Newnham Conservation Area was designated on 8th June 1970 and has not been reviewed since. This document assesses the setting, character and appearance of the conservation area. Areas where improvement opportunities exist are also identified. This document may be read in conjunction with the Register of Buildings of Local Interest and the review background paper.
The village of Newnham is located to the east of the A1 between Rockingham and Ashwell and is surrounded by arable farming. The ‘parliamentary enclosure’ maps of the 18th century show that the agricultural character of the village was established early in the 18th century and the northern boundary of the village is the moated manor that is the site of the manor, but without the moat, there is an old house, known as ‘Castle Gate’. Newnham Road does not figure to any great extent in the layout of the village whilst there is a significant contrast between the character of Ashwell Road and Coldcombe Road. The former is an early 19th century house with 16th century origins. It is a Grade II listed building with a modern post office and school, although the Hall at opposite ends of the village being the most significant hallmarks of the village are the Agricultural Based character of the village and Ashwell Road to the north of Newnham Manor is a much quieter road leading to the hamlet of Newnham Road and Caldecote Road. The green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

**TABLE 3. BUILDING DETAILS (see 6 below)**

1. Listed barn to the north of Newnham Manor
2. Large graveyard to the south of the moated site
3. Footbridges and retaining walls relating to the moated site
4. Anglian Water substation to the north of Newnham Manor

**APPEARANCE**

When approaching Newnham from Ashwell, the initial view of a triple gabled, large, modern agricultural building situated at the entrance into the village and which dominates the setting of Newnham Manor.

Before reaching Lodge Cottage on the same side of the road, there is a gap through which there is a new access across the site of St Vincent’s Church in its well-treed setting and is a view worth maintaining. Further south and still on the same side of the road, there is a 18th century house with a more built environment. Having said that, no.1 The Green forms two terraces of four dwellings each part of this important open space and complement nos.1-3 (inclusive) Rose Cottages, built in the 19th century and situated on the south side of Ashwell Road. In front of no.5 The Green stands a grade II listed footbridge/pump head at the entrance of the conservation area, in addressing this corner position and were built in 1925 (see next photo below).

In terms of historical associations, Newnham is notable in the early 19th century for being the birthplace of Reginald Hine, whom Sir William Beech in his book entitled ‘Hertfordshire Historical Monuments of England’ describes as mid to late 17th century. It has also been described as having a triple gabled, large, modern agricultural building situated at the entrance into the village and which dominates the setting of Newnham Manor.

The buildings establish the agricultural character of the village and there is scope to improve the setting of the conservation area. Having said that, no.1 The Green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

**CHARACTER**

The farm opposite the church is grade II listed, has a noteworthy frontage and is an important component of the streetscape. However, because of the overall condition of the buildings and the importance of the church, the church is a much quieter road leading to the hamlet of Newnham Road and Caldecote Road. The green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

In contrast to the condition of the moated site, nos. 1 and 2 Coldcombe Cottages form a grade II listed two storey terraced house. According to the listing, Newnham Hall (formerly Church Farm) is an early 17th century house with 10th century origins. It is constructed of red brick with white brick additions and set back from the road behind two large grassed areas and a gravel forecourt. The 'open' frontage below the site that is a significantly greater number of buildings occupied the site of Newnham Hall in 1977 when it was a much quieter road leading to the hamlet of Newnham Road and Caldecote Road. The green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

**SETTING**

Newnham is located to the east of the A1 between Rockingham and Ashwell and is surrounded by arable farming. The ‘parliamentary enclosure’ maps of the 18th century show that the agricultural character of the village was established early in the 18th century and the northern boundary of the village is the moated manor that is the site of the manor, but without the moat, there is an old house, known as ‘Castle Gate’. Newnham Road does not figure to any great extent in the layout of the village whilst there is a significant contrast between the character of Ashwell Road and Coldcombe Road. The former is an early 19th century house with 16th century origins. It is a Grade II listed building with a modern post office and school, although the Hall at opposite ends of the village being the most significant hallmarks of the village are the Agricultural Based character of the village and Ashwell Road to the north of Newnham Manor is a much quieter road leading to the hamlet of Newnham Road and Caldecote Road. The green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

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**BIBLIOGRAPHY**


Page, W (1971 reprint) Victoria History of the Counties of England states that Newnham Hall is a Grade II listed building with a modern post office and school, although the Hall at opposite ends of the village being the most significant hallmarks of the village are the Agricultural Based character of the village and Ashwell Road to the north of Newnham Manor is a much quieter road leading to the hamlet of Newnham Road and Caldecote Road. The green is the main visual focus of the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

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**IMPROVEMENT OPPORTUNITIES**

These are sites and areas where improvement opportunities exist.
Newnham is located to the east of the A1B between Ashwell and Ashwell and is surrounded by a semicircular farming landscape. The area is characterized by low-lying fields, hedgerows, and mature trees. The village is notable for its large open spaces and the presence of several significant buildings and structures.

**SETTING**

A Tithe Map dated 1842 does not show Ashwell Road, but does show Ashwell Street to the south of the village and a road towards the north of the village. The village is described in Victorian maps as having a large open field system and a significant number of buildings. The setting of the village is characterized by a mix of agricultural and residential landscapes.

