

North Hertfordshire District Council

Codicote

Conservation Area Character Statement



Report for

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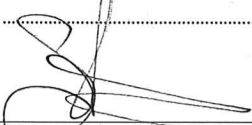
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Doc Ref. 41545_WOD_XX-XX_RP_OH_0027_SO_P01

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Document revisions

No.	Details	Date
1.0	Final copy for client review	27/09/2019
2.0	Revised issue	29/11/2019

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1. Background

1.1 Introduction

- 1.1.1 Codicote Conservation Area was designated by North Hertfordshire District Council in 1970 and its boundary was amended in 1979. The boundary includes the historic settlement core of Codicote, and High Street as it extends away from the centre to the north and south. To the south, it includes a part of St Albans Road, to the west part of Heath Lane, and to the east part of Bury Lane and Old School Close. A large part of the Conservation Area is within the boundary of Codicote Lodge estate. It does not contain the northern part of Codicote which surrounds St Giles Church, now somewhat distant from the centre of the settlement.
- 1.1.2 This report has been produced for the purpose of appraising the character of Codicote 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 The Conservation Area covers the central part of the village of Codicote, and is bordered on the north, east and south sides by 19th century and later residential development. On the west side it is bordered by the Codicote Lodge estate. Beyond, with the exception of the Codicote Lodge land, the Conservation Area and village are surrounded by agricultural land with the land dropping down into the Mimram valley to the west.

1.3 Historical Development

- 1.3.1 Codicote appears in the Domesday Book as a relatively large settlement within land owned by St Albans Abbey, although it has older origins as a Saxon manor. There appears to have been a market held in Codicote since the middle part of the 13th century, this presumably was in the vicinity of the current village green, which has signs of having historically been a larger space and partially built on in the 18th century and later.
- 1.3.2 There is one large building of the 16th century opposite the village green (The George and Dragon, see below), suggesting that this was functionally the centre of the settlement at least by that time. Other timber buildings in Codicote are generally around this central point and on High Street to the south. Later development through the 18th and into the 19th centuries extended along High Street to the north and south, effectively turning a nucleated settlement into a linear one.
- 1.3.3 Development in the later 19th and into the 20th century was focussed on the east side of High Street, including filling the space between High Street and St Giles Church, with other, more piecemeal development elsewhere.

2. Character and Special Interest

2.1 Character

- 2.1.1 Codicote Conservation Area consists principally of the historic settlement core and former village green of Codicote and the spread of High Street north and south of this. It also includes part of St Albans Road with historic agricultural buildings, the area surrounding a former school west of High Street off The Bury in the north-east part of the Conservation Area, and a stretch of Heath Lane to take in the entrance to Codicote Lodge and part of the estate's boundary wall.
- 2.1.2 Key views through the Conservation Area are generally along High Street, to and from the village green area, although there are also important views towards the centre of the village from along Heath Lane and St Albans Road, and from Heath Lane out of the Conservation Area towards a sunken lane leading up into the village from the Mimram valley.
- 2.1.3 The Conservation Area is centred on the remains of a historic village green (and possible market place) and this part of the village is dominated by a run of three large buildings which between them demonstrate much of the history of Codicote. The George and Dragon Restaurant (NHLE 1269199), a 16th century timber-framed former inn, The Pond House (NHLE 1102801), an 18th century and later house, and the early 20th century The Bell Motel (unlisted), all broadly opposite the village green, together provide a focal point for the village and some idea of its historic importance.
- 2.1.4 A large part of the Conservation Area, west of High Street and north of Heath Lane, is within the grounds of Codicote Lodge. This area, separated from the rest of the Conservation Area by walls and planting (Figure 2.1), contains three listed buildings, Codicote Lodge (NHLE 1296186), Green's Cottage (NHLE 1347278) and Garden and Barn Walls to Codicote Lodge (NHLE 1296149), as well as a significant amount of open space.
- 2.1.5 The majority of the building in Codicote is in red brick, which can be seen right along High Street and in all of the areas off it. With the exception of the aforementioned large buildings, the scale of building in Codicote is generally small with occasional larger buildings interspersed. To the east of the Conservation Area, around Old School Close, there is an estate of later 20th century residential buildings that roughly fill the area of some former allotments and have no clear stylistic connection to the rest of the Conservation Area (Figure 2.2).
- 2.1.6 There are a small number of timber-framed buildings in Codicote Conservation Area, the most obvious of which are The George and Dragon and The Goat Public House (NHLE 1102802), both of which have exposed framing, the latter with brick nogging and probably a first-floor jetty underbuilt in brick. West of High Street there is a listed Granary (NHLE 1102799), this timber framed with brick-infill and a jetty underbuilt in brick at ground floor level, and two timber barns, North Barn (NHLE 1102831) and Tythe Barn (NHLE 1347252). Both of these are weather-boarded and of which one, Tythe Barn, has internal framing visible through a window on the south elevation (Figure 2.3). Other timber buildings in Codicote are rendered or fully clad in brick.
- 2.1.7 With a small number of slate exceptions, roofs through the Conservation Area are in tile. There is great variety in window types throughout Codicote, a majority of which are large sash windows on brick buildings, though there are also a large number of casements and a number of bay windows, particularly along High Street.
- 2.1.8 There is a pavement through most of the Conservation Area, notable exceptions being around most of the Codicote Lodge estate, where walls are set back behind grass verges and around some parts of the village green area. Elsewhere, the pavement is generally wide with either stone or

