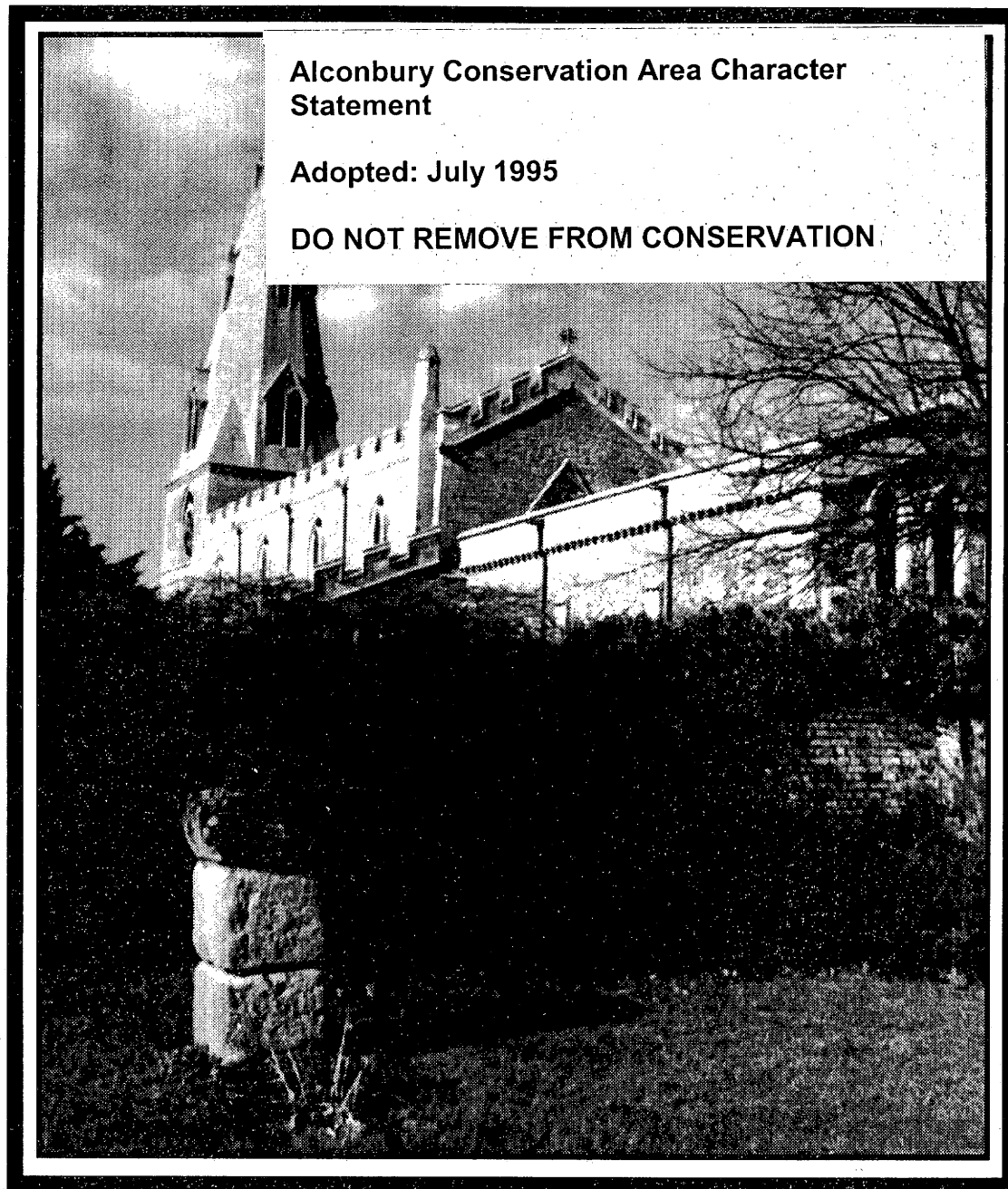

ALCONBURY

CONSERVATION AREA



CHARACTER STATEMENT

ALCONBURY CONSERVATION AREA

CHARACTER STATEMENT

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Planning Committee
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FOREWORD

Sixty-two Conservation Areas have now been designated in Huntingdonshire. However, the act of designation is not an end in itself, but the start of a process to preserve and enhance the character of each Conservation Area. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires Local Planning Authorities from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. Furthermore, the Government in its Planning Policy Guidance Note 15, on Historic Buildings and Conservation Areas, seeks the review of existing Conservation Areas and their boundaries against consistent local standards for designation.

