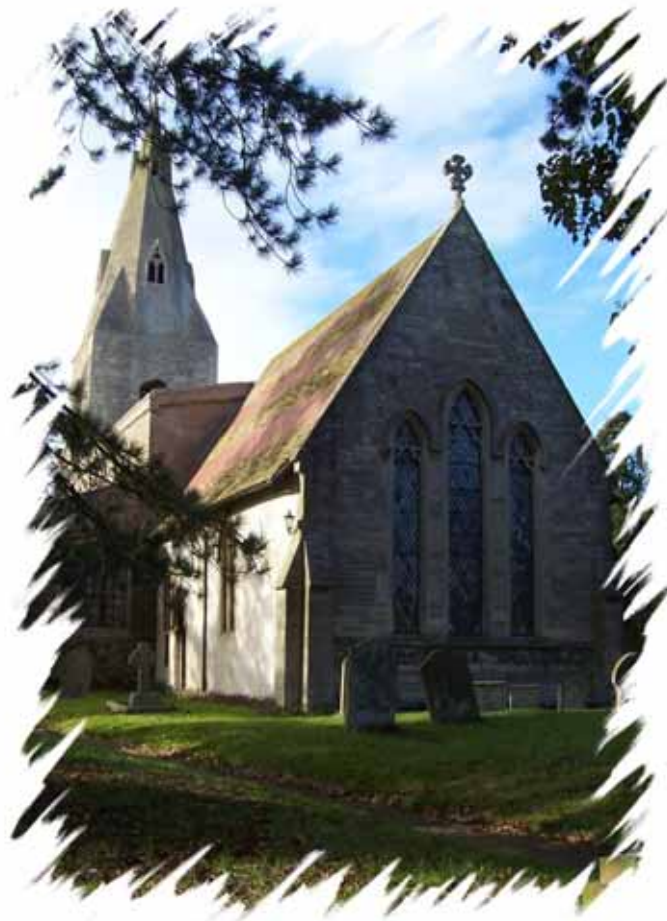

Broughton

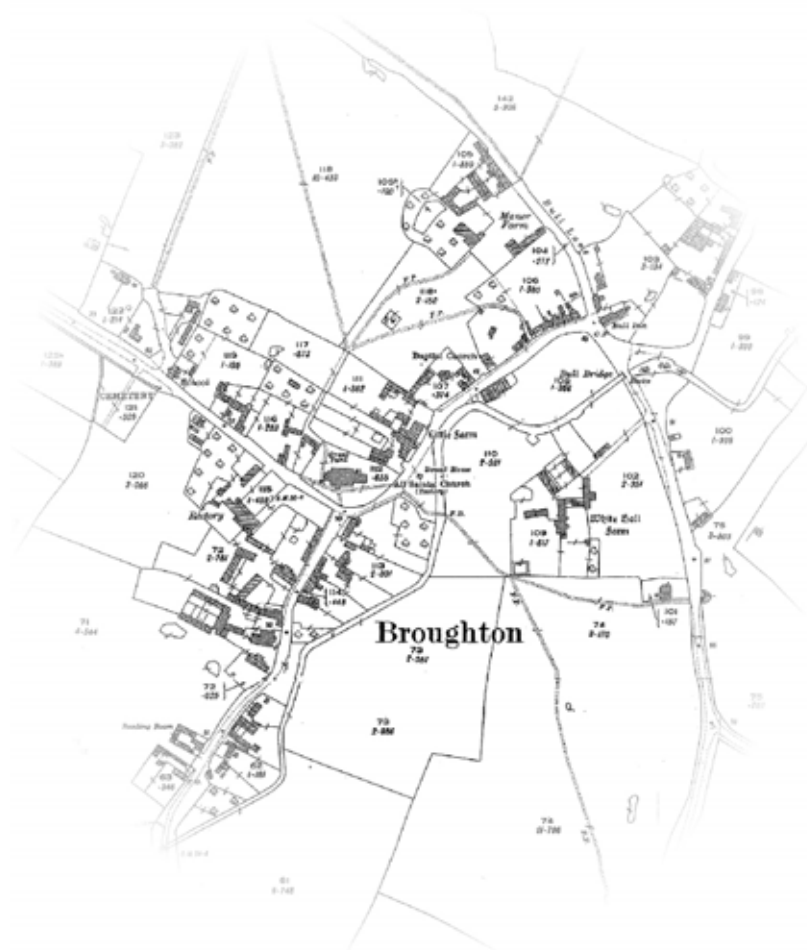
Conservation Area Character Statement



September 2006

Huntingdonshire
A COUNTY COUNCIL

Broughton Conservation Area Character Statement



1926 Ordnance Survey Map

Huntingdonshire District Council
Pathfinder House,
St. Mary's Street,
Huntingdon,
Cambs.
PE29 3TN

Broughton Conservation Area Character Statement

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Broughton Conservation Area Character Statement