concrete kerbs. Most buildings front directly onto either the road or the pavement, although along St Albans Lane and at the north end of High Street, buildings are generally behind front gardens.

- 2.1.9 High Street makes use of a distinctive scrolled bracket lamp-post type, while streets off High Street have a more modern basic type. There is wide variety in the signage through Codicote although of note is the recently installed village sign on the village green (Figure 2.4). Also of note throughout the village are small plaques giving details of the village's history as it pertains to specific buildings (Figure 2.5). There are a number of bollards and a bell bollard around the junction of High Street and St Albans Road to aid definition and protection of the green and adjacent pavements.

2.2 Statement of Special Interest

- 2.2.1 Codicote is an important historic village, which was part of the property in this area of St Albans Abbey. Although the Conservation Area does not contain the whole of the medieval settlement, with the Church of St Giles being some distance to the north of it, it centres on the village's historic core, the village green and the probable site of a medieval market. The Conservation Area contains a large number of architecturally significant buildings, mostly in brick and located along the length of High Street.

3. Key Assets and Views

3.1 Designated Heritage Assets

Listed Buildings

List Entry	Name	Grade	NGR
1296186	Codicote Lodge	II	TL 21285 18285
1296199	The George and Dragon Restaurant	II	TL 21587 18268
1347252	Tythe Barn	II	TL 21597 18156
1347278	Green's Cottage and Adjacent Farm Cottage	II	TL 21490 18280
1347279	47 and 49, High Street	II	TL 21483 18420
1347280	The Gables	II	TL 21593 18260
1347304	2 and 4, St Albans Road	II	TL 21556 18249
1347305	14, St Albans Road	II	TL 21556 18180
1102773	1, St Albans Road	II	TL 21594 18229
1102774	The Noggins	II	TL 21558 18233
1102775	Hall Hill Farmhouse	II	TL 21559 18226
1102776	26-34, St Albans Road	II	TL 21557 18125
1102799	Granary in Grounds No 8	II	TL 21543 18193
1102800	The Chequers	II	TL 21462 18434
1102801	The Pond House	II	TL 21564 18284
1102802	The Goat Public House	II	TL 21616 18245
1102804	No 70 and Beam Ends	II	TL 21534 18282

