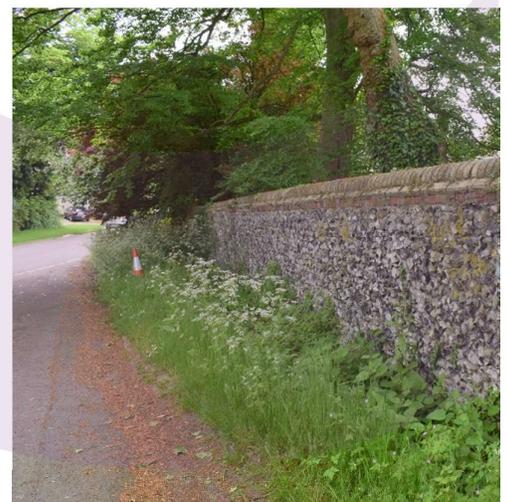


North Hertfordshire District Council

## Therfield

### Conservation Area Character Statement



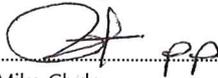
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Doc Ref. 41545-WOD-XX-XX-RP-OH-0009\_A\_P01.1

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## Document revisions

No.	Details	Date
1.0	Final copy for client review	17/07/2019
2.0	Issue	18/10/2019

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# 1. Background

## 1.1 Introduction

1.1.1 Therfield Conservation Area was designated by North Hertfordshire District Council in 1969 and its boundary was amended in 1979. The boundary includes most of the relatively compact village of Therfield, except for that part of the village that extends towards Reed End beyond Police Row.

1.1.2 This report has been produced for the purpose of appraising the character of that Conservation Area. It includes a character assessment highlighting key features, a statement of special interest, a list of designated heritage assets, non-designated heritage assets and key views within the Conservation Area, and opportunities for improvement. It is accompanied by an annotated map of the Conservation Area which can be found in Appendix A. This report does not consider potential boundary changes in the Conservation Area.

## 1.2 Setting of Conservation Area

1.2.1 Therfield is south-west of the town of Royston, between the A505 and the A10, and is surrounded by fields in agricultural use. To the north of the village, just beyond the Conservation Area boundary, the land drops away giving expansive views north towards Bassingbourn.

## 1.3 Historical Development

1.3.1 Therfield appears in the Domesday Book as a large settlement of 52 households. Excavations on the Scheduled Monument (NHLE 1009245) at the west of the village by Martin Biddle in 1958 concluded that the motte and bailey castle on that site dated to the 12<sup>th</sup> century and that it was probably associated with a palisaded village enclosure. The site appeared to have been abandoned between the years around the Conquest and Domesday Survey until the founding of the castle, which itself appears to have been abandoned in the 13<sup>th</sup> century.

1.3.2 Occupation of the wider village continued and the village expanded. The Church of St Mary (1176685) is a 19<sup>th</sup> century rebuilding of a building dating originally to the 14<sup>th</sup> century, while The Old Rectory (1102613) has a wing dating to the later 15<sup>th</sup> century. Both older buildings are situated close to the castle site and demonstrate the early expansion of the village. There appear to have been other, larger buildings established further away from this part of the village, including the late 15<sup>th</sup> century Tuthill Manor (1307698) and the 16<sup>th</sup> century Elm House (1102622). These were then followed by several other large houses through the 17<sup>th</sup> and 18<sup>th</sup> centuries when the present village green is assumed to have been founded. Building along The Causeway and north of Tuthill Manor took place through the 19<sup>th</sup> century. The first edition of the ordnance Survey shows a village layout which has changed little since with the notable exception of further building along Pedlar's Lane and Police Row.