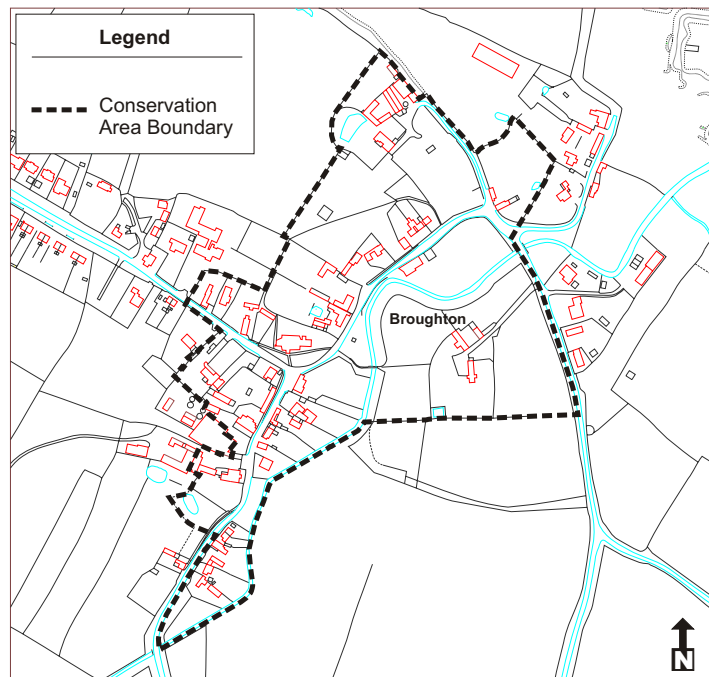
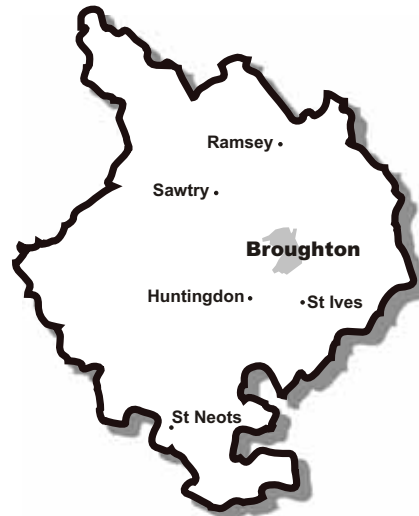
1.0 Introduction

1.1 **H**untingdonshire has sixty-three designated Conservation Areas. These are designated on the basis that they are "areas of special architectural interest, the character or appearance of which it is desirable to preserve or enhance". Designation is not an end in itself but the start of a process to preserve or enhance the character of each Conservation Area, in accordance with the statutory duty of the Local Planning Authority.

1.2 This Conservation Area Character Statement forms one of a series of such statements that are adopted as material considerations for use in Development Control. Character Statements are used to guide decisions on planning matters and other changes to the fabric of Conservation Areas in order to ensure that the character and appearance of Conservation Areas is not diminished or wantonly eroded.

1.3 Broughton is located five miles north-east of Huntingdon, and 6 miles south of Ramsey. It is tucked away in a secluded shallow valley and stands only 55ft above sea level on the banks of Bull Brook, a small stream which runs from nearby Kings Ripton to Wistow.

1.3 This document was adopted on the 28th September 2006.



The Broughton Conservation Area was designated in September 1978 and covers the historic core of the village.

Broughton Conservation Area Character Statement

2.0 Development of Broughton

2.1 Despite its small size Broughton was historically very important. The church was the centre of an ecclesiastical barony in Saxon times and the village is first recorded in 10th century charters as 'Broctana', probably meaning 'the village by the brook'.



The oldest remaining building in Broughton is the Grade II Listed Church of All Saints, the earliest parts of which date from the 12th century*

2.2 At the time of the Norman Conquest the village was owned by the wealthy Abbots of Ramsey. Only the moat of the Abbot's manor survives today. This site lies outside the designated Conservation Area north east of the village, and is protected as a Scheduled Ancient Monument. Following the Dissolution of the Monasteries in 1539, Broughton was granted to the Cromwell family.

2.3 Medieval earthworks representing housing and domestic occupation are extant in the Whitehall Farm area.
By the mid 17th century the landscape around

Broughton had changed dramatically as open-fields were enclosed: this was the most influential period in shaping the appearance of Broughton today.



The earthworks associated with the former Abbots Manor in Illings Lane are clearly visible from the air.

2.4 Historically the village was linear in plan, with the main route running north-east along Bridge Road and Causeway Road past the church and in line with the former manorial site at Illings Lane. Though its historic pattern has remained largely unchanged the village has grown in size over the 19th and 20th centuries.



The appearance of Bridge Road has changed little since 1950 when this photograph was taken.

Within the Conservation Area several elements of the built environment are afforded statutory protection due to the fact that they are a finite and non-renewable resource which reflect the evolution of the village.

3.0 The character of Broughton Conservation Area

A Street by Street Analysis



Causeway Road has a rural and spacious character.

3.1 Causeway Road.

3.1.1 Causeway Road is characterised by irregular and loosely developed housing set in a rural landscape. Houses are set sparsely above street level along the north side of the road only. Opposite is the open common land either side of the Bury Brook.

3.1.2 The established building line is irregular and there are smaller ancillary buildings to the side or rear of properties. Large tracts of farmland form a backdrop to the north, south and east.

3.1.3 Bull Lane, which is a narrow and curved unmade track, rises north from Causeway Road up to Manor Farm. The high earth banks and hedges which line the lane reinforce the rural character of the area.



Bull Lane has a winding and narrow rural character.

3.2 School Road.

3.2.1 From the village centre School Road rises gently along its length, with most of the road falling outside of the Conservation Area boundary. The road is residential in character, and is typified by low density housing surrounded by open landscaped gardens and agricultural land to the north.

3.2.2 House plots vary in size, shape and aspect, and there is a marked contrast in size and character of the houses on the north and south sides of the road. To the north, houses and plots are smaller and tighter than those on the southern side of the road. This contrast is an important feature of this part of the Conservation Area.



Broughton Conservation Area Character Statement

3.2.3 Moving towards the heart of the village, the character of School Road becomes slightly more urban with buildings standing nearer the road.

3.2.4 The mature trees located at the eastern end of School Road serve to visually enclose the street and effectively draw the eye towards the point at which School Road, Causeway Road, and Bridge Road converge.



Looking East along School Road.



3.3.2 This part of the Conservation Area contains some of the oldest buildings in the village and as in School Road there is a contrast between the character and setting of the buildings on either side of the road. The large farmhouses which stand to the east contrast sharply in size and scale with the small traditional thatched cottages that stand opposite.

3.3 Bridge Road.

3.3.1 Bridge Road is the main approach into the village and is characterised by loose irregular development at its southern end. At its northern end near the village core the road has a more urban character. It is the grouping of buildings that provide a sense of enclosure rather than soft landscaping as is characteristic elsewhere in the Conservation Area. This form of development is essential to the character of the village centre.

