

North Hertfordshire District Council

Roe Green

Conservation Area Character Statement



Report for

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

Main contributors

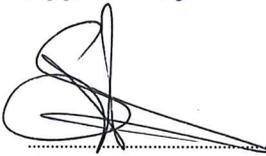
James Dixon
Chris Constable
Alex Kerr

Issued by



pp Mike Glyde

Approved by



Simon Atkinson

Wood

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

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1. Background

1.1 Introduction

- 1.1.1 Roe Green Conservation Area was designated by North Hertfordshire District Council in 1970 and has not been amended. The boundary encompasses a large central green in the centre of Roe Green which is presently divided into a cricket field, a playing field, a playground and several wild areas. The Conservation Area contains Rushden Road as it extends east-west through Roe Green. The boundary also includes a secondary branch of Rushden Road (also called Rushden Road) which diverges in the centre of the Conservation Area and exits the hamlet to the south-west.
- 1.1.2 This report has been produced for the purpose of appraising the character of Roe Green Conservation Area. It includes a character assessment highlighting key features, a statement of special interest, a list of designated heritage assets, undesignated heritage assets and key views within the Conservation Area, and opportunities for improvement. It is accompanied by an annotated map of the Conservation Area which can be found in Appendix A. This report does not consider potential boundary changes in the Conservation Area.

1.2 Setting of Conservation Area

- 1.2.1 Roe Green is set within a wider agricultural landscape. The hamlet is one of several small dispersed settlements located within an organic pattern of field enclosures, winding lanes and scattered hedgerows.
- 1.2.2 Immediately to the north of Roe Green is a dense pocket of woodland cover (Roe Wood). To the north-east, Rushden Road exits Roe Green and extends to the neighbouring village of Sandon. To the west, Rushden Road continues beyond the Conservation Area boundary to the village of Wallington. The secondary branch of Rushden Road exits Roe Green to the south-west, passing several farm tracks and isolated farmsteads, before eventually reaching the village of Rushden, approximately 2.5km to the south.

1.3 Historical Development

- 1.3.1 The earliest mention of a medieval settlement at Roe Green may be its identification with 'the Green at Le Rothe', mentioned in 13th century court rolls: documents dated to 1277 for the manor at nearby Sandon seemingly refer to the area occupied by Roe Green and Roe Wood as 'Le RotheGreen', (VCH, 1912: 260). In 1611, the hamlet was known as Rowe Green, Old English for clearing (Gover, Mawer & Stenton, 1938). By the latter half of the 17th century, Roe Green was one of several outlying hamlets which existed within the parish of Sandon.
- 1.3.2 Roe Green is documented clearly on 19th century OS maps as being a hamlet typical of the historic dispersed settlement pattern in the county. Cottages and farmsteads have gradually developed around a roughly triangular area of green, approximately 630m in length.
- 1.3.3 In the 1876 OS map, Roe Green is shown as a relatively small, simple settlement. At the narrow west end is the Grade II listed Roe Green House (NHLE 1176602), the timber framed farmhouse of Roe Green Farm. The building is thought to have been constructed in the 1580's, with further additions in the 17th, 18th and 19th centuries (Letch, 2008: 2). At the southern corner is a scheduled moated medieval site at Hankins (1017601). It is described in the scheduling as a fine example of a square moated enclosure with surviving well-defined earthworks. A Congregational Church has

occupied the eastern end of the green. This is recorded as being the house of Thomas Smith, licensed for worship in 1809.

1.3.4

Lanes lead into Roe Green from all three corners of the hamlet and have survived as the various branches of Rushden Road. The pattern of the hamlet has not been significantly altered since 1900, apart from the provision of access tracks from each property to the road running through the green.

