4 Despite the loss of the English elms which once shaded all the lanes on the north side of the village, the overall impression of Ashwell is of a village of trees, especially when viewed from higher ground. This impression is accentuated by the general lack of large trees and woodland in the surrounding countryside. Within the village, however, mature trees can be found within the churchyards of both the parish church and the United Reformed Church, at West End and around the Springs. These are mostly ornamental plantings dating from the nineteenth century.
- 3.5 Elsewhere, the predominant large tree is ash with hawthorn, buckthorn, blackthorn and cherry plum forming the main hedge species. There is also some field maple and hazel on the heavier land. A number of horse chestnut trees has been planted to replace the elms.
- 3.6 Ashwell Springs, home to several rare species of flatworm, has been designated a Site of Special Scientific Interest (SSSI). Ashwell Quarry, a nature reserve managed by the county wildlife trust has a large colony of Pyramidal Orchids as well as many other chalk grassland plants. Dixies Meadow, formerly an orchard, is the site of a rare plant, the Drooping Star of Bethlehem, which has been found there for at least 150 years.

Landscape guidelines

- 3.7 The landscape is the concern of the whole community. When changes are proposed it should be recognised and respected that:
- To the south and west of the village:
 - 3.a The distinctive open character of the landscape should be retained. *Policy 13*
The planting of rectilinear shelterbelts or new hedges dividing fields will be discouraged.
 - 3.b Existing hedgerows should be managed in a way that is sympathetic to wildlife wherever possible. *(Policy 13 (ii))*
Hedge heights and widths should be increased and hedges should be trimmed every other year at the end of the winter, rather than annually.

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3.c Grass tracks which are rights of way should be maintained in good condition for public access. Policy 13 (vi)

3.d The Arbury Banks ancient monument should be protected from further damage. Policies 13 (iii), 15

The use of stock fence rather than chain link would improve the character of the site. Annual rough cutting of the lynchet banks nearby would help to prevent further overgrowth of scrub, thus helping to restore locally native wild flowers.

■ **To the north of the village:**

3.e Existing hedges should be retained and landowners encouraged to plant new ones, especially where this would fill gaps and create links with other wildlife habitats.

3.f The planting of new woodlands will be encouraged. It is hoped that this might include community woodland which can be enjoyed by local people. Policy 13 (i)

3.g All bodies of water must be protected. This is particularly important for the River Rhee and its associated springs and tributaries. A planting programme should be initiated in line with the Hertfordshire Biodiversity Action Plan. Policy 13 (ii)

3.h Moated sites, ancient monuments and other sites of historical significance should be protected. Policies 13 (iii), 15

■ **In the village itself:**

3.i Existing trees should be maintained and replaced as necessary over time. New developments should be seen as opportunities to increase the stock of trees within the village. Policy 20 (iii)

Wildlife Guidelines

3.8 The needs of wildlife are the concern of the whole community. When changes are proposed it should be recognised and respected that:

■ 3.j Landowners, householders and developers can help to conserve existing wildlife habitats in a number of ways. These include planting hedges and copses to the north of the village, digging ditches and ponds, and creating areas of rough grassland. *Policies 13(i) & (ii), 14*

■ 3.k Green corridors³, which encourage the movement of wildlife, should be protected. Opportunities should be taken wherever possible to improve them and provide new ones. *Policy 14*

■ 3.l The Ashwell Springs basin must be carefully maintained, not only for its importance as a Site of Special Scientific Interest but also as a much valued local amenity. *Policy 14*

■ 3.m The management of Ashwell Quarry and Ashwell Quarry Springs Nature Reserves by the Herts and Middlesex Wildlife Trust will be supported and encouraged. *Policy 14*

³ The ANP uses the term 'Wildlife corridors'

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- 3.n Planting of new hedges, trees and woodlands should be with locally native species wherever possible. Suitable species include ash, cherry plum, blackthorn, buckthorn and hawthorn. *Policy 13 (i)*
- 3.o *Mowing regimes designed to conserve wild flowers should be introduced for road verges and banks, especially on the more chalky soils over Newnham Hill and along Bygrave Road, Hinxworth Road and Slip End Road. Garden plants should not be introduced.*
- 3.p *Landowners should be encouraged to consider ways of reducing their use of agrochemicals, including nitrogen fertiliser.*
- 3.q All those involved with the care of Ashwell's landscape and its wildlife should be aware of its special importance for the birds of open fields such as Lapwing, Golden Plover, Grey Partridge, Skylark, Corn Bunting, Kestrel, Little Owl and Yellowhammer. *Policies 13 & 14*

