

The Hemingfords Conservation Area Character Assessment

June 2008



The Hemingfords

Contents

	Foreword	3.
1.	Introduction, Statement of Significance and Historical Development	4.
Map:	1. The Geographical Setting of The Hemingfords	4.
	2. 1880 Historic Map	6.
	3. Historic Interpretation Map	7.
2.	The Analysis of the Conservation Area	8.
Table:	1. Localities and Neighbourhoods within the Conservation Area	9.
Map:	4. The Conservation Area and its Sub Divisions	10.
	Hemingford Abbots Character Analysis	12.
	Hemingford Grey Character Analysis	15.
Map:	5. The Hemingfords, The River	19.
	The Hemingfords Building Type Analysis	21.
	The Hemingfords Building Details and Materials	23.
	The Hemingfords Design Code	24.
3.	Opportunities for Future Enhancement	28.
Annex:	A: Building Types	30.
	B: Scheduled Monuments and Listed Buildings	36.
	C: Key Development Plan Policies and Reference Material	40.
Figure:	1. Key, in full, to Symbols used on the analysis plans (inside back cover)	

Foreword

The Hemingfords Boundary Review and Character Assessment have been produced as part of the overall review of the The Hemingfords Conservation Area. The Character Assessment has been structured under separate headings to present each part of the review as clearly as possible.

The **Introduction** provides an overview of the geography and context for the historic development of The Hemingfords. The **Statement of Significance** outlines the main elements of the villages' historic core and the areas proposed for inclusion in the revised Conservation Area.

The **Historical Development** section presents the stages of the villages' development and building history. It includes historic maps showing how the villages have expanded. The **Analysis of the Conservation Area** divides the villages into different local 'neighbourhoods' in order to draw out their distinctive characteristics. It then provides a character analysis, spatial analysis, building types study and a design code for each neighbourhood. The **Character Analysis** looks at the historic development of an area and how this is reflected in built form. The **Spatial Analysis** looks at how the buildings address the street and form important green or open spaces. The **Building Type Analysis** looks at how the different styles and types of building are distributed. This section refers to building type codes presented in **Annex A** which is located on page 26. The **Building Details and Materials Analysis** highlights typical or distinctive architectural details and materials within each neighbourhood. The **Design Code** then summarises the above information, showing how the pattern or 'grain' of development in each part of each village affects the appearance of its built form and, therefore, its essential character.

At the end of the document, the **Opportunities for Future Enhancement** section suggests where improvements to the built form or local environment might be made to benefit the overall character of the Conservation Area.

Annex A, as mentioned above, explains the different types of building found in the district and which of these are relevant to The Hemingfords. **Annex B** lists all the statutorily listed buildings and buildings of local interest in The Hemingfords. **Annex C** presents District Council policies and references used in the development of the document.

1.0 Introduction, Statement of Significance and Historical Development

Introduction

1.1 Hemingford Abbots and Hemingford Grey are villages within the area of Huntingdonshire District Council located approximately 5 - 6 kilometres east of Huntingdon [map ref. TL 3070] (see Map 1). They are situated on the south bank of the River Great Ouse in what was the historic County of Huntingdonshire. The Civil Parish of Hemingford Abbots contains 979.7 hectares (2421 acres), and the population in 2001 was 583 and 625 in 1991. The Civil Parish of Hemingford Grey contains 708.6 hectares (1751 acres), and the population in 2001 was 2,530 and 2,400 in 1991.

Map 1. The geographical setting of The Hemingfords within Huntingdonshire



1.2 These two neighbouring villages are situated within the valley of the River Great Ouse where the flood plain is approximately 500 - 1000 metres wide and liable to heavy flooding. At this point gravel deposits are found on both sides of the river and these were probably a factor in attracting early settlement. Both settlements are between 5 - 10 metres Above Ordnance Datum (AOD) with the land rising to approximately 40 metres AOD in the southern part of Hemingford Abbots parish. Hemingford Grey, on the other hand, is lower lying with the land rising to only 10 metres in the extreme southwestern corner (the highest point being 12 metres AOD).

1.3 The underlying geology is principally Oxford Clay overlain with extensive silt deposits in the floodplain of the Great Ouse. As mentioned above, the river has also deposited river gravels that provide well-drained areas for settlement. These gravels are rich in archaeological remains associated in particular with early human habitation.

1.4 The Hemingfords' Conservation Area is one of sixty Conservation Areas in Huntingdonshire. It is Huntingdonshire District Council's intention to produce new, or updated character assessments for all designated Conservation Areas as part of a rolling programme. The Planning (Listed Building and Conservation Areas) Act 1990 places a duty upon local planning authorities to formulate proposals for conserving and enhancing Conservation Areas. Following consultation and approval the Character Assessment for The Hemingfords will carry weight as a 'material consideration' in planning decisions.

1.5 Conservation Areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This means that consideration is given to the evolution of the community as well as the physical environment within a Conservation Area. Street patterns, the architectural quality of the buildings, open spaces, trees and other tangible evidence relating to the social and economic development of a settlement are given due weight. In this way every aspect of the historic environment of present day Hemingfords has been taken into account.

1.6 Like other villages in Huntingdonshire, The Hemingfords' built environment developed slowly from the Middle Ages and new development during that period was normally contained within a traditional settlement pattern, even where the changes were socially and economically significant (for example, the enclosure of the open fields in the early 19th century). However, after about 1950 peripheral housing estates were developed (particularly in Hemingford Grey) that departed from this traditional development pattern. For this reason the character analysis for The Hemingfords draws on the settlement morphology prior to 1950.

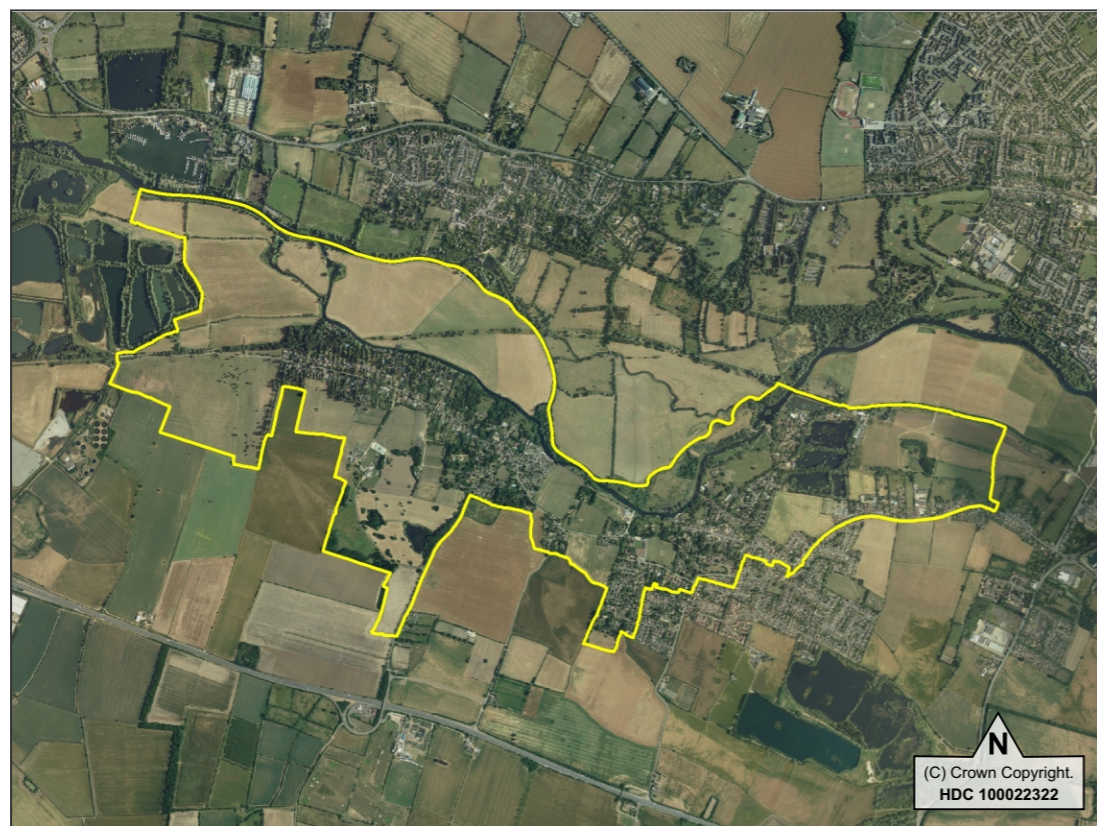
1.7 Within the boundary of The Hemingfords Conservation Area certain parts may need improvement or be ripe for re-development. Being in the Conservation Area will help developers and planners to ensure that improvements will enhance the character of these villages along the lines laid down in this document.