Whilst it is the ultimate intention of this Authority to undertake boundary reviews and formulate policies for preservation and enhancement, this represents a very large workload which would require several years to achieve. Therefore, the most pressing priority is the publication of Conservation Area Character Statements which justify existing designations. The Statements are intended to provide guidance for formulating policies for preservation and enhancement and to assist in determining planning applications within Conservation Areas. They will also prove useful in individual cases which go to appeal, by providing additional documentation for Inspectors to assess the merits of the Local Authority's evidence.

The format of each Character Statement will consist of an introduction of the legislative background, followed by an assessment of the local setting, history, character and landscape setting (if relevant) of the Conservation Area in question.

A comprehensive list of the 62 Conservation Areas with plans of each area showing Listed Buildings and Ancient Monuments is contained in the booklet 'Conservation Areas in Huntingdonshire' published in October 1991 by the District Council. This document also gives summary information on the special nature of the control of development within Conservation Areas and this is reproduced for information in Appendix 1 to this Character Statement.

The District Council's Local Plan for Huntingdonshire (with proposed modifications incorporated) gives the general planning policies which the Council are pursuing to preserve and enhance Conservation Areas (four policies in all). These are contained in Appendix 2.

The District Council is currently producing advice and guidance notes on "Conservation Areas and Listed Buildings" and on "Residential Design". These documents will provide further information and advice to the householder, developer and others to maintain existing buildings and when building anew in Conservation Areas and elsewhere.

CONSERVATION AREA CHARACTER STATEMENT

ALCONBURY CONSERVATION AREA NO.27

1. INTRODUCTION

- 1.1 Conservation Areas are designated by the Local Planning Authority based upon the criterion that they are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Considerable scope and discretion can, therefore, be applied in such a designation. The process of designation is contained within Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Prior to this Act, Conservation Areas were designated under the 1967 Civic Amenities Act. Section 72 of the 1990 Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in exercising its planning functions.
- 1.2 Apart from giving special consideration to applications for new development, the legislation affecting Conservation Areas also provides for control over the demolition of unlisted buildings and the felling and lopping of trees. Furthermore, in respect of those Conservation Areas designated prior to November, 1985, additional limitations have been placed on permitted development rights. Grant aid may also be available within Conservation Areas, either through Town Schemes or Section 10 of the Town and Country Planning (Amendment) Act, 1972.
- 1.3 The Conservation Area for Alconbury was designated by the District Council on 22nd August, 1977. The purpose of this Conservation Area Character Statement is to:-
- i) Justify the Conservation Area designation.
 - ii) Justify the overall shape and area of the Conservation Area but not specific boundaries.
 - iii) Provide detailed information on history, architecture and landscape and their inter-relationships to guide developers and Development Control Officers when considering proposals within Conservation Areas to ensure the essential character of the area is preserved and/or enhanced.
- 1.4 Further guidance in this respect has been produced recently in Planning Policy Guidance Note No.15 - Planning and Historic Environment - issued jointly by the Department of the Environment and the Department of National Heritage. The new document emphasises that it is important that Conservation Areas are seen to justify their status because "an authority's justification for designation, as reflected in its assessment of an area's special

interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of Conservation Area Consent for demolition and appeals against refusals of planning permission”.

- 1.5 This Conservation Area Statement describes the essential characteristics of Alconbury Conservation Area in justifying its status, thereby providing a basis upon which the Local Authority can assess development proposals and enable judgements on decisions to be made.

2. LOCAL SETTING

- 2.1 The village of Alconbury is set in the valley of Alconbury Brook, a tributary of the River Great Ouse, which meanders on a course roughly from north to south through the village. On either side of the brook is a large village green, fronting High Street on the northern side and Brookside on the southern side.
- 2.2 The historic core of the village stretches from High Street in the south to Chapel Street, Church Way and The Maltings in the north. The main concentration of important historic buildings consisting of the Parish Church of St. Peter and St. Paul, Manor Farm and Manor House, now a hotel, are grouped around these streets in the north of the village. Alconbury Conservation Area incorporates the core of the village along with the nearby traditional meadows which border the brook.
- 2.3 Alconbury is located approximately 5 miles to the north-west of Huntingdon. It is situated between the Old Great North Road which passes through the southern edge of the village, and Ermine Street which is about 3/4 mile away to the north. Two parallel lanes, School Lane and Rusts Lane link the village with Ermine Street, as the land rises steeply northwards, although School Lane is now a no-through road.
- 2.4 Situated on the higher ground with views across the valley is Alconbury House, set amongst a parkland landscape on the north-eastern side of the village, from which it is now separated by the A1 dual-carriageway, which forms a bypass to Alconbury.