2. Character and Special Interest

2.1 Character

- 2.1.1 The character reflects the early form of settlement at Roe Green which dates to the medieval period with groups of cottages arranged around an area of common land. The Conservation Area encompasses two branches of Rushden Road running through the hamlet, focussing on a large village green at its centre. There are uninhibited views across Roe Green, incorporating a low density of largely historic buildings scattered around the green. Accordingly, the area is instilled with a distinctive open and rural character.
- 2.1.2 Buildings within the Roe Green Conservation Area are largely distributed around the three sides of the central triangular village green, with an additional cluster of housing present along Rushden Road at the far eastern corner. Most of the dwellings are found concentrated along the northern and western sides of the green; considered the historic core of the hamlet. Apart from a handful of recent 20th century houses (e.g. 1 – 3, Roe Green, Woodcot, Cedar Lodge and Jays) these are exclusively historic buildings; several are recorded as listed buildings dating to the 17th century. The depiction of Roe Green on the 1877 1st Edition OS map demonstrates that the layout and form that existed in the late 19th century has largely remained intact to the present day.
- 2.1.3 The distribution of buildings in the eastern end of the Conservation Area is different to the areas surrounding the green. There are several red brick 20th century houses, a small cluster of cottages, built in 1873, and an earlier farm house (the Folly, 1102647), now offices and modern farm buildings, all sited close to the roadside. The eastern end of the green itself contains very few buildings, the exception being a non-designated Congregational Chapel, situated on the north-eastern corner of the green, and the 16th century Grade II listed Walkers House, the oldest building in the Conservation Area.
- 2.1.4 The northern and western sides of the green are lined with several historic buildings recorded on late 19th century maps. These are typically well set back from the green, partially screened by mature tree coverage (Figure 2.4) and accessed along long drive ways leading off Rushden Road. Several recorded 17th century listed buildings located to the north (e.g. Alywin's Farm House, 1307834) and to the south-west of the green (e.g. the Old Anchor, 1176625) represent the original historic core of the hamlet.
- 2.1.5 The western edge of the Conservation Area boundary is devoid of housing, instead occupied by the 17th century Roe Green Farm (1176602). The far south of the Conservation Area is characterised by the scheduled remains of the Hankins Moated Site (1017601) and areas of open farmland (Killhog's Farm).
- 2.1.6 The buildings arranged around the green are typically large, two storey properties, with a few scattered single storey houses with attics (e.g. Thatched Cottage, 1176594, and the Old Anchor, 1176625). Several of the larger houses form L-shaped structures, representing original early post-medieval cottages enlarged with 20th century additions to the rear (e.g. Alywin's Farmhouse, 1307834). Along the northern side of the green, the houses are typically wide symmetrical structures, with three to four windowed fronts facing towards to the green. Steeply pitched tile roofs, such as at Poplar's Farm House (1347364), and plenty of visible space in between houses, enhance the buildings' sense of scale.
- 2.1.7 Along the south-western edge of the green, the houses are arranged in a more organic and informal manner (Figure 2.3). Houses such as 1 & 2 Elm Tree are arranged with their gable ends facing the green. Additional architectural styles also include catslide roofs (e.g. 1, Elm Tree House)

and dormer lights (Dell Cottage). Consequently, the southern side of the green feels older, maintaining a sense of historic and rural character.

- 2.1.8 The historic buildings lining the green on both sides are timber-framed, either encased in gault brick or partially/fully rendered, with steep or hipped tile or slate roofs. Although a handful of houses in the area are thatched (e.g. Thatched Cottage, 1176594). Most of the housing exteriors on all sides of the green are rendered and colour washed white to provide a consistency of 'cottage-style' character. The form of rendered cottages in the vernacular style surrounding a central green is intrinsic to the character of the Roe Green Conservation Area.
- 2.1.9 There is an absence of historic timber-framed cottages in the eastern half of the Conservation Area. The 1867 brick chapel is a prominent building within the Conservation Area due to its red-on-grey decorative brick patterns which distinguishes it from other buildings in Roe Green (Figure 2.1); comparable with the brick design of the 19th century Killogs farmhouse, in the southern corner of Conservation Area (Figure 2.2). The rows of late 19th and 20th century housing occupying the eastern end of the Conservation Area provide a sense of uniformity of scale absent in areas of historic building surrounding the green.
- 2.1.10 The village green is central to the character of Roe Green Conservation Area. It is open in nature and formed of large expanses of mowed and wild grass. The green is extensive, incorporating a children's playground, a cricket field and a football pitch, as well as forming a series of wide wild grass verges fronting the houses of Roe Green. The two branches of Rushden Road bisect the green in the centre of the Conservation Area. The absence of kerbs, paving, lack of soft boundaries and trees results in the road margins meeting the edge of the green. The absence of trees or buildings on the green itself enhances the skyline, further contributing to the open, rural character of Roe Green Conservation Area. This is supplemented by the identification of further open green space, where a mixture of thick, tall hedgerows and extensive agricultural vistas define its southern limit.
- 2.1.11 Despite the Conservation Area being distinguished by the openness of the central green, there is also extensive tree cover which extends around its perimeter, separating the hamlet from the surrounding agricultural land. The mature tree cover also serves to bound parts of the green, providing a sense of enclosure despite the extensive, open central space. The houses established along the northern and western sides of the green are partially screened by the treeline, augmenting the rural character of Roe Green Conservation Area.
- 2.1.12 The two long straight branches of Rushden Road that bisect the village green provide an additional defining characteristic of the Conservation Area. There is a noticeable absence of paving or hard boundaries fronting the roads throughout the area. Planted hedgerow boundaries tightly enclose Rushden Road in the far southern and far eastern corners of the Conservation Area. Elsewhere, wide grassy verges separate housing from the roads and provide the setting for most of Roe Green Conservation Area.
- 2.1.13 There is a distinct lack of street furniture encountered throughout the Conservation Area. There are occasional unobtrusive road signs. The exception being a concentration of several signs, a post box, phone box, village notices and rubbish bins at the north-eastern corner of the green, adjacent to the children's playground (Figure 2.5). An overhead telephone wire extends along the northern extent of the village green, along the grassy verge in between Rushden Road and the historic housing.