1.8 Conservation Area designation also places some restrictions on minor development works that would, otherwise, be permitted without formal planning applications being made. Further restrictions may be introduced by the Local Planning Authority (or the Secretary of State) that effectively withdraw other permitted development rights in all or part of a Conservation Area in order to conserve the quality of the area.

1.9 Furthermore, all trees growing within the boundaries of a Conservation Area are protected and additionally permission must be sought prior to the demolition of most buildings.

Statement of Significance

- 1.10 The villages of Hemingford Abbots and Hemingford Grey lie close to the south bank of the River Great Ouse and are nucleated settlements with important meadowlands. They have had a joint Conservation Area since the 14th October 1974.
- 1.11 The Hemingfords have one Scheduled Ancient Monument, namely Hemingford Grey Manor. There are 44 buildings on the National List in Hemingford Abbots. 41 are grade II one (the Parish Church of St. Margaret) is grade 1 and two others are grade 2*; eight other buildings are of local interest. In Hemingford Grey there are 39 buildings on the National List 32 are grade II and two (the Parish Church of St. James and the 12th century Hemingford Grey Manor House) are Grade 1. A further five are grade 2* and there are also 13 buildings of local interest.
- 1.12 There were 3 tree preservation orders within the area prior to designation. Such orders only applied to trees considered to be at risk at the time and all trees within the Conservation Area are now protected. A survey of the most significant trees was made prior to designation.



Historical Development

- 1.13 The alluvial soils and gravel terraces of the Ouse Valley have attracted human habitation since prehistoric times. The site of the present day Hemingfords was similar in this respect to other places along the valley of the River Great Ouse. Neolithic and Iron Age farmers would choose suitable sites along the gravel terraces where the land was reasonably dry but

near water. By Roman times the archaeological evidence suggests that the Ouse Valley was intensely farmed. There is some evidence that there was Roman settlement here and this would have been within the influence of the Roman town of Durovigutum about four kilometres to the west on the site of present day Godmanchester. Today's habitation patterns, however, have their origins in the Anglian Settlement following the departure of the Roman Legions in the fifth century. Although the early English settlers would be attracted to similar sorts of places as their predecessors it is not known to what extent there was any continuity in the actual choice of sites.

The Early Medieval Settlement Pattern

The early medieval settlement pattern for The Hemingfords is rather obscure. The area now covered by both modern day parishes seems to have been referred to as Hemingford around the time of the Conquest. That only one church was recorded here in the Domesday Survey (probably that of Hemingford Abbots) suggests both places were part of the same parish. However, there were several manors here, the most important of which was the one granted to Ramsey Abbey by Earl Ailwin, a gift confirmed by King Edgar in 974. The manor of Hemingford Grey (originally called East Hemingford) was also for a time in the hands of Ramsey Abbey, having been granted to the abbey by the Dane Hardecut and his mother Aelgiva in about 1042.

There is some evidence for Danish settlement in the district. The hamlet of Thorpe (now in the parish of Hemingford Grey) is a typical Danish settlement name and may originate from the Danish incursions of the ninth century. Set between the later medieval village settlements it is centrally placed within the Saxon district of Hemingford.