3.4 General Features.

3.4.1 There is no formal paving in the village. The few narrow footpaths that are present have the same surface as the road from which they are separated by grass verges, and are characteristically raised above road level to counter the floods of Bury Brook. There are only short lengths of kerb stones and these tend to be limited to the village centre in the area surrounding the church. Likewise there are very limited road markings apart from the 'T'- junction in the centre of the village.

Broughton Conservation Area Character Statement

Map 1

Important views & focal points in the Conservation Area



Bull Cottage

(i) General features

The principal landmark feature in the village is the Grade II* Listed All Saints Church which stands at the heart of the village where the three main roads converge. The 14th century church spire can be seen in distant views as one enters Broughton, and it is the focal point of many vistas within the village itself.

(v)

At the entrance to White Hall Farm there are long views across the village common land and Bull Brook towards the church. From here the view out of the Conservation Area is one of gently rising open countryside.

(vi)

Impressive views of the church and other buildings in the village centre are afforded from Manor Farm.

Impressive views of the church are afforded from many points within the Conservation Area.



Long views of the Church.

(ii) Trees and landscape features, such as hedgerows, make an important contribution to views in and around the village. Vistas are screened at certain times of year, particularly at the centre of the village.

View enclosed by trees draws the eye down towards the centre of the village.

(iii) Ever-present longer-distant views of the surrounding countryside contribute significantly to the atmosphere of the village.



Views of open countryside from within Broughton Conservation Area.

The Causeway Road Area

(iv) As one leaves the village to the north Bull Cottage terminates the view along Causeway Road and forms a pleasing backdrop to the mature trees and protected open space in the foreground.



View of Church set against black boarded gable end of Little Farm.

First views of historic building (Bull Cottage) sitting behind trees.

Views looking out over pasture land encompassing church

View down Bridge Road which contains some of the most historic buildings in the village.

Open views out over the countryside. A glimpse of the agricultural nature of the village.

View of the village from Manor Farm

Legend	
---	Conservation Area Boundary
★	Listed Buildings
■	Focal Points
▶	Long views of the Church
◀	Narrow focus views
▬▶	Long Views

Broughton Conservation Area Character Statement

Map 1 continued

- (vii) The swath of ancient pasture land at the bottom of Broughton's shallow valley reinforces the rural character of the Conservation Area and enhances many important views within the village.



An important view of the village centre is gained from from Bull Bridge.

The Bridge Road Area

- (viii) The main focal point along Bridge Road is All Saints Church. In distant views the spire forms a stunning backdrop against Bridge Farm and Birds Farm, and draws the pedestrian towards the centre of the village. The rural character and setting of the village is reinforced by views from the green open spaces in Bridge Road particularly that of rising pastureland above White Hall Farm.

Other focal points in Bridge Road include The Crown Public House, the traditional red telephone kiosk which stands outside Mill House and the Dutch-style gable at Bridge Farm.

- (ix)



The Crown Public House in Bridge Road.



Grade II Listed K6 Telephone Kiosk in Bridge Road.

The School Road Area

- (x) When approaching the village along School Road the spire of All Saints Church stands proud against a backdrop of mature chestnut trees. The 19th Century Village pub also stands out from this aspect.



A pleasant view looking east along School Road towards the church and The Crown Public House.

Broughton Conservation Area Character Statement

Map 2

Green Open Spaces, Trees, Hedgerows and Gardens in the Conservation Area



Trees.

- (i) Historically the village was surrounded by a dense covering of Elm trees which have sadly been lost to disease. Despite this, Broughton retains some fine examples of mature trees. Of particular note is the magnificent group of mature horse chestnut trees opposite the church. In spring and summer these trees form a dense canopy which visually almost cuts the village in half.
- (ii) In recognition of the fact that trees contribute significantly to the special character and appearance of the Broughton Conservation Area, special notice is required to be served on the Local Planning Authority for the proposed felling of any tree within the Conservation Area.
- (iii) Some individual trees and groups of trees within the Conservation Area are afforded additional statutory protection through the conferment of Tree Preservation Orders (TPO's).



A group of mature chestnut trees form an impressive visual feature at the heart of the village.

(iv) Hedgerows.

The rural character of Broughton is emphasised by the predominance of ancient hedgerows and landscaped boundaries which line the three principal streets and form the boundaries between properties. These are important elements within the street scene and should be preserved.

Green Open Spaces.

- (v) Open spaces make an invaluable contribution to the character and appearance of the Broughton Conservation Area. Of particular importance are the tract of ancient pasture land which runs east-west



through the heart of the village along the line of Bull Brook, the rising open countryside around Manor Farm and Illings Lane and the stretch of open land to the rear of properties in Causeway Road.

- (vi) There are several important areas of open space in the village. These include the central village green which houses the Grade II Listed lock-up, one of only five remaining examples in the county, and the open space adjacent to Bull Bridge on Causeway Road. Two amenity areas exist on Bridge Road: these may have once been the site of agricultural workers cottages but now provide a pleasant amenity space with tree planting and benches from where views into the village can be enjoyed.

Broughton Conservation Area Character Statement

Map 2 continued

Gardens.

- (vii) Within the village centre, buildings are often raised above street level and set back from the road to avoid flooding. As a result the garden areas in front of properties add to the soft landscaping of this rural village and contribute to the character and appearance of the Conservation Area.

- (viii) The private front garden spaces at Brick Barn Cottage and Lych Gate Cottage are attractive features at the heart of the Conservation Area. The Crown Public House garden, which blends seamlessly with the adjacent village green, also contributes positively to the special character of the Conservation Area.



*Chestnut trees at the heart of the village
create a striking visual effect*

Map 3

The Conservation Area Boundary of Broughton and its Listed Buildings

(i) Within the Conservation Area several elements of the built environment are afforded statutory protection due to the fact they are a finite and non-renewable resource which is reflective of the evolution of the village.





(ii) **Listed Buildings.**

There are 27 buildings and structures in the Conservation Area which have been listed by the DCMS as being worthy of protection because of their special architectural and/or historic interest. These buildings are afforded protection from changes to their fabric that would adversely affect their special architectural and historical interest.