4 Community

- 4.1 Ashwell is a thriving community, both for its residents and for local businesses and services. The churches, the school, the village hall, the pubs and the shops all act as focal points for community activity. The village also supports voluntary groups and societies and a range of social, leisure, educational and sporting activities. Some of the shops, services and other facilities are used by people from nearby villages as well as the residents of Ashwell.
- 4.2 The population of Ashwell is diverse. There is a range of people of all ages, backgrounds and occupations, as well as a significant number of children and older people. This diversity contributes greatly to the vitality of the community⁴.

Community guidelines

- 4.3 It is important that community facilities are retained and increased in order to maintain vitality and to provide for the changing needs of residents of all ages and abilities. The provision of additional facilities within the village would reduce the need for people to travel outside the village.

Those seeking to provide new development or to make changes to existing buildings should recognise and respect that:

- 4.a The provision and use of social, recreational, cultural, educational and sports facilities within the village will be encouraged. *Policy 39*
- 4.b New development should take into account the needs of villagers of all ages and abilities. Accessibility should also be taken into account when modifying existing buildings. *Policies 52, 57 (G2)*
- 4.c New development should aid and promote good neighbourliness with open, shared, safe spaces of all sizes, communicating paths and a degree of privacy. *Policy 57 (G2, G3, G8)*
- 4.d New development should provide a variety of housing types and sizes to suit people with a range of different needs, and to help enhance the social mix of the village. *Policy 57 (G4)*
- 4.e The provision of services and utilities should anticipate the needs of an increasing population. *Policies 51, 57 G12*

⁴ For a demographic profile of Ashwell based on the 2011 Census and other more recent data, refer to Appendix A of the Ashwell Neighbourhood Plan

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5 Business

- 5.1 The early prosperity of Ashwell came from farming, mainly growing barley for malting. In the mid nineteenth century two breweries, now closed, were started in the village. This period also saw the rise and fall of straw plaiting, and of coprolite digging for the fertiliser industry. Few people are now employed in agriculture although farming is still important in the parish. Changes in agricultural practices have meant that some farm buildings have been converted to business premises or housing, while some farmland is used as caravan parks.
- 5.2 In the last 50 years the increased use of cars has meant that people can travel further afield for work and can also visit shops elsewhere. As a result, a number of shops in the village have closed and some traditional industries have disappeared.
- 5.3 Unlike many other villages in the area, a proportion of the working population still works in the village, whilst many work in nearby towns. A number of people commute to London. Over a fifth of the population of Ashwell is retired, considerably more than the national average.
- 5.4 Records show that the village has always had a spread of occupations which would normally be associated with a small town rather than a village.

Business guidelines

- 5.5 It is important to strengthen Ashwell as a working village, offering a variety of services and employment. New small-scale enterprises will therefore be welcomed. When such proposals are being planned, it should be recognised and respected that:
- 5.a Retail and service outlets in the village will be encouraged in order to give people a measure of independence and to reduce car use. *Policies 36(ii)*
 - 5.b A mix of residential and small-scale retail, commercial and office premises should be encouraged and developed where possible. *Policies 36 & 57 (G2)*
 - 5.c Priority will be given to proposals for small commercial and industrial concerns requiring 'B1' planning permission⁵. (These are activities which can take place in a residential area.) *Policy 37*
 - 5.d Conversion of commercial premises to residential use will not normally be supported. *Policies 36 & 57 (G2)*

⁵ From September 2020 this has been replaced by use class 'E'