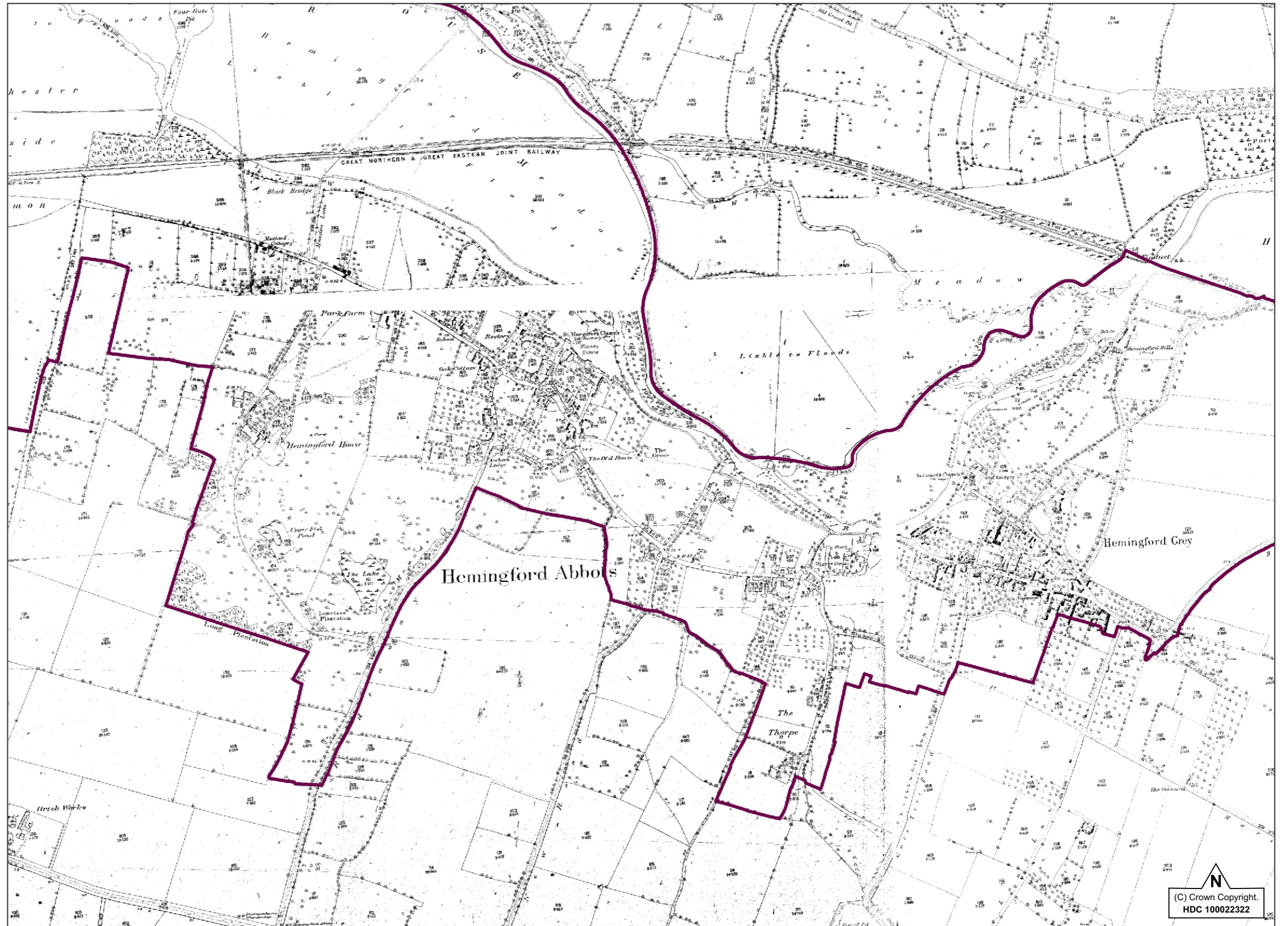
Later Medieval Settlement Morphology

The creation of Hemingford Grey as a separate parish seems to have been a 12th century phenomenon and a result of the manor being returned to lay tenure following the Conquest. Domesday Book records it as being possessed by Aubrey de Vere in 1086, whose tenant was one Ralf son of Osmund. Ralf was succeeded by his son Payn de Hemingford who almost certainly built Hemingford Grey Manor House at about the same time that the parish church was established. The manor (and parish) was named in the thirteenth century after the de Grey family which was by then in possession. The name Hemingford Abbots reflects the possession of the manor and advowson of the church by Ramsey Abbey until its Dissolution in the sixteenth century.

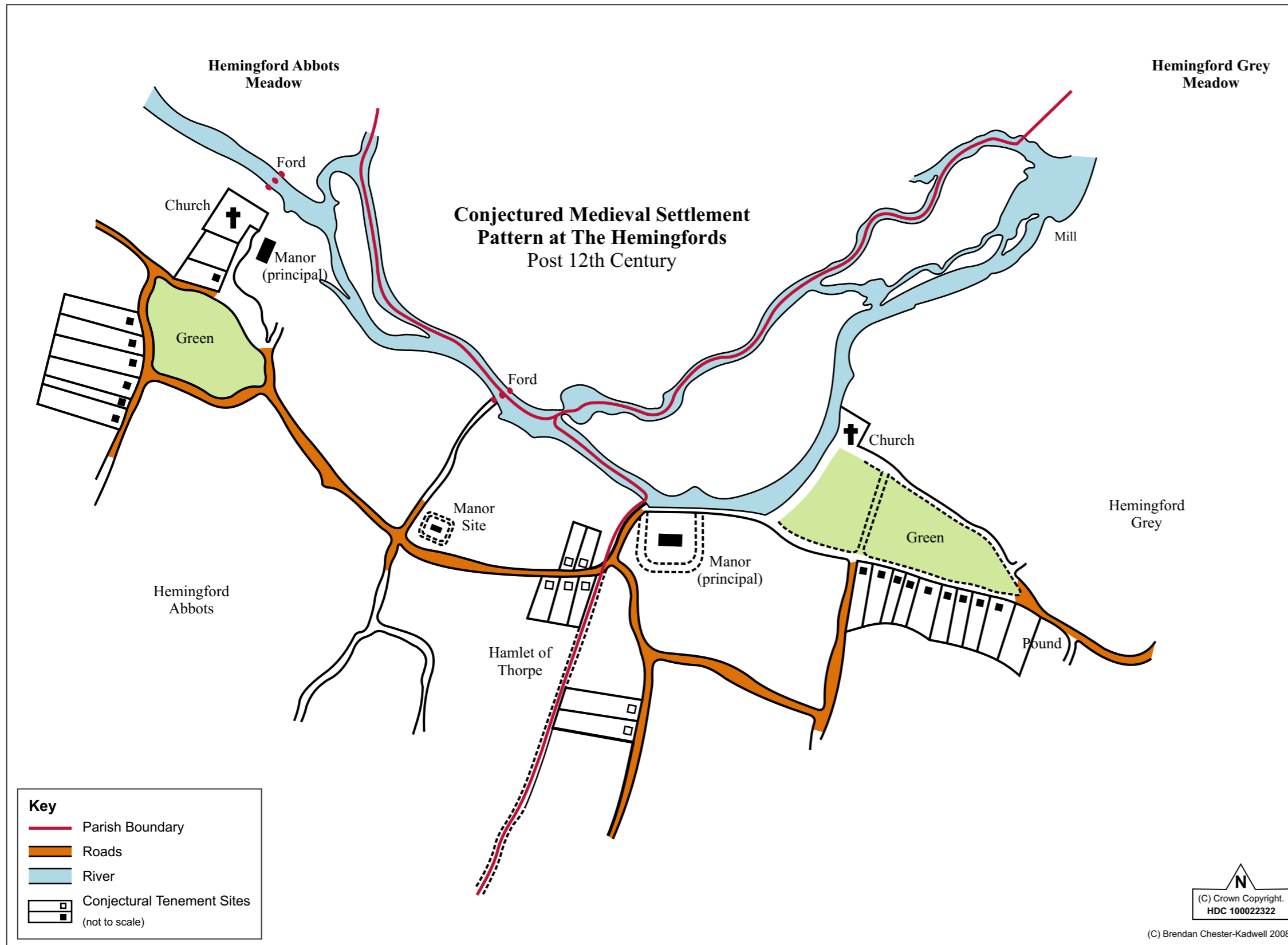
Post-Medieval Development

Both the Hemingfords remained essentially farming communities well into the twentieth century since when the population is, in the main, no longer economically dependent on agriculture. Both parishes were enclosed in the early nineteenth century. The improvements to the navigation of the Great Ouse, from the seventeenth century, particularly benefited Hemingford Grey, perhaps partly because of its proximity to St Ives. By the 1840s Hemingford Grey's population was almost double that of Hemingford Abbots and there was a degree of industry there including a malting.

Map 2. 1880 Historic Map



Map 3. Historic Interpretation Map



2.0 The Analysis of the Conservation Area

- 2.1 The Hemingfords have developed over a long period of time and each phase of their development has contributed distinctive elements within the settlements. These elements have become recognisable neighbourhoods with their own characteristics that together create the overall sense of place.
- 2.2 When the first Conservation Area was designated for the Hemingfords it principally encompassed those neighbourhoods with the oldest buildings (effectively the network of village streets to the south of the river) as well as the meadows that provide the setting for these settlements. The new Conservation Area has been expanded to include the most significant elements that reflect the growth and development of The Hemingfords since the Middle Ages.
- 2.3 This is the result of a major re-assessment of these two village communities and a re-appraisal of the architectural and historic merits of many aspects of the settlements. The resulting boundary is quite broad and falls naturally into defined localities that largely correspond to the historical phases in the development of the Hemingfords referred to in the account of the historic development of the villages in section 1 above. They are also similar to those identified in the Huntingdonshire Landscape and Townscape Assessment (map 4, page 10)
- 2.4 It is important to note, however, that the assessment and interpretation of the new and enlarged Conservation Area (in accordance with the statutory and regulatory requirements set by government and English Heritage) needs to take account of the whole area. Its division into localities and neighbourhoods is intended only to make analysis and understanding more accessible and does not imply that each locality would pass all tests set by statute and regulation as if it were a self-contained Conservation Area in itself.
- 2.5 Table 1 lists the localities within the Conservation Area (as shown on map 4) and the subdivision of these localities into neighbourhoods.
- 2.6 This table also gives a written overview of the general character of each locality. This general description is expanded into a detailed analysis of each locality in a plan and table format under the following headings:

Character analysis

A plan based analysis giving a graphic description of each locality. The symbols used on the maps are described more fully in figure 1, page 37.