(iii) **Buildings of Local Historic Interest.**

Local Buildings that are unlisted but considered worthy of preservation because of their importance within the local scene include: the village hall (formerly the village school) in School Road; Brooklands in Causeway Road; The Gables (formerly the Parish Rooms), School Lane and the village pump located to the south of The Crown Public House on Bridge Road.

Legend

-  Grade II* Listed Building
-  Grade II Listed Building
-  Conservation Area Boundary
-  Unlisted Buildings of Historic Merit



Blacksmiths Cottage, Bridge Road.

4.0 The Built Environment in Broughton

4.1 Domestic Architecture

4.1.1 Plot widths and building lines in Broughton are generally irregular, with the bulk of the domestic accommodation comprising humble cottages constructed using traditional construction techniques and local materials. These cottages are predominantly of one-and-a-half storeys with a simple narrow plan form. Though many have undoubtedly been lost, some fine examples of these small traditional cottages remain in the village centre. Most, such as Lych Gate Cottage, date from the late 16th and 17th centuries and are associated with the large manorial farms. A particularly pleasing group is centred around Birds Farm in Bridge Road.



Brick Barn Cottage, opposite Birds Farm, is a typical example of the predominant architectural style in Broughton.

4.1.2 The farmhouses in the Conservation Area are far more substantial in scale and tend to be more complex in plan. Again, these date mainly from the 17th century.



Birds Farmhouse, Bridge Road.

4.2 Outbuildings

4.2.1 Given the rural character of Broughton and the number of farms here, there are surprisingly few examples of large historic agricultural buildings in the village. It is, however, known that such buildings had previously stood within the grounds of Bridge Farm and Manor Farm. Most remaining examples are single storey, small outbuildings constructed of either brick or weatherboarding with slate or pantiled roofs. Generally such outbuildings stand to the side and rear of properties.



The old brewhouse on Bridge Road and the outbuildings in the grounds of Birds Farm are typical examples of historic outbuildings in Broughton

Broughton Conservation Area Character Statement

Map 4

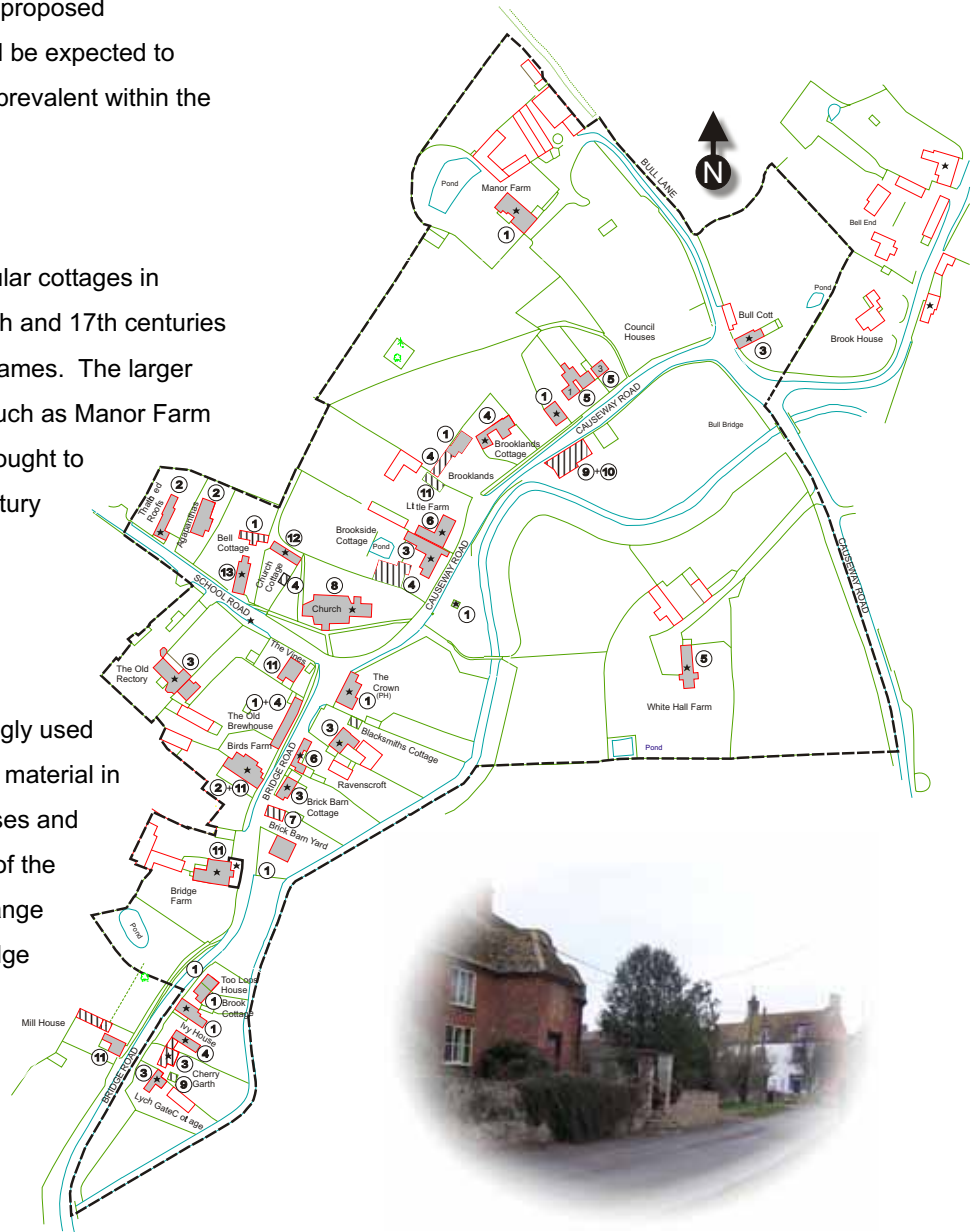
Building Material Distribution in Broughton / Facing Materials

(i) The fact that the majority of buildings within Broughton are constructed using traditional locally sourced materials confers a sense of uniformity upon the village and contributes significantly to the special character and appearance of the Conservation Area. Should new development within the village occur, any proposed construction materials would be expected to complement those already prevalent within the Conservation Area.