3. HISTORY

- 3.1 The original derivation of the place name for Alconbury is thought to have come from Ealhmund's Burg, with "burg" meaning a fortified place. By the time of the Domesday Book in 1086, the spelling of the village name had been amended to Acumesberie, and by the 14th Century it had evolved to its modern title of Alconbury. Although the neighbouring village of Alconbury Weston is about 1 mile distant to the west, Alconbury-cum-Weston was described as one "vill" in 1316, and the two villages still form one ecclesiastical parish.

- 3.2 The parish of Alconbury was a meeting point for a network of Roman roads, and it is possible that a sizeable Roman settlement remains to be discovered here. Ermine Street was the major Roman road in England, running between London and York. It crossed the Ouse at Godmanchester and travelled north-westwards, until turning northwards at Alconbury Hill.
- 3.3 The junction point of the roads was thought to be about $\frac{1}{2}$ mile south of the hill top, possibly off Cade's Hill, where a road headed due westwards. The road is known to have gone as far as Titchmarsh, Northants in the Nene Valley, but is thought to have gone on towards Leicester where it would have joined the Fosse Way. The other road meeting at the junction went south-westwards to Bedford, and is known to have passed near a villa at Gt. Staughton and a possible settlement site at Thorpe Lodge Farm, near Ellington.
- 3.4 The Great North Road, which was the alternative route from London to Ermine Street, with which it converged at Alconbury Hill, was only developed in the 17th Century, and is not marked on Speed's map of Huntingdonshire in 1610.
- 3.5 At the time of the Domesday Survey in 1086, Alconbury was one of seven manors in Huntingdonshire which belonged to King William I. The Survey also refers to the Soke of Alconbury, an area recognised as being under the authority of a single landowner, who held rights of "soch" (jurisdiction). Such areas were directly answerable, through their local manorial keeper, to the Crown. It records that the soke of Alconbury Weston, Thurning, Winwick, Luddington and part of Gidding lay in Alconbury. It is, therefore, probable that the soke of Alconbury contained all those villages lying in the valley of Alconbury brook.
- 3.6 The manorial succession of Alconbury since the Domesday Survey has been extremely complex and only significant events can therefore be highlighted, but it has been associated with various nobility throughout the years. The manor remained with the Crown until the 12th Century, when it was granted to John Lupus, Chamberlain of the Emperor of Germany. In 1203-04, land at Alconbury was given by King John to David, Earl of Huntingdon, who died in 1219. Whilst his heir John came of age, custody was granted to his uncle Ranulph, Earl of Chester.
- 3.7 Between 1230 and 1233, the overlordship was granted to Stephen de Segrave, Justiciar of England. At that time the Crown unsuccessfully attempted to regain possession of the manor. Segrave was very unpopular, and the barons showed their dislike by burning Alconbury in 1234. He died in 1241, and the manor was granted to his second wife, Ida,, who later married Sir Hugh Pecche.