Spatial Analysis

Within each locality the most significant relationships between built and open spaces are analysed in terms of their key spatial features. This includes building lines, green features and mass etc.

The Main Building Types

These are illustrated on the accompanying plan for each locality. The building types help to define the character of each of the neighbourhoods and need to be taken into account when planning enhancements and future development. A full description for each type of building is given in Annex A, page 26.

Building Details & Materials

For each locality examples of significant architectural features are reproduced to illustrate the existing historical built form.

Material. A summary of materials used in the various areas. This illustrates the range of materials most commonly used. It will show where material choice is limited and where more variety may be used.

Detail. This presents some of the architectural detail relevant to each area, for example the most common window and door details present. As with the materials sheet, it will help to show the degree of variety available. It will also show where traditional or modern details predominate.

Design Code

The intention of the Design Code is to establish a generic set of 'principles' that underpin the built character of the different historic localities within The Hemingfords. It does not contain an exhaustive set of design 'rules' but it does identify defining characteristics. By identifying detailed information on characteristics in a quantifiable way it is possible to use this information positively in the design of new development.

The Code is developed in a series of matrices. Each surveyed area is looked at in the following way:

Grain. This is a visual overview of the pattern of development. It illustrates the general characteristics of an area's layout, particularly the arrangement of building plots. This will, at a glance, identify some of the fundamental layout issues that contribute to the place's character.

Plot. Having established the general characteristics of the area, the plot column looks in more detail at the individual streets and building plots. Two pieces of information are conveyed here: firstly, the degree of enclosure and street width (which gives an impression of the street's narrowness or openness). Secondly, the typical dimensions of plots in the street and the typical position of the building within that plot (for example, set forward, set back, filling the width of the plot or detached within it etc).

Visual Quality. This describes the visual impact of the area from street level. It also describes form or more detail about the dimensions of the principal blocks, and their heights.

Design Code Summary. Each locality is summarised in turn to highlight the similarities and differences between each part of the Conservation Area as a whole.