List Entry	Name	Grade	NGR
1102805	The Red House	II	TL 21548 18263
1102806	90-96, High Street	II	TL 21642 18197
1102807	106, High Street	II	TL 21664 18176
1102831	North Barn in Bakers Lane	II	TL 21598 18182
1102832	Tithe Farmhouse	II	TL 21592 18136
1102833	Number 2 Including Wall and Outbuildings	II	TL 21531 18373
1173473	21, Heath Lane	II	TL 21455 18238
1173502	63, High Street	II	TL 21535 18341
1173530	73 and 75, High Street	II	TL 21604 18256
1173591	82-88, High Street	II	TL 21623 18202
1173606	100, High Street	II	TL 21652 18189
1296129	No 126 and Fern Cottage	II	TL 21726 18140
1296149	Garden and Barn Walls to Codicote Lodge Alongside High Street and Heath Lane	II	TL 21494 18358

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 Codicote Conservation Area. These buildings have been selected through the contribution they make to the townscape of the conservation area.

- North Lodge, High Street
- 33 High Street
- 37 High Street
- 39 High Street
- 41 High Street
- Gardener Cottage, High Street
- 51 High Street
- Former school on Bury Lane
- The Bell Motel
- 1 & 3 Heath Lane
- 80 High Street
- 110-124 High Street

3.3 Key Views

3.3.1 Seven Key Views have been identified within the Conservation Area as follows:

- KV1: From outside 41 High Street looking south-east along High Street
- KV2: From the conservation area boundary on Heath Lane west along Heath Lane out of the conservation area
- KV3: From west of the driveway of Codicote Lodge on Heath Lane east towards 1 & 3 Heath Lane
- KV4: From outside The Pond House north-west along High Street
- KV5: From outside 80 High Street south-east along High Street
- KV6: From outside 14 St Albans Road north towards The George and Dragon Restaurant
- KV7: From outside The Globe public house north-west along High Street

4. Opportunities for Improvement

4.1.1 The following opportunities for improvement have been identified within Codicote Conservation Area:

- the existing heritage signage is very good, but could be allied with more prominent information boards around the village
- signage on the Costcutter at 80 High Street stands out as detracting from the character of the Conservation Area and could be restyled in any future renovation
- measures should be considered to reduce the impact of parking and pavement parking within the High Street, in order to benefit the character of the conservation area and views along the street.