6 Settlement pattern (significantly revised 2018)

- 6.1 Until recently Ashwell was largely a farming community with a number of farms based in the centre of the village. The farmhouses had yards to the side and rear, with outbuildings running along the boundaries behind. Labourers lived in cottages which were usually terraced, either directly fronting the main road or in Back Street and Silver Street. The village has expanded substantially in the twentieth and twenty first centuries.
- 6.2 The local authority has built houses in Station Road, Ashwell Street and Dixies Close and there have been many residential developments on agricultural land within the village. The two maltings have also been converted to residential use.
- 6.3 The density of building in the village core is high and has become higher as old buildings have been extended and open spaces filled in. Houses in the centre mostly front directly onto the street and this adds to the feeling of closeness. Away from the centre, houses are generally set back from the street and are less densely packed. There is also a tendency for the height of buildings to decrease away from the village core.
- 6.4 Most buildings in the village are of two storeys, although there are some of three storeys in the centre. There are only a few single storied bungalows in the village. Only the two former maltings, now converted to residential use, exceed three storeys in height.

Settlement pattern guidelines

- 6.5 *Overall:* Different parts of Ashwell exhibit distinctively different characteristics. New development, and improvements or extensions to existing buildings, should take these differences into account:
- 6.a the scale of the new development should be in keeping with existing buildings.
 - 6.b there should be a good balance between buildings and open or green spaces, including gardens.
 - 6.c the density of new development should be carefully considered and should reflect the density of development that surrounds the development area.
 - 6.d the development should respect the characteristics of the area of the village where it is taking place.
- All the above guidelines are in line with Policy 57 (G1 & G2)*
- 6.6 *Street pattern:* Ashwell is a relatively long, narrow village built either side of a main street running roughly south-west to north-east. The current settlement pattern reflects Ashwell's history. In the Middle Ages it was an important market town and the buildings in the centre of the village are densely packed and fronting the main road:
- 6.e new streets should reflect the characteristics of the existing street pattern: basically rectilinear although with few streets which are rigidly straight.
 - 6.f new developments should be integrated with the village and form part of a linked pattern.

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- 6.g ribbon development is difficult to integrate with the rest of the village and should be avoided.
- 6.h large cul-de-sacs should be avoided, but small courtyard developments, or closes of terraced houses, would be acceptable. Separate pedestrian access should be provided for such developments wherever possible.
- 6.i building density should decrease away from the centre of the village.

All the above guidelines are in line with Policy 57 (G1 & G2)

7 Buildings (significantly revised 2018)

7.1 Ashwell is an attractive village with a rich variety of building styles and materials. No single style predominates. The old and the new generally intermingle harmoniously. The variety of shapes and styles in the High Street represents the way the village has developed over time. The buildings are diverse but are comfortable together:

- Storey height for new developments should be varied to reflect the historic building form of the particular part of the village where the site is located.
- Uniformity of design in smaller developments can be acceptable if it reflects a particular feature of the village, such as terraced houses.
- Houses that front directly onto the road or pavement are a significant feature of the village.
- New development should be discreetly sited and should not intrude upon the landscape.
- Alterations or extensions to an existing property should reflect the original design, being sympathetic to the style of the period when it was first constructed. Anachronistic pastiches are not acceptable.

Walls

7.2 Within the village there are some good examples of authentic exposed timber framing and other, less convincing, examples of applied timber framing. There is some red brick in the village and a number of nineteenth-century houses were built of Arlesey or Cambridgeshire white bricks. In the twentieth century a wide variety of brick types has been used as availability and fashions have changed.

Some buildings have decorative brickwork below the eaves, or above windows and doorways. Others have decorative details in contrasting colours. Many walls are rendered and painted and there is some pebbledash. There are a few examples of pargetting and other decorative renderings.

Pale colours predominate, including white, cream, beige and pink. There is also some dark-stained weatherboarding. Reclaimed materials have been used successfully in a number of recently built houses.

Roofs

7.3 Roofs are generally finished with either plain clay tiles or natural slates in the historic core of the village. Interlocking tiles have been used on many post-war developments. Some thatching remains.

There is a variety of gables, the pitch varying with the roofing material. There are some hipped roofs but few half hips. Gables with scalloped bargeboards are a feature of the village, particularly at the western end. There are many dormer windows throughout the village.

Doors and Porches

- 7.4 Domestic buildings generally have doors and porches typical of the period in which they were built. Doors are generally plain, some are partly glazed and others have fanlights over them. Porches, where present, are usually small and simple. Canopies over doors, rather than full porches, are also a feature.