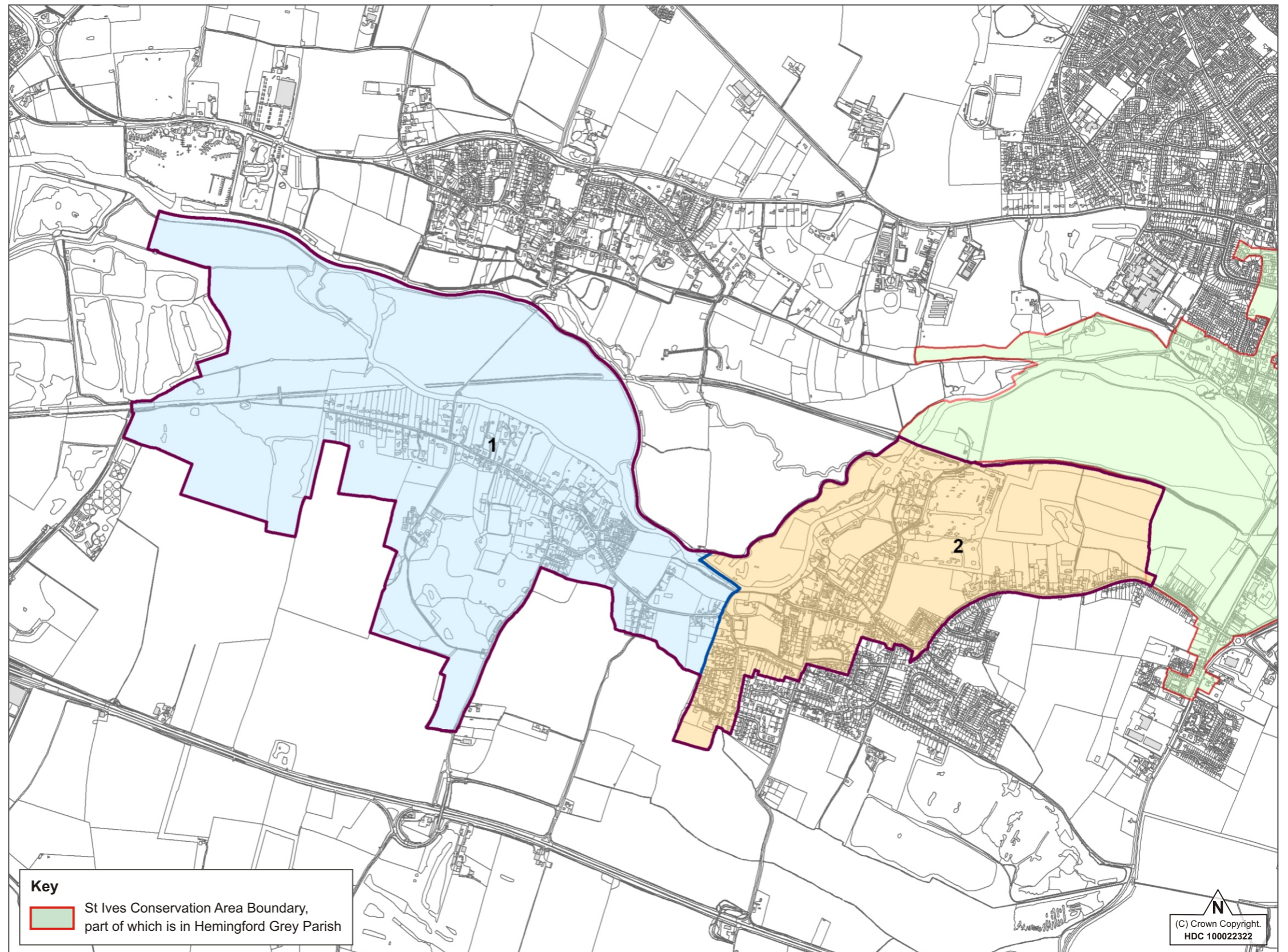
The Recording of Spatial Information

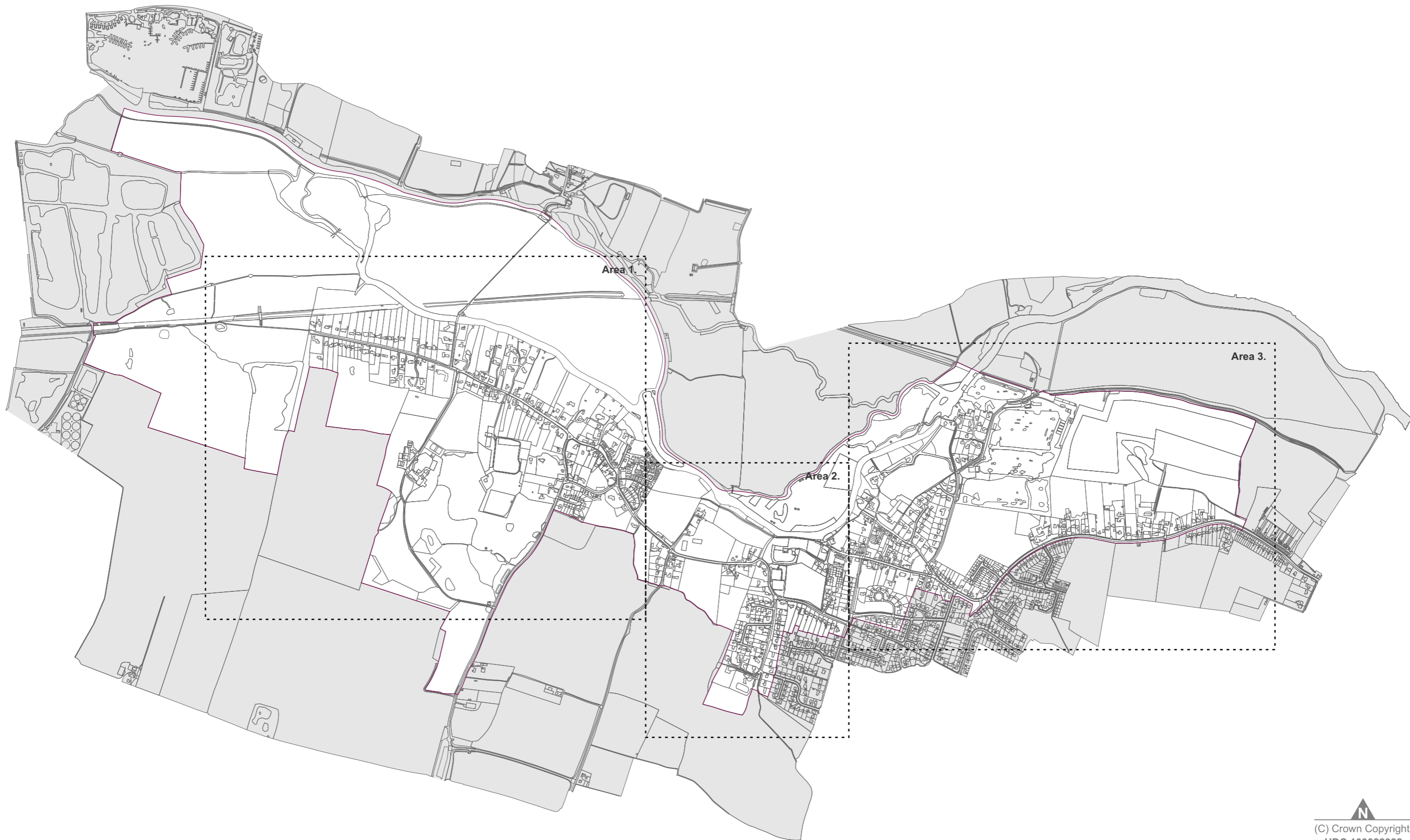
All the information collected on the settlements within the Hemingfords Conservation Area for use in this character assessment and displayed in map form have been recorded within Arch View. This is a Geographical Information System (GIS) that allows spatial information to be permanently stored and then displayed at suitable levels of detail and scales as required. The maps used in this document to illustrate local character etc have been chosen to fit the needs of the document but may be enlarged subsequently if more detail needs to be displayed.

Table 1. Localities and Neighbourhoods within the Conservation Area

Locality	1. Hemingford Abbots	2. Hemingford Grey
Neighbourhoods	High Street; Watts Lane; New Road; Royal Oak Lane; West Lane; Rideaway; Meadow Lane; Common Lane	Hemingford Road; St Ives Road; High Street; Church Lane; Church Street; Mill Lane; Braggs Lane; Manor Road; The Thorpe
Overview	<p>The village morphology of Hemingford Abbots is of a type found elsewhere in Huntingdonshire based on a potentially planned twelfth century settlement only later modified after Enclosure. The church and manor house lie in association between the river and its principle street. Along this east to west axis there were a number of farmsteads strung out along the length of the street; other dwellings now fill in the gaps between them. Opposite the site of the church and manor, to the south, is an area bounded by lanes that was previously open (even as late as the 1950's, apart from the Parish Hall and a row of cottages). It is likely that this was at one time a green. To the west the street leads to Godmanchester Eastside Common, to the east to Hemingford Grey. Eastside Common is a site of special archaeological interest</p> <p>The spire of the church is a local landmark and visually unifies the village. There are some fine historic buildings, many of them thatched. However, the variety of architecture from many ages lends robustness to the built environment that imparts visual grit without detracting from its rural attractiveness.</p> <p>To the north, between two channels of the River Great Ouse lies the first of Hemingford's great meadows. This is characteristic of riparian settlements of the district. An embanked railway line dissected this meadow in the nineteenth century, the earthworks of which remain today.</p> <p>Hemingford Park is a fine example of a mid 19th century country house and park (it does not appear on the enclosure map of 1806). To the east of the village centre, at the junction of the High Street and Royal Oak Lane is the base of an ancient cross (probably not in its original location). Godmanchester Eastside Common is a site of special archaeological interest.</p> <p>The relationship of the original village form to the river is significant and the open land along the riverbank needs to be preserved. The Parish Church, Manor House, and the High Street form a spatial unit with the land encircled by West Lane and Royal Oak Lane (once possibly the village green). Open spaces, with their mature trees are a significant spatial feature and further infilling here should be resisted.</p> <p>This is a significant open space to the west of Common Lane that gives a distinctive settlement edge to Hemingford Abbots. There is good ridge and furrow on the Common, much of which may be medieval, perhaps being formed before the area became permanent common pasture. Arguably, this may be the most extensive example of this kind of earthwork left in Huntingdonshire. The embankment of the now dismantled nineteenth century railway line bisects the Common and the Ouse Valley long distance pathway also crosses it.</p>	<p>The village of Hemingford Grey is memorable for its long sinuous High Street lined with fine historic buildings from various ages, predominantly built up to the pavement edge. To the west the High Street leads to the riverside, along which is situated the twelfth century Manor House and, a little to the north, the Parish Church with an unusual truncated spire. To the north of the High Street are a number of lanes, which bound a triangular stretch of land now largely built upon. It is possible that this was originally an open green of the type found at Eynesbury and Eaton Socon.</p> <p>The eastern boundary of the parish was traditionally marked by the London Road from St Ives, connected to the village by two public ways running east to west. The most northerly of these, traversing the meadows, is now a footpath, whilst that to the south forms the present day St Ives/Hemingford Road. Along this road are the post enclosure farmsteads for this part of the parish. To some degree Hemingford Grey has shared in the prosperity of St Ives over the ages and its comparatively large population in the 19th century reflects this.</p> <p>On the western boundary of the parish, just south of the Manor House lies the once detached hamlet of Thorpe, an unusual survival of dispersed settlement in a landscape where by the later Middle Ages (until Parliamentary enclosure) most of the population lived within the village.</p> <p>As the River Great Ouse flows past the site of the village it is much braided with several channels. This has resulted in the formation of a number of islands and a complexity of meadows that are a feature of the area. Hemingford Grey's meadowlands are situated to the north east of the village largely separated from it by a series of lakes formed by the flooding of excavations made for the purpose of gravel extraction. These now form an attractive area for wildlife.</p> <p>The association of the village form can be easily seen from aerial photographs. The two main village streets, the High Street and Church Street diverge from a point to the east forming a triangular form with the River Great Ouse and may have been, originally, the village green. The manorial site can be seen to the west and the church, village graveyard and rectory to the north. The long curtilages of the tenements to the south of the High Street contrast with the more rectangular ones between the two main village streets.</p> <p>The area now occupied by Vicarage Fields was allotted to the vicar as glebe at Enclosure in 1801. This is an excellent example of a modern planned village extension. A small subsidiary village green has been created, framed by houses to the north and south. The offset angle of the road passing through the space preserves the rural feel of the space. The building line to the north has been determined by the curve of the boundary of the High Street tenements behind it. Mature planting has been preserved.</p>
Enhancements	Hemingford Abbots is a well cared for village and is not in need of any great enhancement. Some improvement to road signs might be beneficial and car parking may be an issue at certain times.	<p>The historic core of Hemingford Grey is hemmed in to the south and east by the peripheral residential estates of the late twentieth century. Vicarage Fields is a good example of how new housing can be made to complement the historic settlement. The remaining open land within the Conservation Area would be better not built upon (including back lands) and ways should be sought to manage any opportunities for re-development on the boundaries of the later development within the historic core itself.</p> <p>The standard of paving, street furniture and signage (both in relation to buildings and road signage) is generally poor within the village. Parking is a particular issue. Much of the village centre lacks parking capacity and the random parking of cars is visually intrusive. Better arrangements should be sought for this otherwise splendid village setting.</p>