2.2 Statement of Special Interest

- 2.2.1 The village green is the focal point and central to the character of Roe Green Conservation Area. Roe Green is documented clearly on the 1877 1st Edition OS map as being a hamlet typical of the historic dispersed settlement pattern encountered in North Hertfordshire, where historic cottages and farmsteads have gradually developed around a roughly triangular area of common land.
- 2.2.2 Mature tree cover partially bounds the green providing a sense of enclosure.
- 2.2.3 The form of rendered cottages in the vernacular style surrounding the green is also intrinsic to the rural and historic character of Roe Green. The layout and form of Roe Green has largely remained intact to the present day.

3. Key Assets and Views

3.1 Designated Heritage Assets

Scheduled Monuments

List Entry	Name	Grade	NGR
1017601	Hankins Moated Site, Roe Green	SAM	TL 31402 33525

Listed Buildings

List Entry	Name	Grade	NGR
1176594	Thatched Cottage	II	TL 31530 33864
1176602	Roe Green Farm House	II	TL 30969 33896
1102647	The Folly	II	TL 31815 33838
1102648	Barn about 15 metres south west of Roe Green Farm House	II	TL 30949 33870
1347364	Poplars Farm House	II	TL 31494 33863
1347365	Walkers	II	TL 31597 33678
1176625	The Old Anchor	II	TL 31336 33674
1307834	Alywin's Farm House	II	TL 31303 33858

3.2 Non-designated Heritage Assets

Buildings of Local Interest

- 3.2.1 Recommendations for buildings to be included on North Hertfordshire's Register of Buildings of Local Interest will be included in the Summary Report at the conclusion of the project.

Buildings or Features that make a positive contribution to the character or appearance of the conservation area

- 3.2.2 The following non-designated buildings are considered to make a positive contribution to the character of Roe Green Conservation Area.

- The Chapel, Rushden Road
- The Manse, Rushden Road
- Polyanna Cottage, Rushden Road
- The Cuckoo, Rushden Road
- The Willows, Rushden Road
- Ivy Cottage, Rushden Road
- Rose Cottage, Rushden Road
- Dell Cottage, Rushden Road
- Elm Tree House, Rushden Road
- Killogs Cottages, Rushden Road
- Killogs farmhouse, Rushden Road

3.3 Key Views

- 3.3.1 There are several significant views within the Roe Green Conservation Area, as follows:
- From the western part of the Conservation Area, looking east toward the village green (KV1);
 - From Rushden Road, looking south-west out of the Conservation Area, illustrating the open agricultural land surrounding the Conservation Area (KV2);
 - From Killogs Farm, looking north across agricultural land toward The Old Anchor Grade II listed building (KV3);
 - From Killogs Cottages, looking north-east toward the village green (KV4);
 - From Rushden Road, adjacent to Killogs Cottage, looking south-west across agricultural land forming part of Roe Green Conservation Area (KV5); and
 - From eastern end of village looking west along Rushden Road towards the centre of the hamlet and village green (KV6).

4. Opportunities for Improvement

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

- The loss of trees or hedging for parking access or increases of areas of hard standing within the Conservation Area, especially along the northern side of Rushden Road, should be resisted.
- Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to both branches of Rushden Road and their character as countryside thoroughfares is discernible.
- Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments.
- The appearance of the street furniture on the green in centre of the Conservation Area has a sort of charm, but the arrangement also appears as slightly untidy and incoherent. There is opportunity for this area to be better ordered and presented as the focal point of the village.