## 2. Character and Special Interest

### 2.1 Character

- 2.1.1 Therfield centres on its village green, which is at the meeting of The Causeway, Police Row, Pedlar's Lane and Church Lane, and includes two grassed areas with a road running between them. The older part of the Conservation Area is west of this green. The majority of 19<sup>th</sup> and 20<sup>th</sup> century buildings are on roads travelling away from the green, namely Pedlar's Lane, The Causeway and Police Row. Although older and more recent buildings are interspersed with each other throughout. The newer parts of the Conservation Area are Fordham's Terrace and the buildings north of Manor Farm which are mid-19<sup>th</sup> century and of brick construction. These are substantial 'planned' terrace developments.
- 2.1.2 Although the village green is the focal point of the village, there are other key spaces to its north and west. North of the green is a field (Figure 2.1) bounded by The Causeway and Pedlar's Lane that contains extensive scheduled earthworks (1009245), possibly relating to an earlier iteration of the village layout. It also contains a non-designated beacon that is used as a focal point for occasional contemporary village gatherings. West of the green is the Church of St Mary the Virgin (1176685) and its churchyard, which can be reached by road from the green along Church Lane or via a footpath on the western boundary of the Conservation Area, west of a field which contains the remains of a motte and bailey castle and is included on the schedule of monuments. This western part of the Conservation Area also includes Tuthill Manor (1307698), a substantial timber-framed building of the 15<sup>th</sup> century with views to the Church of St Mary the Virgin, and the garden of the Grade II\* listed Old Rectory (1102613) at the Conservation Area's far south. The church itself is not especially prominent within the village, although there are impressive close-up views of it from along Church Lane.
- 2.1.3 Buildings in Therfield are a mixture of late medieval and early post-medieval timber-framed buildings and later brick buildings, and between them demonstrate a range of architectural styles continuing into the 20<sup>th</sup> century. Timber-framed buildings in Therfield include both rendered brick (e.g. Tuthill Manor, 1307698; Figure. 2.2) or plaster infill (e.g. Greenside Cottage, 1176936; Figure. 2.3). These vary in size, from the very large Tuthill Manor and Elm House (1102622) to smaller-scale, though still large, buildings like Greenside Cottage, Church Cottage (1307782) and Church Gate (1307753). Brick buildings in the village date from the 17<sup>th</sup> century, at the earliest, and continue to the present day. Most of the brick buildings in Therfield are large, single-occupancy, detached houses. The planned brick developments at Fordham's Terrace and north of Tuthill Manor, although a similar overall scale, will be terraced housing. There are two significant stone buildings in Therfield, the Church of St Mary the Virgin (1176685) and the Old Rectory (1102613), built from flint and rubble, rendered, finished with clunch dressings and later red brick additions.
- 2.1.4 Although much of the timber-framing and brick or plaster infill in the Therfield Conservation Area has been rendered and painted over, in some cases the framing is largely exposed (e.g. at Hay Farm House, 1176814; Elm House, 1102622; and Tuthill Manor, 1307698). The earlier brick buildings along the east side of the village green are mostly in exposed red brick while later brick buildings have been rendered and painted. Brick residential buildings in the Conservation Area tend to either have large windows, as befits their age, or are well fenestrated if of more modern date. Brick buildings in the Conservation Area have either slate or ceramic tile roofs. The timber-framed buildings in Therfield, especially those adjacent to the roads, tend to have fixed or casement windows, some of which appear to be recently installed, although Church Gate (1307753), on Church Lane, still has one horizontally sliding sash window. The roof of The Fox and Duck public house, prominent on the village green, incorporates decorative moulded banding and ridge tiles,

the latter of which are echoed by the ridge tiles of Fox Covert to its north. Most of the older timber-framed buildings in the Conservation Area are thatched although others have had their thatch replaced with tile or slate roofs. The later 20<sup>th</sup> century buildings along Pedlar's Lane are, in general, sympathetic additions to the village, which although obviously of recent date, employ architectural references to the older parts of the village.