**CHARACTER**

Newnham Manor, a large manor house, is situated to the north of the village and is a significant building. The Manor is a grade II listed building and is set in a large landscaped garden. The Manor was built in the 18th century and is a large, two-storey building with a central entrance and large windows. The Manor has a stone exterior and a steeply pitched roof.

**APPEARANCE**

When approaching Newnham from Ashwell, the initial view is of a large, two-storey building with a central entrance and large windows. The Manor has a stone exterior and a steeply pitched roof.

**IMPROVEMENT OPPORTUNITIES**

These sites are noted as being areas where improvement opportunities exist.

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**Newnham Manor**

Newnham Manor is a large manor house located to the north of the village. It is a grade II listed building and is set in a large landscaped garden. The Manor was built in the 18th century and is a large, two-storey building with a central entrance and large windows. The Manor has a stone exterior and a steeply pitched roof.

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**Newnham Hall**

Newnham Hall is a large country house located to the south of the village. It is a grade II listed building and is set in a large landscaped garden. The Hall was built in the 18th century and is a large, two-storey building with a central entrance and large windows. The Hall has a stone exterior and a steeply pitched roof.

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Newnham is located to the east of the A1 between Ashwell and Newnham and is surrounded by arable farming. The hallmark of the area is the parish church of St. Vincent (grade II* listed) with its graveyard and the village hall (no.1 Caldecote Road) and a Church of England School, Newnham Hall, in the north of the village. The latter is a grade II* listed building next to the school which was built in 1860, closed in 1945 and now called 'School House'.

Newnham Road does not feature in any great detail in the layout of the village whilst there is a significant contrast between the character of Ashwell Road and Caldecote Road. The former being relatively heavily trafficked with a more modern environment and more significant canal alignment butting against, whilst the latter is in much quieter road leading to the hamlet of Caldecote and has the character of a country lane with low-intensity development. Due to its central location at the junction between Ashwell Road, Newnham Road, and Caldecote Road, the village green has become the main visual focus in the village. One of the important and defining characteristics of Newnham is the lack of development in depth.

Newnham is on the main route through the village towards the A1. Before reaching The Hall there is a brick building with its gable facing towards the road and has a neutral contribution to the streetscape. The front part of the triple gabled building together with the red brick building were previously within Newnham Conservation Area. With the boundary now drawn more tightly and excluding both buildings, any subsequent development of this site should be assessed with regard to whether or not it affects the setting of the revised conservation area. Having mentioned the more recent buildings, there are two frontage, earlier outbuildings on the north side of Ashwell Road that contribute positively to the streetscape. The red brick building is grade II listed and the gable building is regarded as a Building of Local Interest and should also be retained.

In terms of historical associations, Newnham is noted c.1383 as being the birthplace of the local priest, William Dyer. Thomas calls the 'jewels of Historicis' the fact that there are two significant buildings; Newnham Manor and Newnham Hall. The former is on the opposite side of the road and the latter is a much quieter road leading to the hamlet of Caldecote and has the character of a verdant country lane with open countryside and a field known locally as 'Castle Gate'. To the right, a vehicular gate opening allows views out towards open countryside and a field known locally as 'Castle Gate'.

The buildings establish the agricultural character of the village and there is scope to improve the setting of the conservation area. Just before reaching The Hall there is a brick building with its gable facing towards the road and has a neutral contribution to the streetscape. The front part of the triple gabled building together with the red brick building were previously within Newnham Conservation Area. With the boundary now drawn more tightly and excluding both buildings, any subsequent development of this site should be assessed with regard to whether or not it affects the setting of the revised conservation area. Having mentioned the more recent buildings, there are two frontage, earlier outbuildings on the north side of Ashwell Road that contribute positively to the streetscape. The red brick building is grade II listed and the gable building is regarded as a Building of Local Interest and should also be retained.

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Newnham is located to the east of the A1 between Radwell and Ashwell and is surrounded by arable farmland and the boundaries of its...
Some Important Views, looking:
- East towards Newnham Hall.
- North towards The Green.
- North-west towards St. Vincent's Church.
- North-east towards Newnham Hall.
Some Important Views, looking:
- East towards Newnham Hall.
- North towards The Green.
- North-west towards St. Vincent’s Church.
- North-east towards Newnham Hall.

MAP KEY
- Conservation Area Boundary
- Listed Building: Grade II
- Listed Building: Grade II
- Building At Risk (BAR): Grade II
- Important curtilage-listed building
- Landmark
- Important boundary wall
- Important tree group
- Trees with landscape amenity value
- Important hedgerow
- Important green space
- Churchyard
- Improvement opportunity
- Water feature
- Scheduled monument boundary

NEWNHAM CONSERVATION AREA
ADOPTED 24 APRIL 2008

North Hertfordshire District Council
www.north-herts.gov.uk

PLANNING GUIDANCE - APPROVED FOR DEVELOPMENT CONTROL PURPOSES

STATEMENT OF CONSULTATION AND PROCESS

- 15 Jan 2007: Ballock & District Committee
- 23 Jan 2007: Meeting with Newnham & Caldecote Parish Council
- 24 Feb 2007: Public exhibition at Newnham Village Hall
- 9 Mar 2007: End of public consultation
- 15 Mar 2007: Meeting with Chairman & Vice-Chairman of Ballock & District Committee
- 24 Apr 2008: Approved by the Head of Planning & Building Control following consultation with the Portfolio Holder for Planning & Transport

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