5. Bibliography

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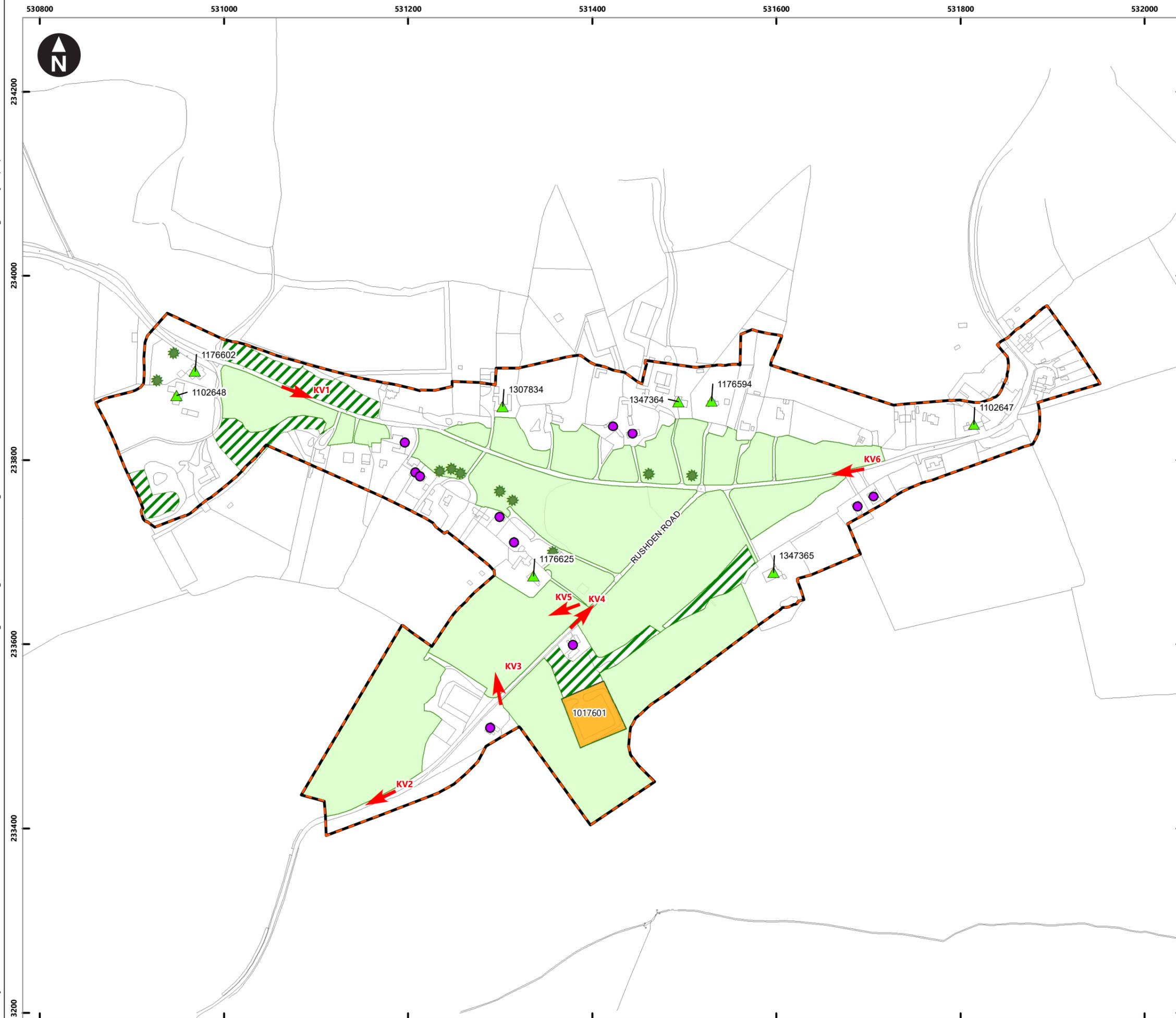


Appendix A

Conservation Area Map

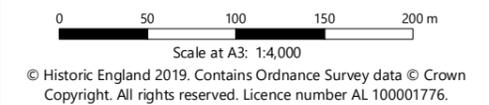


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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space

Note:
The Historic England GIS data contained in this material was obtained on 12/04/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>



Client

NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
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November 2019



Appendix B Photographs

B.1 Character Photographs



Figure 2.1 The non-designated 1867 Congregational Chapel and adjacent Manse; image shows the decorative red brick patterns that distinguishes these buildings from other historic buildings within the Conservation Area (looking south).



Figure 2.2 The 19th century Killogs farmhouse; displaying similar brick patterning to those included in Figure 2.1 (looking south-east).



Figure 2.3 Non-designated Dell Cottage (left) and Elm Tree House (right); image highlighting looser arrangement of properties south-west of the green, including gable ends facing the road, catslide roofs and dormer lights (looking west).



Figure 2.4 Longhope (left) and Southcot (right); illustrating how the buildings here are set back from the roadside and the extent of tree screening to properties to the north of the green (looking north).



Figure 2.5 An example of the collection of street furniture present on the north-eastern corner of the green (looking south).

B.2 Key Views



KV1: From the western part of the Conservation Area, looking east toward the village green.



KV2: From Rushden Road, looking south-west out of the Conservation Area, illustrating the open agricultural land surrounding Roe Green.



KV3: From Killogs Farm, looking north across agricultural land toward The Old Anchor Grade II listed building (1176625).



KV4: From Killogs Cottages, looking north-east toward the village green, illustrating the well-established hedgerows enclosing the road.



KV5: From Rushden Road, adjacent to Killogs Cottage, looking south-west across agricultural land forming part of Roe Green Conservation Area.



KV6: From eastern end of village looking west along Rushden Road towards the centre of the village and village green. This key view highlights the openness of the Conservation Area, emphasising the abundance of sky included in views across the hamlet.

wood.