- 3.8 The manor was seized by Sir Reginald de Grey in 1264, but Pecche and Ida had regained possession by 1285. Meanwhile, the Segrave family had returned to the King's favour, and the manor was inherited by John Segrave in 1325. He later married Margaret, daughter of the Earl of Norfolk. Their son, John, succeeded in 1368, and he was created Earl of Nottingham in 1377. Both titles passed to his younger brother Thomas who died in 1400.
- 3.9 The lordship again came into the de Grey family by marriage in 1428. When John de Grey died in 1476, his heir and daughter Anne was aged 4. She was married to Richard, Duke of York, the second son of King Edward IV. He was murdered in the Tower of London in 1483. The title then passed to Anne's mother, Elizabeth, Duchess of Norfolk.
- 3.10 When debts forced the sale of the manor in 1600, it was purchased by Sir John Spencer of Althorp for £4,000. It was passed to his daughter Elizabeth and then her son, Spencer, who was killed fighting for the King in the Civil War at Hopton Heath in 1643.
- 3.11 The manor was conveyed to John Bedell in 1655, and thence to a series of private individuals. Eventually, it was passed to James Rust in 1840, who held 1273 acres and whose family occupied Alconbury House. In 1855, Rust was elected Member of Parliament for Huntingdonshire. The influence of the Rust family on Alconbury is illustrated by the fact that Clay Lane was re-named Rust's Lane. Their tenure of the manor eventually ended in 1922.
- 3.12 Land which consisted of the Rectory Manor, which included Weybridge Forest, was granted by Henry II to Merton Priory who held it until the dissolution. The Rectory was then granted to the dean and chapter of Westminster. Along with Godmanchester these were the only two such patronages in Huntingdonshire.
- 3.13 Weybridge was noted as a royal forest in the Domesday Book, and survived as such until the 17th Century. By 1672 it was known as Weybridge Park, and was mainly farmland in the ownership of the Earl of Manchester, whose estate covered 957 acres to the south of Alconbury between Matchams Lane in the north and Ellington Brook to the south.
- 3.14 The importance of Alconbury in medieval times could be assessed by the fact that it was one of several villages which was given a charter for holding a market and fair between the period of 1180 and 1318. The original charter was granted to John de Segrave for his manor of Wood Weston or Alconbury Weston in 1304, but was soon transferred to Alconbury. The market was held weekly on Thursdays, probably at Maypole Square, around which the old core of the village became established. The fair was held yearly for 7 days, probably on the village green, and abolished in 1872.

- 3.15 The Domesday Book does not mention a parish church, but numerous early stones built into the present Church's walls indicate a church on its present site by the 12th Century. It is considered to be one of the finest 13th Century churches in Huntingdonshire, particularly famed for its chancel. The church underwent an extensive renovation in 1877 when the tower was taken down and rebuilt stone by stone using the same materials. The spire, originally built in 1290, was meanwhile supported in mid-air by massive scaffolding. It was one of the most remarkable pieces of engineering work of the period.
- 3.16 The early settlement of Alconbury evolved southwards of the parish church along High Street which bordered the brook, which has traditionally been prone to flooding. The elongated village green is first mentioned in 1327, whilst the bridge over the brook linking the two sections of the village is a 15th Century humped bridge of four spans, constructed of limestone ashlar with brick parapets.
- 3.17 Two pedestrian white-painted footbridges exist at either end of the green, and when water levels are low the brook is able to be traversed by a ford at the southern end of the green, whilst another ford at the north end is now disused.
- 3.18 The earliest domestic architecture remaining in the village is the 16th Century timber-framed Manor House and the early 17th Century Manor Farm. This is constructed of local red brick, but includes part of an earlier 16th Century timber-framed building on site. The typical village vernacular cottages of the 17th Century are mainly timber-framed and plastered, with pantiles being the most common roofing material with little evidence of thatch.
- 3.19 Few substantial dwellings constructed for wealthy businessmen are found in Alconbury, but properties were originally farmhouses or farmworkers cottages. Victorian dwellings were similarly vernacular in style, but constructed mainly with local gault stock bricks. Those retaining their original features mostly have Welsh slate roofs, but many properties have modern roofing materials and fenestration. The original vicarage was built in 1872 on the north side of The Maltings, but was demolished in the mid 1960s to be replaced by a small housing estate. A new vicarage has been built to the south of the church.
- 3.20 Manor Farm provides the most significant complex of farm buildings within the Conservation Area. Whilst the majority are Victorian in age, the earliest barn in red brick dates from the late 17th Century, and the end bay still has a malting with vent in situ, from which the name of the lane originates. The interior also has a pump dated 1778.
- 3.21 The Enclosure Act for the local field system was enacted in 1791, and many of the local fields were all individually named. The pastures bordering the brook are natural meadowland, whose historical names were Dickins Close, Church Close and Grass Close.

