

## Ashwell Parish Council Comments on the NHC proposed revisions to the Ashwell Conservation Area (August 2022)

# Ashwell Conservation Area Character Appraisal and Management Plan as issued by NHC Place Services - June 2022

### 1. Full Document Editorial Corrections (refer to the David Short revisions – see attached).

1.1. We would refer the author to the specific editorial corrections suggested in 'sticky note comments and strike throughs' by historian David Short where he has noted factual inaccuracies. This is appended in the form of the original Council Report PDF plus suggested revisions.

### 2. Revisions to the Boundary (section 2.3. of the Report)

#### 2.1. Overall

We accept the overall proposals made by the author in terms of both the additions and deletions to the Conservation Area. However, we believe there are a number of additional areas that merit inclusion as justified below:

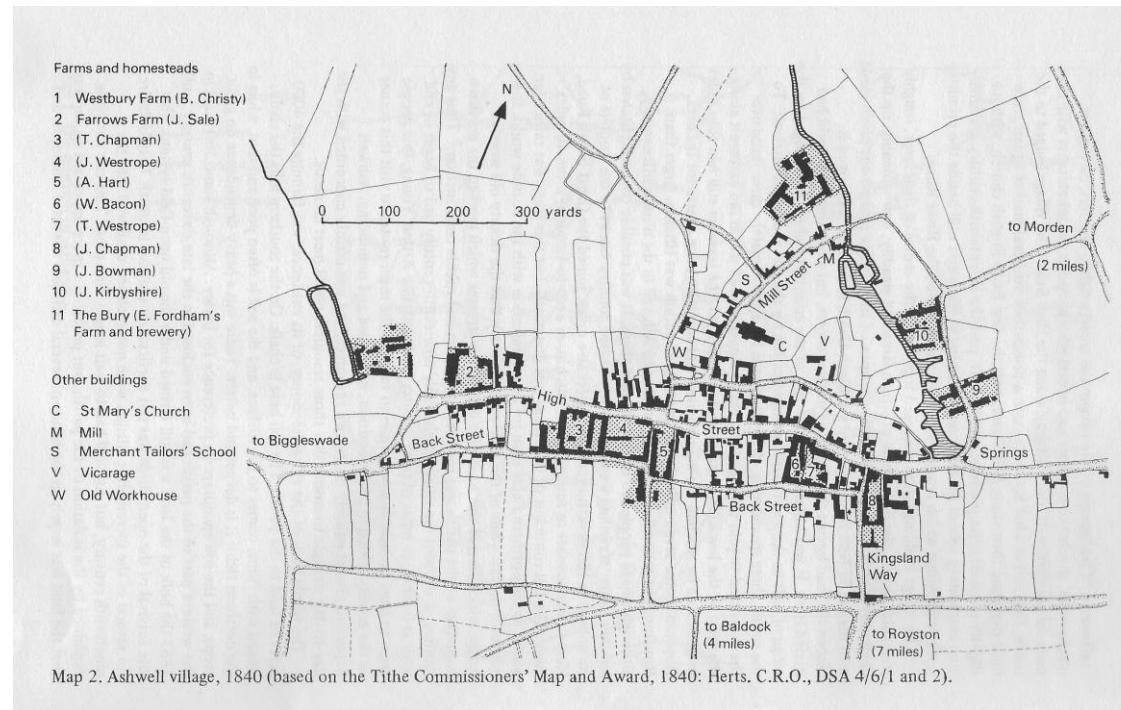
#### 2.2. Station Road South of Ashwell Street

We suggest that further consideration is given to including into the Conservation Area the Arts & Craft houses (even numbers 90 to 120 only) on the West side of Station Road, for the following reasons:

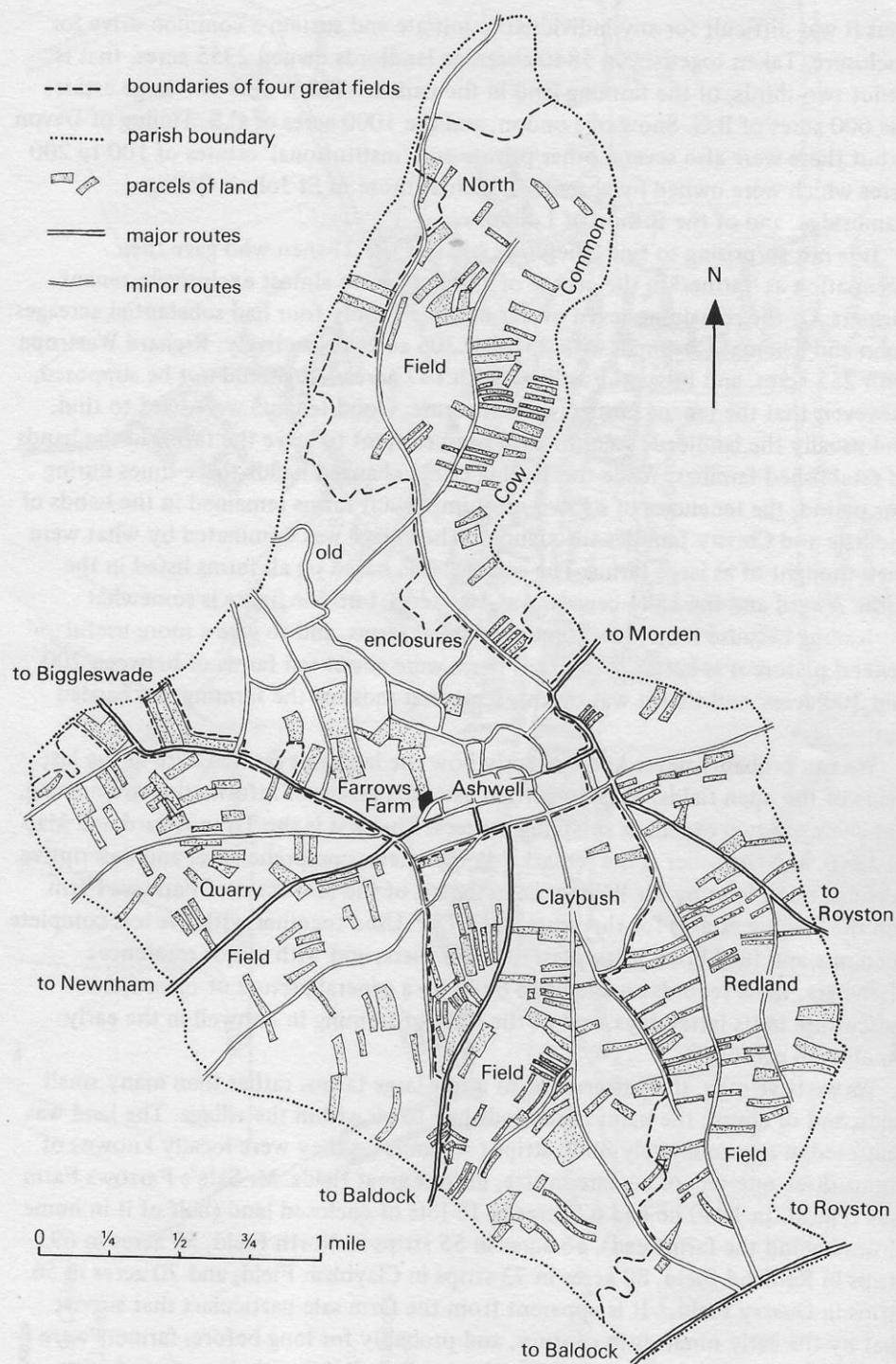
- This part of Station Road provides an important historical gateway into the village.
- Unlike the houses on the East side of Station Rd the original character of nearly all of these 16 houses has been largely preserved (like the similar houses on the East side of Station Road between Philosophers Gate and the War Memorial).
- They are early 1920s council housing and part of the 'Homes for Heroes' movement with the style of housing influenced by the Arts and Craft architecture of Letchworth Garden City.
- Their specific design - long gardens at the back to create an open space and a good-sized front garden which allows the houses to be set back from the road.

#### 2.3. Unmade sections of Ashwell Street (to the West of Bear Lane) and Partridge Hill

- We believe that these sections of unmade road, which are also BOATS, are significant in representing historically significant parts of the boundaries to the South and West of the Village and merit further consideration for inclusion in the Conservation Area.
- The 1840 Tithe Commissioners Maps show the role played by Ashwell St (West) and Partridge Hill in marking the village boundary:



Source: Ashwell 1830 – 1914: The decline of a village community by B.J. Davey



Map 3. Lands of John Sale's Farrows Farm, 1840 (based on the Tithe Commissioners' Map and Award, 1840: Herts. C.R.O., DSA 4/6/1 and 2).

Source: Ashwell 1830 – 1914: The decline of a village community by B.J. Davey

- Please refer to the full historical assessment made by David Short in the attachment entitled *Conservation Area Comments from DS re Ashwell St and Partridge Hill – 11 August 2022*
- He concludes that his area of Ashwell, although it only has one listed building in it, is still part of the history of the present settlement:
  - Ashwell Street forms part of the borough created in c.920AD.
  - Partridge Hill track is most likely a prehistoric field boundary.