5. Bibliography

Domesday entry <https://opendomesday.org/place/TL2118/codicote/>

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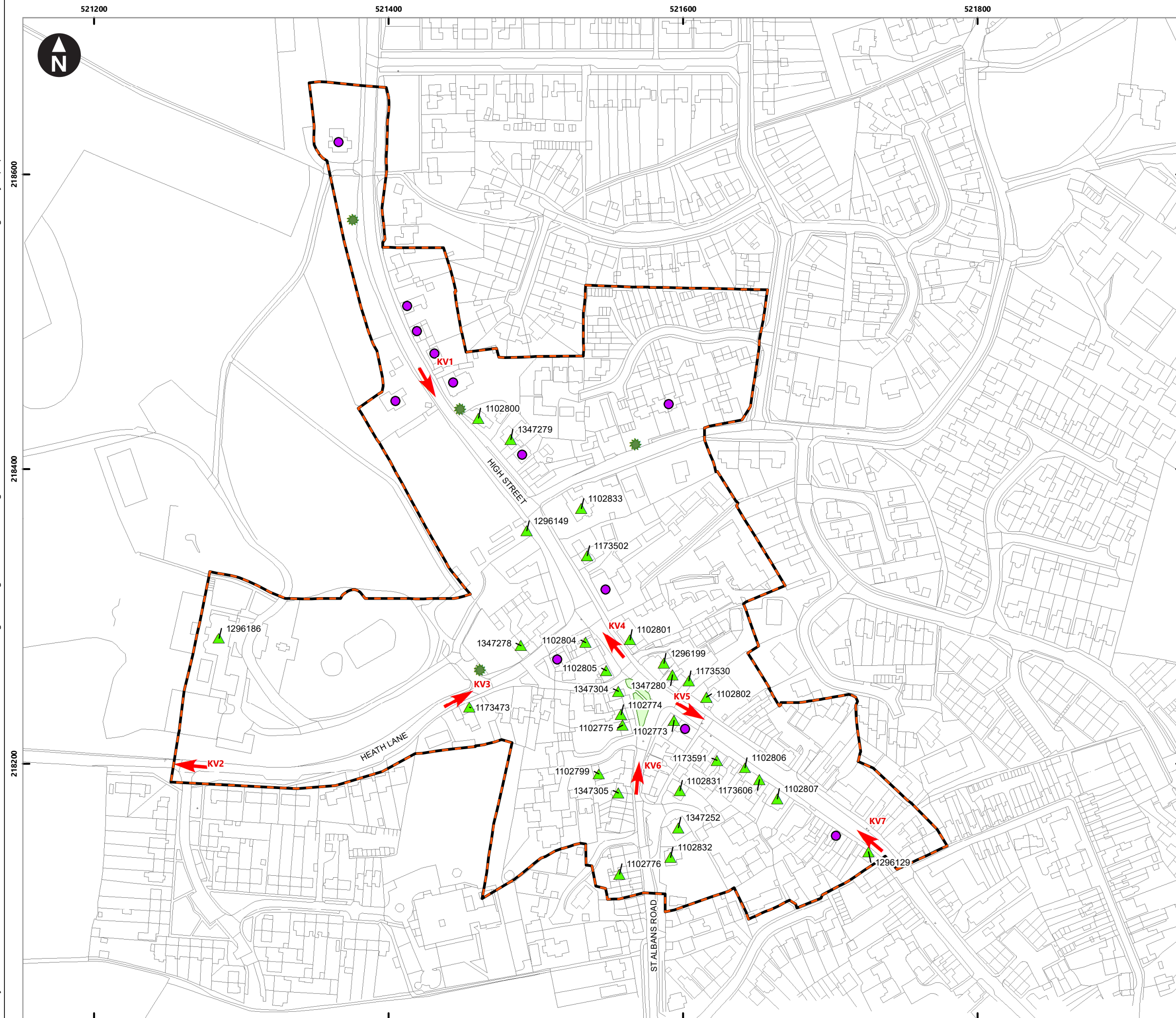


Appendix A

Conservation Area Map

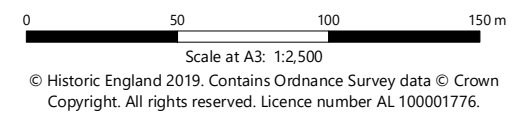


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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of 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 26/06/2019. 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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Codicote

November 2019

Appendix B

Photographs

B.1 Character Photographs



Figure 2.1: Walls of Codicote Lodge along Heath Lane showing the boundary of the Codicote Lodge estate



Figure 2.2: Old School Lane development, c. 1980s, a modern development with character at odd with the rest of the Conservation Area



Figure 2.3: Timber framing visible inside Tythe Barn, off St Albans Road, grade II, NHLE 1347252.



Figure 2.4: Village sign, located on the village green at the centre of the village.



Figure 2.5: Heritage sign on the outside of The Red House. Grade II, NHLE 1102805 on High Street.

B.2 Key Views



KV1: From outside 41 High Street looking south-east towards the village green showing the verdant character of the northern part of High Street.



KV2: From the conservation area boundary on Heath Lane looking west along Heath Lane out of the conservation area, towards a sunken road leading down into the Mimram valley.



KV3: From west of the driveway of Codicote Lodge on Heath Lane east towards 1 & 3 Heath Lane, showing High Street and 18th century building encroachment onto the former village green.



KV4: From outside The Pond House, looking north-west along High Street showing large central buildings with the village green on the left.



KV5: From outside 80 High Street looking south-east along High Street showing the street section, the continuous building lines, and lack of greenery in contrast to northern end of High Street.



KV6: From outside 14 St Albans Road looking north towards The George and Dragon Restaurant and village green.



KV7: From outside The Globe public house looking north-west along High Street, showing street section and prevalence of parking and lack of greenery in contrast to the northern end of High Street.

wood.