Map 4. The Conservation Area and its Sub Divisions (see Table 1.)





Hemingford Abbots Character Analysis

High Street; Watts Lane; New Road; Royal Oak Lane; Rideaway; Meadow Lane; Common Lane

Hemingford Abbots is a riverside settlement that was well established before the Conquest, although the placing of its original habitation is not known. Early Saxon settlement in the area was often quite dispersed, as had been the Romano-British population that preceded it. There was a church in existence here by 1068, which was replaced by another with a central tower in the 12th century. This was a critical time for settlement morphology in Huntingdonshire, as in other places. Many new parishes were being created at this time (see the character analysis for Hemingford Grey, below) and it is possible that the communal management of agriculture through the open field system was also becoming established or refined. It is quite possible that the layout of the present day village was determined in the 12th century. This would have placed Ramsey Abbey's manorial buildings at the centre of the settlement next to the re-built church [A]. In which case the island of land between the High Street, West Lane and Royal Oak Lane could have been originally designated as a Green [B] with the village houses on its northern and western sides.

The High Street today in the centre of the village widens and creates an elongated central space [C]. A short village street leads north from here to a small green situated between the parish church and the manor house (although this area was, until fairly recently, enclosed) [D]. This is a charming area of small agricultural outbuildings, enclosures, gardens, and cottages, many of which are rendered and thatched. The buildings to the south of the High Street are generally later and of brick and tile or slate construction. The building along the High Street east to Watts Lane is more dispersed in general, but there are a number of workers' houses built in the first part of the 20th century. At the corner of High Street and Royal Oak Lane there is the base and the broken shaft of a cross of probable medieval origin [E].

The northern part of the parish was already enclosed at the time of Parliamentary Inclosure in 1806 and dispersed habitation occurred along the highway both to the east and the west of the village centre from an unknown date (but certainly no later than the eighteenth century). The eastern section is described below and that to the west was at one time similar in form with habitation scattered amongst the fields near to the roadside. However, more recently the number of houses has increased so that from Rideaway to the edge of Godmanchester's Eastside Common at the end of Common Lane, there are continuous plots containing (mainly) detached houses and cottages. This is now a strong feature of the settlement, but the rural atmosphere has been retained by the laying out of generous grass verges and the planting of native hedges and trees. That part of Common Lane west of Meadow Lane was built up from the mid 1950s and, therefore, its houses are mainly of a more modern design. However, the setting accommodates the non-vernacular architecture mostly found here.

Rideaway Drive is a small close of post-war thatched Local Authority housing. This development is unique in Cambridgeshire and adds to the character of the conservation area.





















Hemingford Park was laid out after 1806 on closes between the Rideaway and Common Lane. The preservation of ridge and furrow here indicates that this area was previously arable and most likely part of the settlement's early common field system. However, this does not preclude an early enclosure date for this part of the parish. Ridge and furrow is

now rare in the district and what remains here and on the Eastside Common should be valued and preserved. The parkland itself is well planted with shelterbelts and lakes.

The railway from St. Ives to Godmanchester was opened in August 1847 and was built on embankments across the Hemingford and Houghton meadows. This line has since been dismantled but its embankment remains and is a distinctive feature in the vicinity of the settlement. The creation of California Wood was probably the result of the line taken by the railway. Both Hemingford Abbots and Hemingford Grey Meadows were subdivided from an early date. These subdivisions were rationalised at Inclosure. Some of the boundaries created then are still discernable from aerial photographs.

Key to Symbols

The symbols on the table below are used to demonstrate key features on the analysis plans which follow, a similar key, including a full description for each symbol, can be found on the inside back cover of this document.

Quick key to the symbols used on the analysis plans			
	Urban space		Glimpse
	Landmark building		Spatial orientation
	Green space		Listed building
	Visual leak along building line		Intrusion into the street scene
	Corner building/s		Narrow urban space 'pinch point'
	Historic green space		Back of pavement building line
	Significant view		Street requires enhancement
	Other green space		Building line set back
	Ridge & Furrow		Area requires enhancement
	Significant tree/s		Scheduled Ancient Monument

The plan for Hemingford Abbots has been divided into two areas so that the analysis can be read more clearly.

Area 1.



B. Royal Oak Lane



A. Parish Church of St Margaret























C. High Street

Hemingford Grey Character Analysis

The Thorpe

East from Royal Oak Lane in Hemingford Abbots the High Street runs to the crossroads with Watts Lane and New Road [F], which was constructed at the time of Parliamentary enclosure to connect with the Cambridge Road to the south. The first section of New Road was part of an ancient lane giving access to enclosures adjacent to The Thorpe in Hemingford Grey, and there is still a footpath through the fields from here to the Cambridge Road. A field separates the crossroad at Watts Lane from a small cluster of habitation on the parish boundary. Since the parish boundary itself would have been created after any settlement founded at Thorpe earlier than the twelfth, it is possible that any settlement on the Hemingford Abbots side was associated with Thorpe itself.

The Thorpe was already enclosed by the late eighteenth century and corresponds to similar enclosures adjacent to it on the Hemingford Abbots side of the boundary. This area is something of an enigma, but its original character has been degraded through modern housing development. It is thought by many that the Thorpe was a Danish settlement founded after the occupation of East Anglia by the Danish army in the ninth century.

Quick key to the symbols used on the analysis plans			
 Urban space	 Glimpse	 Landmark building	 Spatial orientation
 Green space	 Visual leak along building line	 Listed building	 Intrusion into the street scene
 Corner building/s	 Historic green space	 Narrow urban space 'pinch point'	 Back of pavement building line
 Significant view	 Other green space	 Street requires enhancement	 Building line set back
 Ridge & Furrow	 Significant tree/s	 Area requires enhancement	 Scheduled Ancient Monument

Area 2.