4. CHARACTER

- 4.1 The essential character of Alconbury Conservation Area is formed by the inter-relationship of Alconbury brook, the village green and the local vernacular architecture. Alconbury Brook is a distinctive, important physical feature of the village, and its course runs through the whole Conservation Area, bordered by large meadows and the village green and the banks of the brook also contribute to the character of the village.
- 4.2 The historic core of the village is linear in pattern, with High Street and Church Way on the northern side of the brook, and Brookside to the south of the village green. As the village has developed, so it has extended in consolidated form between School Lane and Rusts Lane on its northern side, and in the rectangle between Brookside and Gt. North Road to the south. The road pattern contains several sharp bends and junctions, and so relatively small stretches of road with buildings acting as terminal visual features are common within the Conservation Area.
- 4.3 The most important grouping of buildings within the Conservation Area is found at its northern end, containing the Parish Church, Manor Farm and Manor House Hotel. The church occupies a slightly elevated position on the eastern bank of Alconbury Brook, and its spire is a prominent visual landmark from all directions, but especially across the open countryside from Alconbury Weston. The church is constructed of limestone rubble and reused medieval stone with dressings of Weldon, Ketton and Barnack stone. Its roofs are covered with lead, and its fine broached spire has three tiers of gabled spire lights.
- 4.4 Manor Farm shares a common boundary with the church on its eastern side. It is constructed in local red brick with English and Flemish bond. It dates from the early 17th Century and is two storeys with attics, with a peg tile roof, leaded light windows and grouped diagonal chimney stack. It is set within a large curtilage with imposing farm buildings to the north facing The Maltings, the main barn being of similar materials to the farmhouse, whilst the barn bordering the churchyard is constructed of gault stock brick with Welsh slate roof, and has 5 sizeable openings at first floor level facing The Maltings. The lawned garden north of the house is bordered by Lime trees and contains the base of a churchyard cross, which was removed from the previous vicarage garden about 1950. The southern approach to the farmhouse along Church Way is guarded by a red brick wall approximately 10 feet high, contemporary with the house, behind which is a row of pollarded Limes.
- 4.5 The remainder of the farmyard to Manor Farm is located on the northern side of The Maltings, including an open cart barn on the road frontage in gault brick with pantiled roof. Another barn and stable are constructed of similar materials, with a pond on the western boundary, whilst the remaining buildings are of modern construction. To the west of the farmyard are a row of Horse Chestnuts and Lime trees, the remnants of the former vicarage garden.

- 4.6 The Maltings is a country lane with no footpaths on either side and as it leaves the village it descends sharply down Cricks Hill between mature hedgerows on either side. A seventeenth century timber-framed and plastered cottage with a thatched roof occupies an elevated position overlooking the brook and playing field beyond at the northern end of the village. The rising ground provides views of the church and neighbouring cottages on the western approach to Alconbury from Alconbury Weston, and both The Maltings and the churchyard afford extensive views in the opposite direction across the playing field.
- 4.7 At the opposite end of The Maltings, at its junction with Chapel Street, is situated the Manor House, which has recently been converted to a hotel. Originally, a farmhouse, it was constructed in the 16th Century, being a timber-framed and plastered structure, with a continuous jetty to the street facade above which are three gables with a plain tile roof. The curtilage of the Manor House is now severely restricted, but it still retains a specimen evergreen oak.
- 4.8 The majority of buildings along Chapel Street, terminating at Maypole Square, are Victorian in age, constructed in local gault stock bricks with pantiles or Welsh slates as roofing materials. Many houses have undergone modern alterations and so their character has been affected, but No.19, Chapel Street displays the original architecture, with two bay windows on the front elevation.
- 4.9 Modern dwellings have replaced demolished cottages in several locations, including those buildings associated with Manor House to the north of the Methodist Chapel, whilst two rows of terracing facing Chapel Street and Church Way in Maypole Square have been replaced by a single house. One feature to have returned recently is the village pump, which was renovated on Maypole Square in 1984, and forms a focal point at the road junction. The square is thought to have been the original location of the market, and is used as a meeting place when school children perform the maypole dance on May Day.
- 4.10 Whilst there is no predominant architectural style within Alconbury Conservation Area, the southern end of the village along High Street and Brookside is mainly characterised by rendered, timber-framed cottages, but infilling and replacements are interspersed with the remaining traditional buildings. Two of the buildings which occupy important visual locations are Bell House and 29, High Street, which are at the junctions of Bell Lane and Rusts Lane respectively with the High Street. Both properties were originally public houses, as were two other listed buildings, the Globe and the Red Lion, both situated along the Great North Road, just beyond the Conservation Area.
- 4.11 Bell House is a substantial property dating from the late 16th Century, with 19th Century additions in large grounds on the northern bank of the brook. Its original hall range is timber-framed and plastered, and distinctively painted

pink, and is the most notable thatched building in the village. A cross-wing to the north is plain-tiled, and at the junction is a large red brick chimney stack with three diagonal shafts. A single storey pantiled barn in stock brick adjoins to the south.