- 2.1.5 The scale of the buildings present within the Therfield Conservation Area largely comprise two storey structures. A collection of single storey houses extends along the western side of Pedlar's Lane and additional 1 ½ storey houses can be observed fronting the southern side of Church Lane.
- 2.1.6 Most buildings in the Therfield Conservation Area are set back from the street behind front gardens, most of which have fences, hedges or low walls separating them from the street, or grass verges. Exceptions are timber-framed buildings near the Church of St Mary the Virgin (1176685) and some of the buildings fronting onto the village green. Only a relatively small part of the Conservation Area has pavements edging the street, namely the southern part of Police Row and The Causeway in the north. Elsewhere, the roads are edged with grass verges which tend to rise from the road to either hedgerows with fields beyond or to other property boundaries surrounding houses. Boundaries at the rear of buildings tend to be formed of timber fencing or planting.
- 2.1.7 There are trees throughout the Conservation Area. Rows of trees form part of its boundary, at least on the western edge of the scheduled monument (1009245) and behind Fordham's Terrace in the north. There are significant areas of planting around Elm House (1102622) and west and south of Pedlar's Lane in the older part of the village. The key public open space is the village green, although the field between The Causeway and Pedlar's Lane, and the field containing most of the scheduled monument (1009245) are also accessible public spaces.
- 2.1.8 There is little in the way of street furniture in Therfield, although The Fox and Hounds public house on the village green makes use of the eastern part of the green as a beer garden (Figure. 2.4), which makes a positive contribution to the Conservation Area through populating this central part of a village, which otherwise has no obvious external communal areas for regular use. There are two fixed benches, with adjacent bins, and a flagpole on the village green. Street signs on the village green are of different styles, with standard metal post and signs pointing towards nearby villages while a wooden post with attached signs points to locations within Therfield.
- 2.1.9 As might be expected, memorials in Therfield are concentrated in the churchyard of the Church of St Mary the Virgin (1176685) although there is a small brick wall outside Fox Covert and Fox Earth on the village green commemorating the founding of Therfield National School in 1855.

## 2.2 Statement of Special Interest

- 2.2.1 Therfield is an attractive rural village. The scheduled remains of a 12<sup>th</sup> century motte and bailey castle and palisaded enclosure are evidence of settlement at Therfield dating back 900 years. It has a range of early buildings dating from the 14<sup>th</sup> to 16<sup>th</sup> century that show the nature of the late medieval and early post-medieval village as it expanded from the castle site in the west of the Conservation Area towards the village green that is now Therfield's focal point. Later buildings, generally in brick, have expanded the village to the north and south of the green.

## 3. Key Assets and Views

### 3.1 Designated Heritage Assets

#### Scheduled Monuments

- 3.1.1 At the west of the Conservation Area is the 'Motte and bailey castle and associated earthworks 100m south of Tuthill Farm' (1009245).

#### Listed Buildings

List Entry	Name	Grade	NGR
1102612	Turner Monument about 15 Metres South of Church of St Mary	II	TL 33470 37084
1102613	The Old Rectory	II*	TL 33545 36984
1102614	The Limes	II	TL 33596 37117
1102619	Chestnut Tree Cottage	II	TL 33461 37243
1102620	The Grange	II	TL 33738 37041
1102622	Elm House	II	TL 33510 37289
1176685	Church of St Mary	II	TL 33447 37093
1176804	Bury Hall	II	TL 33386 37185
1176814	Hay Farm House	II	TL 33663 37158
1176936	Greenside Cottage	II	TL 33462 37203
1307698	Tuthill Manor	II	TL 33226 37328
1307724	The Thatch	II	TL 33843 36987
1307753	Church Gate	II	TL 33530 37114
1307782	Church Cottage	II	TL 33494 37100
1347351	Forge House	II	TL 33523 37189
1347388	Old School House	II	TL 33476 37150
1347389	Barn about 60 Metres South East of Hay Farm House	II	TL 33734 37120

## 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 or appearance of Therfield Conservation Area.

- brick buildings fronting onto the road north of Tuthill Manor
- thatched and weather-boarded building at the corner of Mill Lane and The Causeway
- building on the south side of Mill Lane at the junction with The Causeway
- 1-9 The Causeway (Fordham's Terrace)
- Treacle Cottage, Pedlar's Lane
- The Paddock, Pedlar's Lane
- Fern Cottage, Pedlar's Lane
- Rose Bank, Pedlar's Lane
- 1-2 Hope Cottages, Church Lane
- The Firs, Church Lane
- Suffolk House, Police Row
- School House, The Causeway
- Therfield First School, The Causeway
- Yew Tree House, Police Row
- Fox Earth and Fox Covert, Police Row
- The Fox and Duck public House, Police Row
- Vixen Cottage, Police Row
- The Old Post Office, Police Row
- Judge's Court, Police Row
- Four Winds, Police Row