(ii) Most of the humble, vernacular cottages in Broughton date from the 16th and 17th centuries and have rendered timber frames. The larger farmhouses in Broughton, such as Manor Farm and White Hall Farm, are thought to date from the early 17th century and be of timber framed construction.

(iii) From the mid 17th century onwards brick was increasingly used as the principal construction material in the village for both farmhouses and small cottages. The colour of the bricks in the village scene range from soft reds, extant at Bridge Farm, to the buff gault bricks of the 18th and 19th centuries, such as those used at Ivy House.

Legend	
★	Listed Buildings
▤	Outbuildings
■	Domestic / Public Buildings
①	Gault Brick / Yellow - Brown
②	Rendered Brick
③	Rendered Timber Frame
④	Weatherboarding / Painted
⑤	Painted Brick
⑥	Rendered Timber Frame with Weatherboarding
⑦	Brick and Weatherboarding
⑧	Stone
⑨	Corrugated Iron
⑩	Wood
⑪	Red Brick
⑫	Timber Frame encased in Brick & Painted
⑬	Painted Brick & Rendered



Bridge Farm is an early example of a brick building in the village and is particularly noteworthy because of its decorative 'Dutch' gables.

Broughton Conservation Area Character Statement

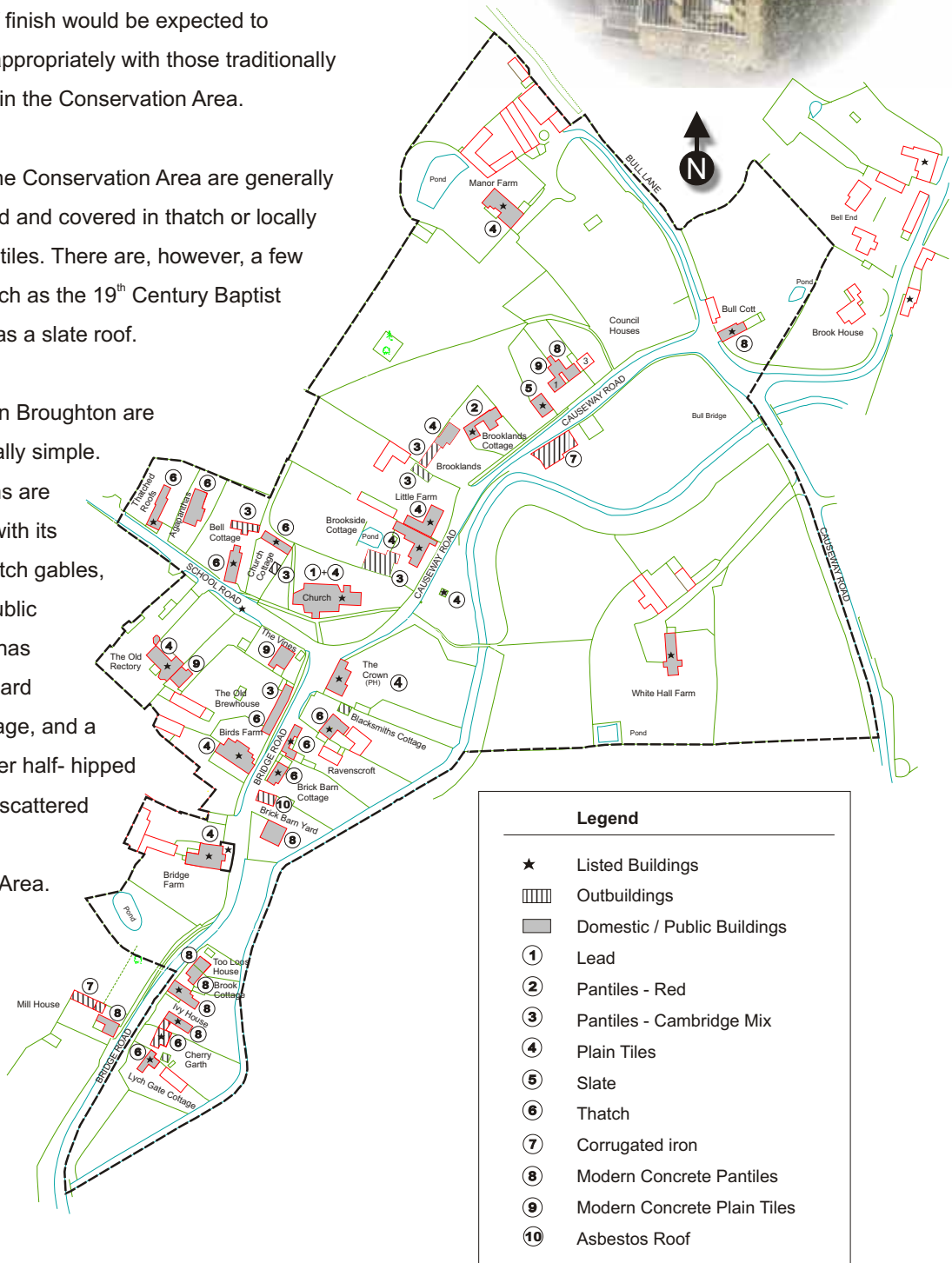
Map 5

Building Materials Distribution in Broughton / Roofing Materials

The Baptist Chapel
in Causeway Road.



- (i) Should consideration be given to changing an existing roof finish within Broughton or new development within the village occur, any proposed roof finish would be expected to complement appropriately with those traditionally prevalent within the Conservation Area.
- (ii) The roofs in the Conservation Area are generally steeply pitched and covered in thatch or locally sourced plain tiles. There are, however, a few exceptions such as the 19th Century Baptist Chapel that has a slate roof.
- (iii) Roof profiles in Broughton are characteristically simple. The exceptions are Bridge Farm with its decorative Dutch gables, The Crown Public House which has the only mansard roof in the village, and a handful of other half-hipped roofs that are scattered around the Conservation Area.