D. The green at Manor House



E. Base of village cross



F. Looking west towards the cross roads at Watts Lane



Hemingford Grey Character Analysis

Hemingford Road; St. Ives Road; High Street; Church Lane; Church Street; Mill Lane; Brags Lane; Manor Road; The Thorpe

The main street in Hemingford Grey is the High Street, a long sinuous thoroughfare lined by historic buildings of many ages and styles. Those on the south side of the street include a significant number of timber frame cottages, some rendered, and many with thatched roofs. Their backlands were originally long and narrow (see the enclosure map of 1801), but many seem today to have been amalgamated. The curtilages north of the High Street are less generous and the buildings, by and large, of lesser age. This would be consistent with the original village tenements being located to the south of the High Street opposite an open green. There are a number of fine town houses in the village, such as the 19th century Vicarage (now Grey Hall) and River House at the west end of the High Street by the Great Ouse [A]. The maltings off Church Street has been converted to dwellings, but are still clearly industrial in form with associated workers cottages [B]. There are also maltings, converted into houses, on the south side of High Street. These are known as Rosenthal Terrace and are next door to a large Victorian House. There are many places along the village streets where glimpses into the backlands, and the sight of mature trees over rooflines, are characteristic.

The manorial site is at the river end of the High Street a little to the southwest [C]. This is a moated site with a twelfth century manor house, the oldest in Huntingdonshire. Church Street forms a shallow Y-junction with the High Street at its eastern end. The parish church is situated near the river at the end of Church Street, just northeast of the manorial site [D]. The truncated spire is a feature of the church, the upper part having been blown down in 1741. The first church was built in the 12th century (almost certainly when the parish became separated from Hemingford Abbots). This church probably had a central tower, a design it shared with its neighbour. From here there are views of note over the meadows towards Houghton and Wyton.

A number of lanes lead off the High Street. Brags Lane runs south towards the Cambridge Road, becoming Gore Tree Road at its junction with Manor Road, which later leads west towards Hemingford Abbots [E]. Opposite Brags Lane is Church Lane, a short cut to Church Street from this part of the High Street. At the east end of the High Street was the village pound, from which Pound Road gave access south to Marsh Lane, Long Lane and the Common Fields there about. By the end of the eighteenth century there appears to have been an area of small lanes and scattered habitation north of Church Street. This became, during the course of the nineteenth century, the pleasure grounds of Hemingford Grey House (once the Rectory) and Madeley House. The grounds of the latter have now been built over to form a leafy, late twentieth century extension to the village.

At the time of Parliamentary Inclosure there were areas of earlier enclosure mainly to the south and east of the parish and away from the village. Houses and mature trees associated with the areas of habitation would have contrasted strongly with the open agricultural land of the common fields, which would have had few hedges and trees. Following enclosure the St Ives/Hemingford Road became the location for a number of farms, two of which remain today [F]. Hemingford Meadow to the north of this road (now included in the St Ives Conservation Area) was in multiple ownership, the divisions being rationalised at Inclosure. Some of these divisions are now marked by posts or blocks of concrete at the Meadow Bank and riverside with just a few of the smaller divisions being marked by posts visible in the

centre of the meadow. Due to varying management by different owners, the strips are sometimes visible through the differential growth of vegetation such as buttercups. There were a number of water mills in Hemingford Grey parish from the Middle Ages. The land to the east of one of the water mills in Mill Lane was transformed in the twentieth century by gravel workings, and subsequently some further housing has been built in the vicinity, but to no particular plan. From Mill Lane there are important views across fields towards the present village school and the windmill (mentioned in documents from the seventeenth century).

By the nineteenth century Hemingford Grey had become a comparatively large village, but it was still a discreet nucleated settlement clearly associated with its agricultural landscape. Modern housing estates now abut up to the historic core to the south and east. Preservation of remaining agricultural land should be a priority to the north and along the St Ives/Hemingford Road.



A. Junction of the High Street with the Ouse



B. The Maltings off Church Lane

Quick key to the symbols used on the analysis plans

	Urban space		Glimpse		Landmark building		Spatial orientation
	Green space		Visual leak along building line		Listed building		Intrusion into the street scene
	Corner building/s		Historic green space		Narrow urban space 'pinch point'		Back of pavement building line
	Significant view		Other green space		Street requires enhancement		Building line set back
	Ridge & Furrow		Significant tree/s		Area requires enhancement		Scheduled Ancient Monument

Area 3.