### 3.3 Key Views

3.3.1 There are several significant views within the Therfield Conservation Area, as follows:

- From the northern end of Police Row towards the village green (KV1);
- From the east end of Church Lane towards the village green and the row of buildings on its east side (KV2);
- From the west end of Church Lane towards The Old Rectory (KV3);
- From the west end of Church Lane towards the Church of St Mary (KV4);
- From the east part of Pedlars Lane towards and across the village green (KV5);
- From midway along Pedlars Lane south towards Greenside Cottage (KV6);
- From midway along Pedlars Lane east across towards Fordhams Terrace on The Causeway (KV7);
- From the north-west corner of the Conservation Area west towards Pedlars Lane (KV8);
- From a public footpath, west of Tuthill Manor and the scheduled earthwork (1009245), looking south down a significant line of planting delineating the Conservation Area's western boundary (KV9); and
- From the Causeway adjacent to Fordhams Terrace south towards the village green (KV10).

## 4. Opportunities for Improvement

4.1.1 There are thought to be opportunities for improvement within Therfield Conservation Area as follows:

- There is currently regular on-street (and visible off-street) parking on the village green that detracts somewhat from the character of the Conservation Area residents should be encouraged to use parking within properties, where possible.
- There is on-street parking along The Causeway that detracts from the character of the Conservation Area residents should be encouraged to use parking within properties, where possible. Residents should be encouraged to improve public amenity within the conservation area by storing bins in more suitable locations or providing bin stores/ screening for this feature.

## 5. Bibliography

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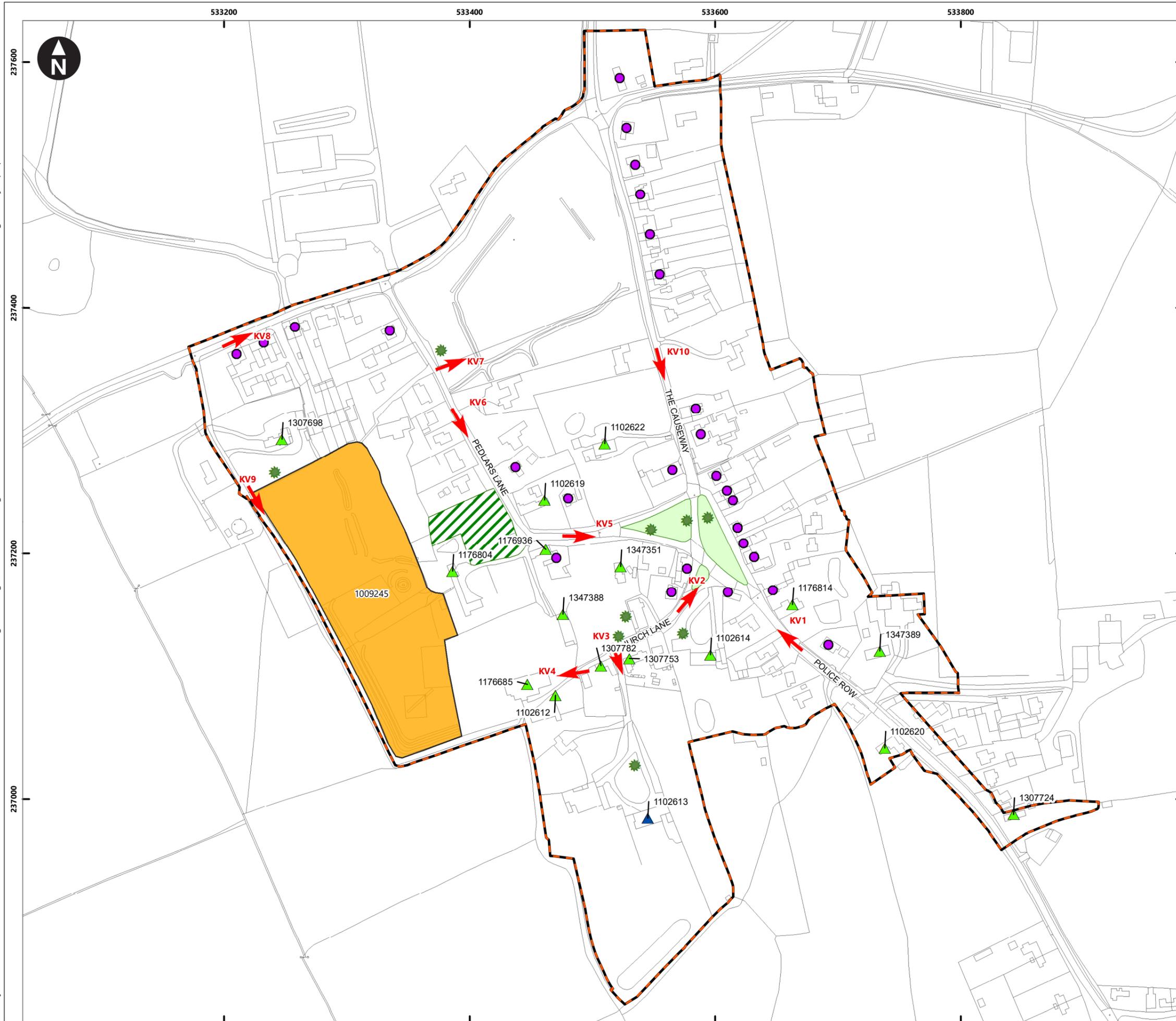
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# Appendix A