5.0 **Architectural Details in Broughton**

5.1 Much of the special character of the Broughton Conservation Area is derived from the proliferation of traditional architectural detailing applied to the historic buildings. This, in turn, confers a sense of architectural homogeneity upon the village. Any occurrence of new development within the village would be expected to reflect such traditional architectural details.

5.2 **Chimneys** are important to the roofscape in Broughton and should be retained. The older cottages commonly have large central ridge stacks whilst later properties have end stacks. Neither of the stacks is particularly ornate.

5.3 **Dormer windows** tend to be minor features in the roof slope and are of various designs. Thatched properties tend to have steeply pitched, gabled dormers with rendered cheeks such as those extant at Brick Barn Cottage and Ravenscroft. A simpler dormer style comprising a flat lead-covered roof with either rendered or tiled cheeks does, however, exist at Bridge Farm and Birds Farm.



A flat roofed dormer at Birds Farm.

5.4 **Windows** within Broughton are, typically, painted timber, sliding sash windows of various designs. The vernacular cottages retain their small-paned horizontal sliding sashes whilst the larger farmhouses and later properties in the village tend to have vertically sliding sashes. Historic casement windows with leaded lights survive at Thatched Roofs Cottage in School Road. Ravenscroft Cottage in Bridge Road boasts both an interesting stained glass window and a rustic style window formed with vertically overlapping small panes of glass slotted between mullions.



Thatched dormer at Ravenscroft



Traditional window designs in Broughton.

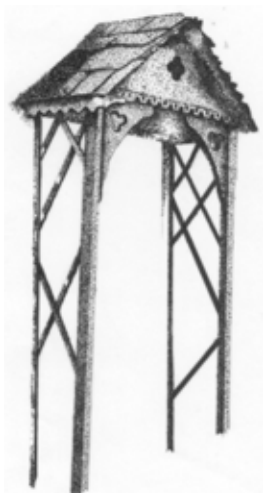
Broughton Conservation Area Character Statement

5.5 **Decorative Joinery Work**

Along Bridge Road there are several examples of 19th century decorative joinery work ranging from the ornate open porch at Brick Barn Cottage to the glazed lantern and ornate barge-boards at Ivy House. The retention of these features is extremely important in preserving the character and appearance of this part of the village.



Decorative finial and bargeboard detail at Ivy House Workshop, Bridge Road.



Ornate Porch at Brick Barn Cottage, Bridge Road.

5.6 **Boundary Treatments**

As stated earlier in this document, boundaries of individual properties in the village are predominantly marked by hedges or other forms of vegetation. In the heart of the village such boundary treatments are, however, punctuated by brick walls of various ages and designs, and 'cottage style' picket fences.

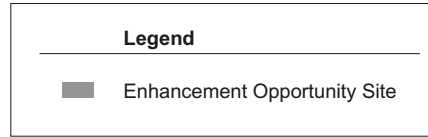


An impressive boundary wall at Bridge Farm.

Broughton Conservation Area Character Statement

Map 6

Opportunities for Enhancement within the Conservation Area



- (i) There are a number of neutral spaces in the Broughton Conservation Area which neither enhance nor detract from the character and appearance of the Conservation Area, and several features which detract from the special character of the area. These are outlined below and, together, provide opportunities to positively enhance the Conservation Area.
- (ii) Many of the views in and around Broughton are marred by telegraph poles and overhead wiring. A comprehensive scheme of underground wiring would be beneficial.
- (iii) The heart of the village is undesirably cluttered with street furniture and signage and could be improved.



- (iv) There is an opportunity to enhance the character and appearance of the Conservation Area at Bull Bridge where municipal-style railings have been installed.



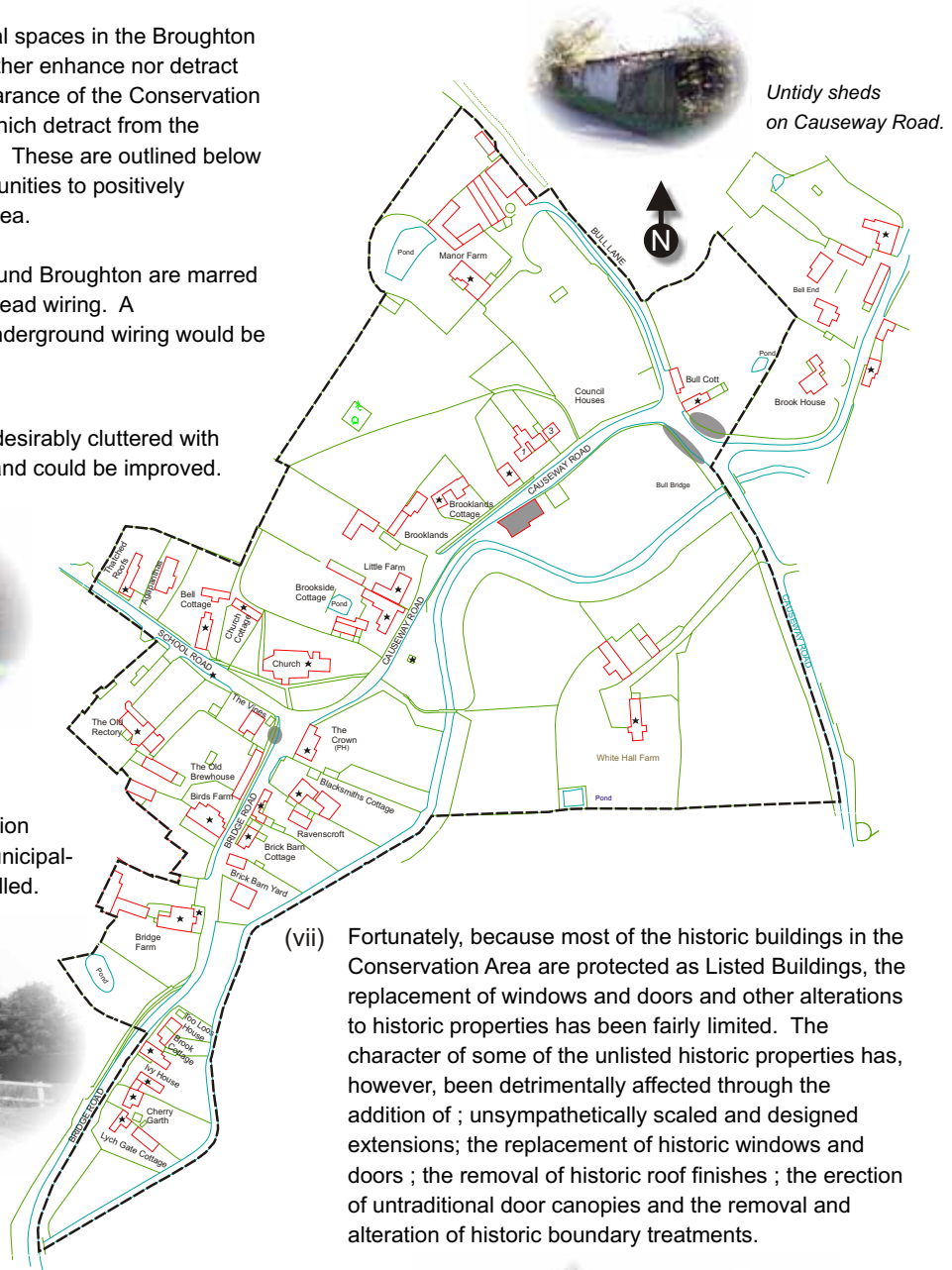
Bull Brook Bridge.