- 4.12 The former Crown Inn at the junction of High Street and Rusts Lane unfortunately has stood derelict and vandalised for a considerable period, but it has now been purchased by a new owner and renovation work has commenced. Although it has long since ceased to be a pub, it still retains some of the original furnishings. It dates from the 17th Century and is timber-framed and plastered with a pebbledash finish. The original plain tiles exist on the front elevation, whilst the rear large catslide roof is covered by modern plain tiles. To the rear is a mature Horse Chestnut tree, but the original hedgerow which gave Rusts Lane the appearance of a country lane has now largely been removed.
- 4.13 The earliest historic cottages along High Street are mainly 17th Century whilst those along Brookside are generally from the 18th Century. Nevertheless, they are similar in architectural style, being timber-framed and plastered with pantile roofs. Because of the problem of flooding in the village, several cottages are set gable end on to the road frontage. Alconbury has regularly experienced flooding along High Street and Brookside, and properties have needed pathways to the rear to provide means of escape in times of flood. Located centrally along Brookside is a Victorian terrace of cottages, but several units have been much altered.
- 4.14 Brookside was somewhat divorced from the original village with little development. It has enabled the many spaces to be infilled with new housing, both with frontage plots and small estates, with materials trying to reflect the traditional character of the area with mixed success. Along the northern side of High Street, opportunities for infilling have arisen, but more commonly older properties have been renovated, causing the loss of character by the use of modern materials.
- 4.15 The brook and the village green, interspersed with mature planting of Horse Chestnuts, Weeping Willows, Limes and Poplars, give the core of the village its character. The main bulk of The Green is situated between the 15th Century bridge at the north end and the ford at the southern end and covers an unbroken expanse of approximately 200 yards, being over 50 feet wide on both banks. The Green then tapers away both northwards and southwards, but is only situated on the northern bank. It provides a pleasant area on which to sit and walk, and in recent years has been characterised by its concentration of numerous wild ducks. The Green dates from medieval times and so possesses great historic character. It provides an attractive green swathe of open land running through the heart of the village, with judicious planting and crossing points relieving the expanse of grass.

- 4.16 Between the bridge, which is an ancient monument and can only take traffic passing through the village in single file, and the grass track leading to the ford is a small triangular paddock which is currently overgrown. It enables the grassed areas and hedgerows, with Willows and Ash bordering the brook to encroach into the heart of the village.
- 4.17 As the brook meanders northwards, three large meadows separate the village from the Great North Road, which is reached at the cross-roads with Mill Road and Globe Lane. The smaller meadows are used for grazing horses, whilst the larger Church Close is a traditional cattle pasture, on either side of the brook. A footpath passes through the field with three footbridges with railings to provide an alternative access from the village to Gt. North Road. The footpath provides a vantage point for fine views of the church, particularly effective at night by floodlighting. At a shallow point in the brook is an area known as Bride's Pool in which, it is rumoured, brides were dipped after their wedding at the church nearby. The meadows are historically significant and their individual names date back at least as far as the Enclosure Act in 1791. Planting is confined to the edges of the fields, with hedgerows mainly along the southern boundary, and a variety of trees along the brook bank. The trees are mainly Ash or Willow, but one particularly fine specimen Oak is situated along Mill Road.
- 4.18 Elm trees have had to be felled along the brook bank because of Dutch Elm Disease, and now Weeping Willows mainly remain in Church Close and along the churchyard bank, whilst the churchyard itself is landscaped by Conifers and Limes. The demise of numerous Elm trees through disease in recent years along the brook bank between Alconbury bridge and the churchyard and in ancient hedgerows, has been a loss to the local landscape but has also resulted in fine views of the village being created, especially of the Parish Church viewed from the recreation field.
- 4.19 Elsewhere within the Conservation Area, landscape features are generally subsidiary to the built environment but nevertheless certain groupings are visually attractive and worthy of preservation, particularly along The Maltings and in the grounds of Spring Cottage Farm. Hedges can also provide effective property boundaries, as with those at 34, Brookside, 2, Rusts Lane and The Old Forge, High Street.
- 4.20 The parkland grounds of Alconbury House were the first area in Huntingdonshire to be protected by a Tree Preservation Order in 1951, but they have been divorced from the village by the A1 Bypass and so do not come within the Conservation Area, but nevertheless are a very important element of the local landscape. The A1 flyover across the brook at the eastern end of High Street provides a strong visual break between the village and open countryside beyond.