There is a wide range of doors and porches on modern houses, some of them based on traditional forms. Some older properties have had doors made from modern materials fitted to them, with varying degrees of success.

Windows

- 7.5 In Ashwell both vertical sash and casement windows are in evidence. These windows are generally small-paned and in wooden frames. Panes are generally taller than they are wide. Most window frames are painted but, in a few older buildings and many new ones, stain finishes are also seen. UPVC windows incorporating sealed double-glazed units are found in many new buildings and used as replacements in some older buildings.

Windows are the 'eyes' of a building and window detailing and proportion is therefore critical to the overall design and appearance of the building.

Chimneys

- 7.6 Ornamental chimneys are a feature of some older houses. However, chimneys on modern houses, where present, tend to be more utilitarian. Where appropriate, the use of chimneys on new developments will be encouraged.

Building guidelines

- 7.7 *Note:* Guidelines with reference numbers including '2018', e.g. 7(2018a), were revised or added at the time of the August 31 2018 review.

- 7.8 *Walls:*

7 (2018a) Appropriate finishes for walls include:

- *render; painted in pale colours*
- *brick; pale mixtures, second-hand stocks, hand cut of rustic nature. Where used, red brick should be confined to detail courses. A pale painted finish to common brickwork is acceptable. Wire-cut and engineering bricks should be avoided*
- *dark-stained feather-edged boarding; this is not a traditional finish for domestic buildings, historically being confined to agricultural and out-buildings, but it has been used successfully in conversions and some new houses and may be used to add variety and 'soften' developments (e.g. cladding to garages)*

- 7.9 *Roofs:*

7 (2018b) Appropriate finishes for roofs include:

- *for steeper pitched roofs; Brown Mixture plain clay tiles (40 degree pitch or steeper) or thatch (50 degree pitch or steeper)*

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- *for shallower pitched roofs; Blue/black (Welsh) slate, yellow or red mixture clay pantiles (30 degree pitch or steeper)*
- *existing thatched roofs should be retained and, where necessary, repaired. Long straw is the preferred thatching material*

7.10 *Solar panels:* Since the preparation of the AVDS the use of solar panels on roofs has become much more widespread:

7 (2018c) The use of solar panels on new houses is encouraged, but consideration should be given to the visual impact and, where possible, they should be sited on a roof other than the main building.

7.11 *Doors and porches:*

7 (2018d) Porches and canopies should be in keeping with the style and construction of the building to which they are fitted. In addition, designers of new property, and those improving existing buildings, should recognise and respect that:

- *doors are traditionally panelled, sometimes including glazing*
- *framed, ledged and braced doors are common on older vernacular buildings, and are also found on some modern developments*
- *mass-produced doors are often not appropriate, particularly when used to 'improve' older properties. For example, fanlights should be part of the door frame and not included in the door itself*

7.12 *Windows:*

7 (2018e) The design of windows for both new buildings and alterations/extensions should take the following into account:

- *the proportions of glazing within a window should be vertical, with panes taller than they are wide. Wider windows should therefore be made up of pairs or triptychs of smaller, vertically proportioned casements, rather than a single large pane of plate glass. Privacy for windows directly on the street can be improved by using windows sub-divided into small panes*
- *on new buildings, the material for the frame is often of less importance than the style of window, although timber windows are preferred in the historic parts of the village. Where frames are made of UPVC, the frame and glazing bars should not be too thick. False glazing bars should be avoided, but where they are essential, applied or bonded bars are preferable to glazing bars sandwiched within sealed units. Aluminium windows should preferably be powder-coated rather than untreated*
- *in older buildings, the traditional style and materials of the windows should be retained wherever possible*

7.13 *Chimneys:*

7 (2018f) Chimney designs should reflect their context and the building on which they are placed.

7 (2018g) Existing chimneys should be retained, especially those visible from the street.