- (v) The junction between Bull Lane and The Causeway was originally the site of four traditional thatched cottages and is now a neutral open space. A sympathetically designed high-quality infill scheme that respects the existing character and appearance of this part of the Conservation Area may prove acceptable on this site.
- (vi) The incongruous sheds on Causeway Road are an unfortunate blemish on the character and appearance of the Conservation Area, and their removal would provide an opportunity for positive enhancement.

- (vii) Fortunately, because most of the historic buildings in the Conservation Area are protected as Listed Buildings, the replacement of windows and doors and other alterations to historic properties has been fairly limited. The character of some of the unlisted historic properties has, however, been detrimentally affected through the addition of ; unsympathetically scaled and designed extensions; the replacement of historic windows and doors ; the removal of historic roof finishes ; the erection of untraditional door canopies and the removal and alteration of historic boundary treatments.



Modern alterations have had a detrimental effect upon the historic character of Too Loos House.



6.0 Summary

The preceding pages describe the essential characteristics of the Broughton Conservation Area which combine to give the village its sense of place. Certain key elements are fundamental to this and could be summarized as follows:

- The presence of small scale, vernacular buildings, usually of one-and-a-half storeys associated with larger two-storey farm buildings.
- The presence of houses standing in large spacious plots, often set back from the road with small ancillary buildings to the sides and rear.
- The harmonious grouping of buildings at the core of the village.
- The visual prominence of All Saints Church.
- The absence of backland and tandem development.
- The presence of mature trees and green open spaces.
- The presence of long-established hedges, earth banks and landscaped boundaries
- The use of consistent construction materials such as rendered timber frames; softly coloured bricks and plain tiles; thatch; the presence of traditional architectural details such as wooden horizontal and vertical sliding sashes and prominent chimneys.

- The existence of narrow footpaths raised above street level and narrow two-way roads.
- The existence of long ranging vistas out of the Conservation Area into the surrounding countryside.

Protecting the special character of the Broughton Conservation Area will be of benefit to residents, businesses and visitors alike.

For more detailed information and advice please contact Planning Services at Huntingdonshire District Council on 01480 388424.

Broughton

Conservation Area Management Plan



September 2006

Huntingdonshire
ASSOCIATION OF PARISHES

Broughton

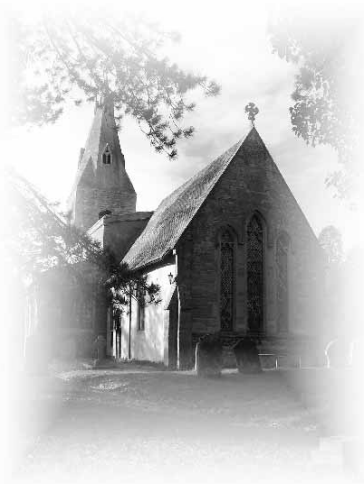
Conservation Area Management Plan

This Management Plan has been produced to identify a series of projects for the enhancement of the Broughton Conservation Area.

Management Plans are required by the Best Value Performance Indicators (BVPI 219) as a measure of a Council's performance, and are also recommended by English Heritage in *Guidance on the Management of Conservation Areas 2006*.

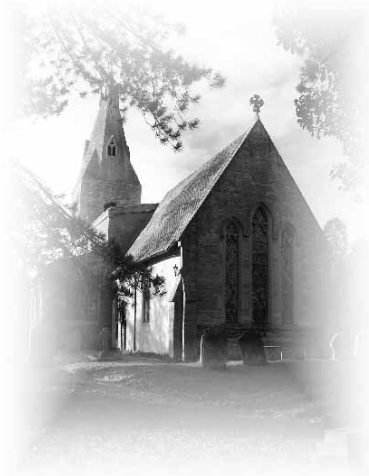
It is intended that the items included in the document will form the basis for discussion with the local community, during the consultation period and beyond, to deliver lasting improvements to the Conservation Area.

All of the items noted are subject to resource and grant limitations but, in partnership with the local community, it is hoped to develop this programme over the next five years.