## Conservation Area Map

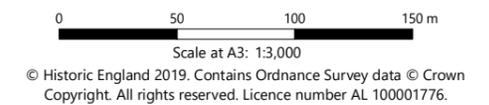




**Key**

- 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  
Conservation Area Character Statement

**Therfield**

October 2019



## Appendix B Photographs

### B.1 Character Photographs



Figure 2.1 Field to the north of Therfield village green, with earthworks (1176685) visible to left of the photograph and the village beacon visible in the distance to the right of the photograph (looking west).



Figure 2.2 The Grade II listed Tuthill Manor (1307698), late 15<sup>th</sup> century large timber framed house (looking north-east).



Figure 2.3 The Grade II listed Greenside Cottage (1176936), mid to late 16<sup>th</sup> century timber framed and plastered house with weather boarded upper storeys to the jettied cross-wings (looking south-west).



Figure 2.4 The non-designated Fox and Hounds public house, utilising the eastern end of green for use as beer garden (looking north-east).

## B.2 Key Views



KV1: From the northern end of Police Row looking north towards the open village green.



KV2: From the eastern end of Church Lane, looking east towards the village green and the row of buildings on its east side.



KV3: View from the west end of Church Lane towards The Old Rectory (1102613) showing the extensive tree coverage within the grounds and fine gate and railings.



KV4: View from the west end of Church Lane towards the Church of St Mary the Virgin (1176685) showing trees within the churchyard beyond historic buildings on Church Lane, and the narrow, planted side of the lane leading to the church.



KV5: View from the east part of Pedlar's Lane towards and across the village green showing the enclosure of the roads to the margins of the green and extensive, veteran tree coverage to the centre. The lack of kerbs and soft landscaping meeting the margins of the road around the green contribute to the rural character of the street.



KV6: View from midway along Pedlar's Lane south towards Greenside Cottage (1176936). The lack of kerbs and footpaths for much of this road, and the use of simple, timber bollards contribute to the rural character of the street, as well as the extensive tree coverage visible in this long view.



KV7: View from midway along Pedlar's Lane east across the field towards Fordham's terrace on The Causeway including the wide, open field that provides the setting of this part of the Conservation Area.



KV8: View from the north-west of the Conservation Area west towards Pedlar's Lane showing the rural character of the street, with soft landscaping meeting the margins of the road, which are bounded by planted boundaries, made up of hedging and trees.



KV9: From a public footpath, west of Tuthill Manor (1307698) and the scheduled earthwork (1009245), looking south down a significant line of planting delineating the Conservation Area's western boundary (left).



KV10: View from The Causeway adjacent to Fordham's terrace south towards the village green. This view shows a variety of boundaries within the conservation area including estate railing, formal hedges and soft margin planting, as well as the rural character of the road treatment only including short lengths of kerb.

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