8 Open and connecting spaces

- 8.1 Open spaces contribute greatly to the visual character of Ashwell. The most well known of these is the Springs, which is valued by local people and visitors alike. The recreation ground provides a safe play area for children, as well as football and cricket pitches. The village garden in Swan Street offers a quiet area with seating.
- 8.2 Much of the open space, however, is privately owned and public areas are limited, particularly at the western end of the village. Some open areas within the village provide vistas looking out to the surrounding area, providing a strong visual connection with the countryside. There are also points around the edge of the village which provide views into the centre.
- 8.3 The village is served by a network of footways (the 'twitchells'). These form well-used linking routes for pedestrians, particularly between the southern part of the village and the centre. Use of the footways reduces vehicular traffic within the village. They also perform an important social function by providing informal meeting places. Outside the village, the network of footpaths, bridleways and 'green lanes' is well used. The few circular walks are greatly appreciated.
- 8.4 A variety of hedges, fences and walls is found. There is no dominant boundary material or type. A few boundaries are left open.

Open and connecting spaces guidelines

- 8.5 *Open spaces*: An essential part of the village fabric that provide important visual links throughout the village and to the open countryside beyond. All developments should recognise and respect that:
- 8.a The open spaces in the centre of the village should be preserved to relieve the dense nature of that area of the village and to retain their rural character and value for wildlife. *Policies 7 & 57 (G8)*
 - 8.b Important vistas must be protected, particularly those which allow views of the countryside from within the village. Where possible, new vistas should be created. *Policy 57 (G1)*
 - 8.c There is a need for more public open space, particularly at the western end of the village. Schemes to address this problem will be supported. *Policy 57 (G8)*
 - 8.d Safe, off-road and informal children's play areas are needed throughout the village. New play areas should be both sympathetically sited and provided with play equipment compatible with the surroundings. *Policy 57 (G8)*
 - 8.e Where appropriate, new development should provide adequate publicly accessible space both for children's play and local amenity. *Policy 57 (G8)*
- 8.6 *Footways (including twitchells)*: Footpaths and bridleways are an important recreational and social asset for the village. It should therefore be respected that:
- 8.f Wherever possible, additional twitchells should be provided for all new developments. *Policy 57 (G3)*

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- 8.g All footpaths should be kept open and in a condition appropriate to their rural setting.
- 8.h Schemes to promote awareness and use of the Parish rights-of-way network will be supported. *Policy 57 (G3)*
- 8.i Schemes to provide additional public access, particularly circular routes and links to existing paths, will be encouraged. *Policy 52 & 57 (G3)*

8.7 **Boundaries:** It should be respected that:

- 8.j Boundary materials should be in keeping with the construction style of the immediate surroundings. *Policy 57 (G2 & G9)*
- 8.k Hedges should be retained and encouraged, especially away from the centre of the village. *Policy 57 (G2 & G9)*
- 8.l Quick-growing conifers such as Leyland Cypress are inappropriate to the character of Ashwell. Native, broadleaf species are preferred. *Policy 57 (G9)*

9 Highways and traffic

- 9.1 Like all ancient villages, Ashwell was not built for the demands of modern traffic and this causes problems. In recent years there has been an increase both in the volume of traffic and in the number of parked vehicles in the village. Goods vehicles with heavy axle weights can cause damage, particularly to older buildings.
- 9.2 Traffic-calming schemes have been introduced at some village entrances. They have had some effect on traffic speed but have been criticised for being unsightly.
- 9.3 There are some old trackways in the village, the most important of which is Ashwell Street. These are largely unmade and are lined with hedgerows.
- 9.4 Highways away from the centre of the village and also parts of Lucas Lane and Station Road are edged by grass banks. Kerbing has traditionally been of varying sizes of granite blocks, although more recently concrete kerb-stones have been used. Dropped kerbs have been provided in places to assist those with limited mobility and to allow easy passage of wheelchairs and pushchairs.
- 9.5 Public transport is essential to village life. There is a bus service from Ashwell to Royston and Ashwell to Letchworth. A taxibus operates between the village and the railway station during peak periods.