DEVELOPMENT CONTROL WITHIN CONSERVATION AREAS

One of the most effective ways of preserving and enhancing Conservation Areas is through the control of development. Listed buildings cannot be demolished or altered or extended without obtaining consent from the Local Planning Authority or the Secretary of State for the Environment. Similarly the right to carry out certain developments, within the curtilage of a dwelling which is listed, without having to obtain planning permission are reduced. When determining planning applications for development which affects listed buildings or Ancient Monuments, the Planning Authority must give consideration to the effects of the proposed development on their character. Since many Conservation Areas are centred on areas where there is likely to be significant archaeological interest, consent may be withheld or conditions imposed to enable investigation and recording to take place.

The designation of a Conservation Area gives further powers of control to the Local Planning Authority. In these areas the right to carry out certain developments without the need to obtain planning permission are reduced. In particular:

- i) the amount of extension to a dwelling is limited to less than 50 cubic metres or 10% of the original dwellinghouse.
- ii) no cladding of any part of the exterior by stone, artificial stone, timber, plastic or tiles is permitted to a dwellinghouse.
- iii) no alterations may take place to the roof of a dwelling which would result in its enlargement.
- iv) no alterations or extensions can take place within the curtilage of a dwelling to buildings over 10 cubic metres in volume.
- v) Satellite dishes are not allowed on a chimney, nor on any wall or roof slope fronting onto a highway.

Generally, planning controls in Conservation Areas are directed to controlling demolition. In this respect, Conservation Area Consent is required for the demolition of buildings and structures over certain sizes. Furthermore, anyone who wishes to lop, top or fell a tree within a Conservation Area must give the Planning Authority six weeks notice of their intention. This gives the Planning Authority the opportunity to make a Tree Preservation Order.

LOCAL PLAN POLICIES ON CONSERVATION AREAS

En5 DEVELOPMENT WITHIN OR DIRECTLY AFFECTING CONSERVATION AREAS WILL BE REQUIRED TO PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE.

Conservation is not preservation, and whilst the District Council is concerned to see the retention of the most important features and characteristics of designated areas, it is at the same time attempting to assimilate good modern architecture in historic locations.

The relevant statutory provisions are to be found in the Planning (Listed Buildings & Conservation Areas) Act, 1990. Subject to minor exceptions, no building in a Conservation Area may be demolished without the written consent of the Council, and trees within a Conservation Area (again with minor exceptions) are also given additional protection. Six weeks notice of any lopping, topping or felling of such trees must be given to the Council, in order that a Tree Preservation Order may be made if necessary. In Conservation Areas, there are reduced permitted development rights and proposals for development that are likely to affect the character or appearance of the area, may be of public concern and must therefore be advertised.

The District Council will continue to protect and enhance the character of the designated Conservation Areas. Particular attention will be paid to alterations to existing buildings and the design of new developments within the Conservation Area.

En6 IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE HIGH STANDARDS OF DESIGN WITH CAREFUL CONSIDERATION BEING GIVEN TO THE SCALE AND FORM OF DEVELOPMENT IN THE AREA AND TO THE USE OF SYMPATHETIC MATERIALS OF APPROPRIATE COLOUR AND TEXTURE.