BROUGHTON CONSERVATION AREA MANAGEMENT PLAN

ISSUE / NEGATIVE FACTOR	ENHANCEMENT PROPOSAL
<p>Changes to Conservation Area Boundaries</p> <p>The Broughton Conservation Area was originally designated on 4th September 1978. The boundaries have not changed since their original designation. In line with section 69 of the Planning (Listed Building & Conservation Areas) Act 1990 the District Council is currently undertaking a review of the Conservation Areas within the District.</p> <p>Following the review, it may become necessary to omit existing areas or to include new areas within the boundary, in line with English Heritage's most recent guidance 'Guidance on the Management of Conservation Areas' 2006.</p> <p>Upon reassessment it may become clear that some areas identified by the current boundary no longer contribute to the character of the town or it may be that some areas were omitted when the boundaries were originally drawn. This is testament to the fact that Conservation Areas are constantly evolving places.</p>	<p>Rolling Programme of Review</p> <p>The council is required to carry out under a rolling programme, a review and preparation of Character Statements and Management Plans for all Conservation Areas within their remit.</p> <p>The Existing Conservation Area boundary will be reviewed to accord with the current English Heritage advice to meet the BVPI targets</p>



BROUGHTON CONSERVATION AREA MANAGEMENT PLAN

ISSUE / NEGATIVE FACTOR

ENHANCEMENT PROPOSAL

Loss of Original Details to Buildings

Many properties in Broughton have retained traditional features such as thatched roofing, timber sash and casement windows, paneled timber doors and traditional boundary treatments.

It is these elements that contribute to the character of the Conservation Area. They provide a consistent traditional detail that maintains the interest of individual and wider groups of buildings as well as street scenes.

Unfortunately there are some properties in the Broughton Conservation Area that have lost these traditional details. Although at present the problem is not particularly detrimental it is important that future loss of detail is guarded against.

The Preservation of Original Features

One step to tackle the problem of erosion of local character is to impose Article 4 (2) directions on a specific area.

Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on unlisted dwellings that enhance the character and appearance of Conservation Areas.

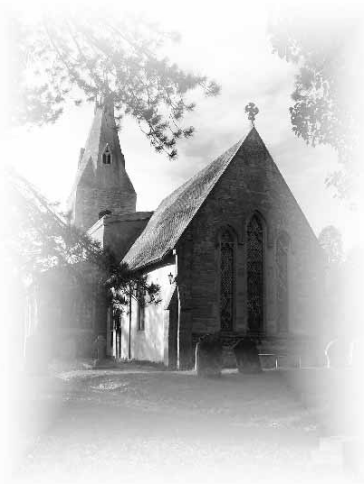
Under Article 4 of the Planning (General Permitted Development) Order 1995 the council has powers to control development that would usually be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the Conservation Area.

Thus this allows control over such elements as:

- Formation of new window or door openings
- Removal or replacement of any window or door
- Installation of roof lights
- Changes of roof materials
- Installation of roof lights



Right is a good example of a property that has retained a traditional window style and materials



BROUGHTON CONSERVATION AREA MANAGEMENT PLAN

ISSUE / NEGATIVE FACTOR

Boundary Walls and Front Gardens

Many of the boundary treatments in Broughton have avoided unsympathetic demolition or alteration, however some boundary walls and fences are suffering from a lack of maintenance. These issues can have a negative impact on street scenes.

Often maintenance issues can be easily resolved with simple re-pointing, removal of vegetation or in some cases replacement of localized defective brickwork.



Right: an example of a boundary wall in the Broughton Conservation Area that is suffering from a lack of maintenance.

ENHANCEMENT PROPOSAL

Boundary Wall and Front Gardens

The Districts' Buildings at Risk Register monitors listed buildings and structures which are threatened by poor repair. The register also aims to allocate resources to help tackle the issue of lack of maintenance. To this extent owners of listed properties are afforded the offer of a section 57 grant from the District Council. The grant is available for all types of repair work.


Due to the inherent and irreplaceable value of traditional boundary treatments it is important that owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features.

The conservation team has a number of information leaflets that can be distributed to owners and occupiers should they request.

Where necessary, the Council will take appropriate action to ensure the good repair of boundary walls and treatments.



BROUGHTON CONSERVATION AREA MANAGEMENT PLAN

ISSUE / NEGATIVE FACTOR	ENHANCEMENT PROPOSAL
<p style="text-align: center;">Inappropriate New Development</p> <p>Much of the character of Broughton's Conservation Area is derived from the integrity of the existing historic building stock and the variety of distinct local styles and building materials.</p> <p>Hence it is crucial that any future development in the Conservation Area complements the existing qualities, and maintains or enhances the character of the area. Throughout the district there are examples of unsympathetic recent development that has harmed the character of local Conservation Areas.</p> <p>It is essential that any new development pay careful consideration to style, massing and materials.</p>	<p style="text-align: center;">Design Guidance for New Builds and Extensions</p> <p>Design guidance on new builds and extensions to existing dwellings can be found in the Huntingdonshire Design Guide <i>Adopted September 2004</i>.</p> <p>Development should also take into account the character advice contained within the Conservation Area character statement.</p> <div style="text-align: right; margin-top: 20px;">  <p><i>The Huntingdonshire Design Guide</i></p> </div>



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<p style="text-align: center;">Highway Design and Street Furniture</p> <p>In the Broughton Conservation Area some examples of more traditional street signage exist alongside modern road signs. However, the few remaining examples require a scheme of repair.</p> <p>Many of the views in the Broughton conservation Area are interrupted by telegraph poles and overhead wiring. This has created an unwanted juxtaposition between the many historic properties of the conservation area and the modern utility furniture.</p> <p>The heart of the village is undesirably cluttered with street furniture and unsympathetic signage. This presents an area that would benefit form improvement.</p>	<p style="text-align: center;">Highway Design and Street Furniture</p> <p>There are specialist firms that can comprehensively restore traditional items of street signage.</p> <p>Funds for enhancement of public areas and furniture may be available under the small scale environmental improvements grant, offered by the District Council.</p> <p>A comprehensive scheme of underground wiring could be applied to the Broughton Conservation Area.</p> <p>The centre of the village would benefit from replacement of the existing street furniture and signage with more appropriate heritage items. Potentially the signage could take the form of traditional finger post as evident at the entrance to Bull Lane.</p>



A traditional finger post that would benefit from a scheme of refurbishment



An otherwise attractive view into the Conservation Area disrupted by telegraph poles and overhead wiring



Street signage on Causeway Road which would benefit from refurbishment