Highways and traffic guidelines

- 9.6 *Traffic:* It should be acknowledged that the needs of the car are of less importance than the conservation of the character of the village. Therefore it should be recognised and respected that:
- *9.a The requirements of pedestrians and cyclists should have priority over those of motorised traffic.*
 - *9.b Where possible, priorities at junctions within the village should be changed, in order to reduce traffic speed.*
 - *9.c Provision of sympathetic traffic calming measures will be supported in order to improve the safety of people and to protect vulnerable buildings.*
 - *9.d Priority will be given to measures that encourage walking and cycling.*
 - *9.e Dropped kerbs will be encouraged where possible to assist those with limited mobility.*
 - *9.f The use of road markings should be minimised.*
 - *9.g Subject to 9.f, yellow lines may be used where necessary (policy amended in 2018, before this yellow lines were ruled out).*
 - *9.h There should be weight and length restrictions for vehicles in the village, except for access.*

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- 9.i The introduction of a 20 mph speed limit in the centre of the village will be supported⁶

- 9.j The provision of discreet off-street parking facilities will be encouraged.

All adopted Design Statement policies above are in line with Policies 9 & 57 (G3).

9.7 **Public transport:** It should be recognised and respected that:

- 9.k *The current bus, train and taxi services should be retained and improved.*

- 9.l Bus shelters, where required, should be in a style appropriate to their village setting. *Policy 57 (G2)*

9.8 **Highways and byways:** It should be recognised and respected that:

- 9.m Unmade trackways are an important part of the village character and should be retained. *Policy 57 (G3)*

- 9.n *Roads should not be widened by 'creeping' as a result of resurfacing or repair work.*

- 9.o *Roadside verges should be protected from encroachment on both sides.*

- 9.p New kerbs should be of granite rather than moulded concrete. *Policy 57 (G1)*

- 9.q The use of flexible road surfaces should be maintained where possible. Modular surfaces should be avoided. *Policy 57 (G1)*

- 9.r New streets should reflect the rural nature of the village. *Policy 57 (G1)*

⁶ 20 mph speed limit introduced in 2020

10 Street furniture

- 10.1 Street lighting in the central part of the village is of a low intensity and is provided by downward facing lamps on green swan-neck poles. Some other parts of the village are more brightly lit by modern lamps.
- 10.2 There are many wooden telephone poles in the village and some metal ones. Other utilities are generally provided through underground conduits, although there are many conspicuous manhole covers, gas boxes and pipes. There is a traditional red telephone box next to the Rose and Crown and It now hold the village defibrillator.. Post boxes are also traditional in style.
- 10.3 In the conservation area there are very few obvious aerials or satellite television dishes. They are more noticeable elsewhere in the village.
- 10.4 The Parish Council provides litter bins and dog waste bins in the village, as well as simple seats and benches throughout the Parish. Direction signs are finger posts with black lettering on a white background. Street names are also displayed in black on white, on wooden boards supported by wooden posts. Shop signs are discreet and either painted on their fascias or small hanging signs. Traditional street furniture contributes to the character of the village.

Street furniture guidelines

- 10.5 All street furniture should be of good quality and appropriate to its setting. Therefore the following should be recognised and respected:
- 10.6 *Public utilities:*
- 10.a Where practical, new cables should be routed underground. *Policies 20(v)*
 - 10.b Existing overhead cables should be replaced with underground cables. *Policies 20(v)*
 - 10.c Recessed manhole covers should be used so that their appearance can reflect surrounding road or pavement surfaces. *Policy 57 (G1)*
 - 10.d Gas boxes, vents and meters should not be sited on front elevations. *Policy 57 (G2)*
- 10.7 *Aerials and satellite dishes:*
- 10.e These should be located in roof spaces where possible. When they must be mounted outside, care should be taken that they are not intrusive. *Policy 48*
- 10.8 *Lighting:*
- 10.f The existing low intensity of lighting should be retained in order to avoid pollution of the night sky. Downlighting using white LED lighting should be used.
 - 10.g The existing swan-neck style of lamp-post should be retained. Over time, other types of lamp standard in the village should be replaced with the swan-neck type.
 - 10.h Private security lights should be carefully sited to avoid causing a hazard for road users. They should not light up other houses or act as street lights.

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10.9 *Bollards:*

- 10.i Any new bollards should be in keeping with the style, design and material of those already installed. *Policy 57 (G3)*

10.10 *Path surfaces:*

- 10.j Tarmac surfaces on pavements should be retained. *Policy 57 (G3)*

10.11 *Village seats:*

- 10.k Any new seats in and around the village should match the existing ones in styles and materials.