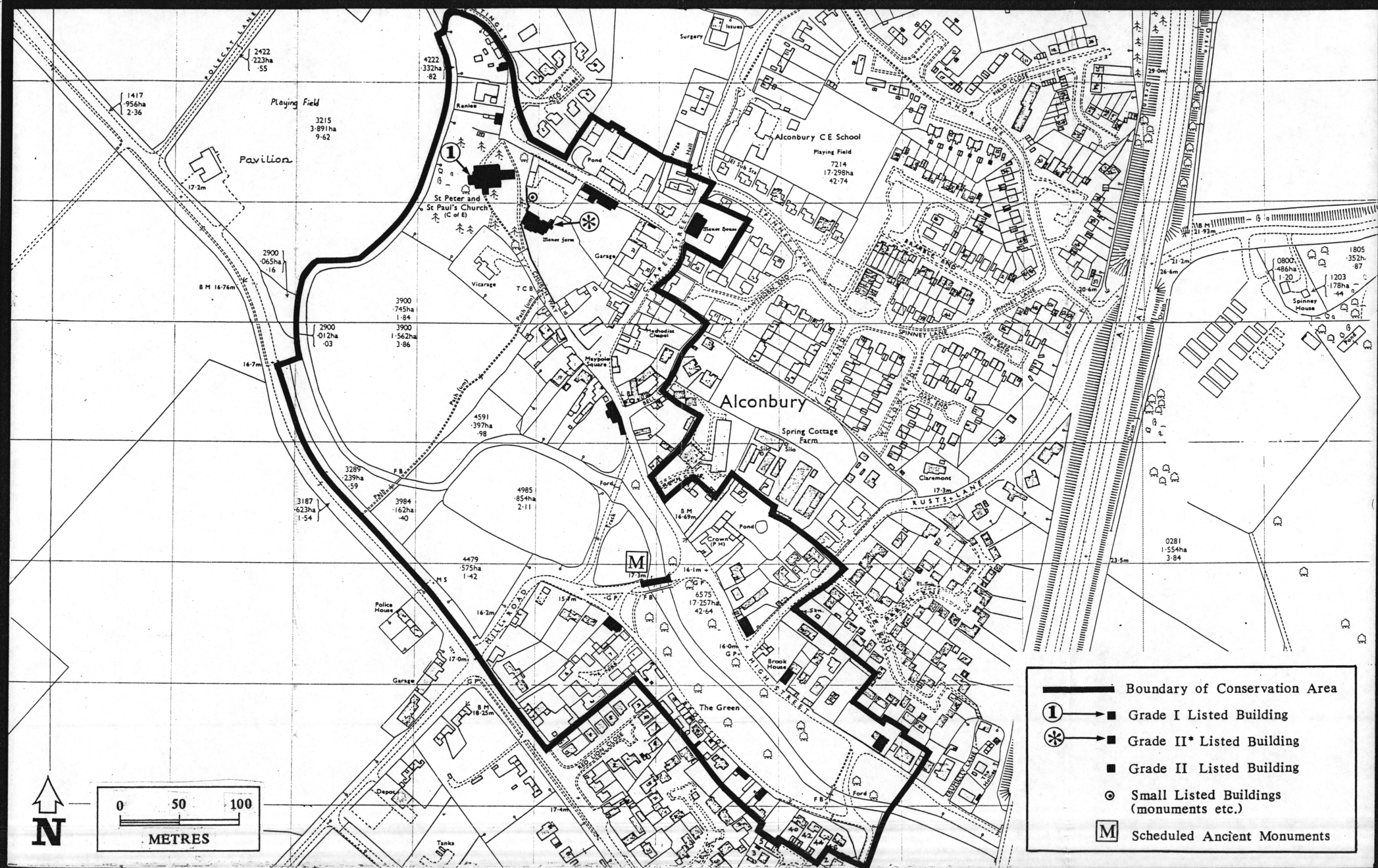
It is important to lay down basic design criteria when new development in a Conservation Area is being proposed. This criteria will ensure that new dwellings will follow the general pattern of the existing built form, materials and styles. The District Council will use the provisions of Article 7, of the General Development Order, 1988, to require details to support outline planning applications in Conservation Areas.







En7 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.

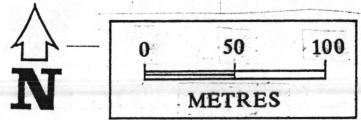
Proposals for redevelopment sometimes take a considerable time to implement. The demolition and clearance of sites before a new scheme has been approved or implemented could lead to the situation where an unsightly area in a Conservation Area is created and left for some time. The opportunity for a sympathetic replacement scheme may be lost if the designer does not appreciate the scale and form of the original building(s) now lost.

En8 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD IMPAIR IMPORTANT OPEN SPACES, TREES, STREET SCENES AND VIEWS INTO AND OUT OF THE CONSERVATION AREAS.

Conservation Areas are made up of buildings, trees and open spaces (both public and private) which together form a cohesive area. It is recognised in the chapter on housing that within the environmental limits not all areas of land should be built on. There are important open spaces, gaps and frontages that should be preserved in their own right.



-  Boundary of Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Small Listed Buildings (monuments etc.)
-  Scheduled Ancient Monuments



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CONSERVATION AREA No. 27

Designated by
 Huntingdonshire District Council
 on 22nd August 1977.