C. View southwest alongside the manorial site



D. Parish Church of St James



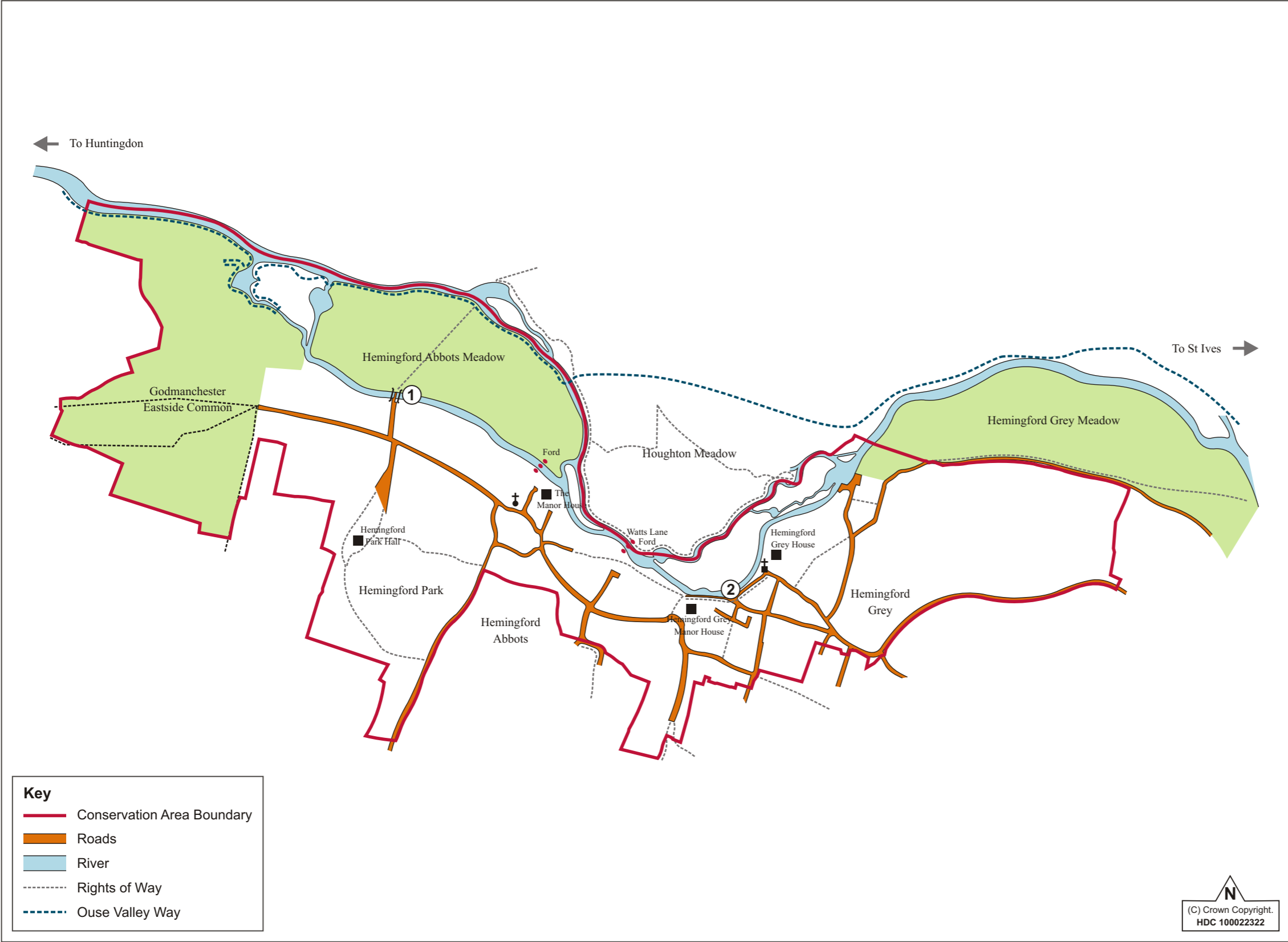
E. Brags Lane



F. Post enclosure farmstead

(C) Crown Copyright.
HDC 10002322

Map 5.



The River

The ford, from which both parishes gain their name, may have been one of several. However the site of Watts Lane appears to be the most prominent. Here there is a deviation of the parish boundary from the centre of the river onto the northern bank for about one hundred yards and also aligns with pathways on the northern bank of the river. Evidence for a ford at the site near the Church and Manor House is slightly less compelling, however it is the core of the historic settlement and it is also noted that Church Lane roughly aligns with Rideaway which links directly with Moats Way which leads to the moot stone of Toseland. Hemingford is in the Toseland Hundred.

The river is an important 'highway' of the villages with views from and along the river being as important as those from the roads and footpaths. Where buildings can be seen from the river, this aspect should be given due consideration. Buildings and constructions along or close to the river, although they may not be seen from the roads, should meet the same standards of scrutiny as those within the rest of the settlements. In particular the Local Planning Authority and the Environment Agency should work closely together on scrutiny of river bank work such as sheet piling, jetties and landing stages.



2. The River, Hemingford Grey



1. The River, Hemingford Abbots

The Hemingfords Building Type Analysis

Please refer to Annex A for a further explanation and description of the building types mentioned here.

Hemingford Abbots

This neighbourhood contains the parish church [T10a]. There are various types of cottages and agricultural buildings in High Street, Common Lane and elsewhere [T1b; T3; T7a; T8], the Manor House in the vicinity of the church, and other country houses [T2]. The Village Hall [T11b].

Hemingford Grey

There are buildings from every age from the late 17th century in this neighbourhood, with just a few medieval examples. Building types include the parish church [T10a] non-conformist churches and chapels of various styles [T10b]; civic buildings [T11a]; the maltings, the windmill and other pre-20th century industrial buildings [T9a]; medieval timber framing [T1a]; town houses [T2]; the occasional grand house [T6]; terraced houses [T3].



High Street, Hemingford Abbots



The Manor House, Hemingford Abbots



Cottage, Hemingford Abbots



Church Lane, Hemingford Abbots



The Old Chapel,
Hemingford Grey



Church Rooms, Hemingford Grey



River House, Hemingford Grey



High Street, Hemingford Grey



The Hemingfords Building Details and Materials



Earlier windows could be casements, but later ones were usually sash windows. The chimneys and doorframes of the grander houses were sometimes quite ornate.

There is a wide range of vernacular styles from different historic periods within the Hemingfords Conservation Area. Timber frame buildings with thatched roofs originated within the farmsteads of the district. These were usually rendered and painted with lime wash in natural earth colours. They were often single storey buildings with an attic in the roof. Upper windows were either simple catslides or small gable constructions. Outbuildings typically had timber cladding under a thatched roof. There are many examples of Yorkshire sliding sash windows in the villages.



Later buildings were constructed of brick, sometimes painted. Clay roofing tiles were used on many later buildings, often replacing thatch on some older ones. Ridge tiles were a feature in many buildings.

Grain	Plot	Visual quality	Summary
Neighbourhood streets: Hemingford Grey village centre			
 <p>Tight form of development along village streets. Grain more open behind with green spaces and mature planting. Occasional breaks between buildings.</p>	 <p>Plots vary, some being long and narrow typical of medieval tenements. Others are more rectangular. However, plot shapes tend to cluster and contribute to the distinctiveness of the morphology. Buildings predominantly edge of pavement or nearly so. Subsidiary buildings range back into the plots, not untypically forming courtyards. Occasional passages through.</p>	 <p>The village streets display gentle curves that foster constantly changing perspectives when passing through the space. Although there are some typical architectural forms, there is great variety of building types and materials. This, together with differences in ridge and eave heights as well as block width, creates an interesting visual quality that, in conjunction with the mature planting, gives an organic feel to the built environment.</p> <p>There is a varied colour palette to the built environment that reflects the mix of vernacular styles. There is a sense of old world prosperity here.</p> <p>The undisciplined parking and (frequently) poor street signage compromises the visual quality of the settlement.</p>	<p>There is a strong hierarchy within the streets and lanes of Hemingford Grey village. The High Street, with its continuous frontages and varied building types, has lanes off which create complex street corners, whilst Church Street has the feel of a back lane. This place is reminiscent of a small market town.</p> <p>Rural thatched cottages (often previously farmhouses) are a feature of the place, without being the dominant building type. Later brick workers or estate cottages and small-scale industrial buildings add grittiness to the settlement. Grander town houses give the place an urban dignity, whilst minor civic buildings and non-conformist places of worship add social texture.</p> <p>The setting of the place, however, is distinctly rural (where this has not been compromised by modern and unsympathetic development). The river setting is significant and the parish church amongst the meadows is one of the memorable features of the settlement.</p>
Neighbourhood streets: Mill Lane and Meadow Lane, Hemingford Grey			
 <p>Once open areas of mixed parkland, meadowland and (latterly) flooded gravel workings, this now also contains an open grained residential extension to the village.</p>	 <p>Plot sizes vary considerably, but all are generous. Buildings are typically set in the centre of plots, many of which preserve mature planting inherited from previous land-use patterns.</p>	 <p>These neighbourhoods have largely retained the air of the rural lanes that they once were. However, their well-manicured verges and more exotic planting can also give some parts a rather suburban feel, not in keeping with the village context of the rest of the settlement. The building styles and materials used in this area are not, generally, in keeping with the local vernacular tradition. The grain of development is being lost because buildings are demolished and the plots are being over developed.</p>	<p>In spite of later development there is still sufficient of the original agricultural, parkland or riparian landscape surviving to allow for a feeling of continuity. Any further development in this area could endanger this.</p> <p>Access along public roads is important to opening up the visual quality of the area to the general public. There are a number of points at which good views across open country is possible, and these should be protected. With increased residential development this area has become the green lung of Hemingford Abbots.</p> <p>There is concern that the over development of some plots in Meadow Lane is resulting in the loss of views out to the open countryside.</p>

Grain	Plot	Visual quality	Summary
Neighbourhood streets: Hemingford Grey Manorial site; The Thorpe; Hemingford Abbots Gateway			
 <p>This is an open grained area with some formal settlement elements. The lanes here have a form created by a series of short doglegs giving the locality its characteristic morphology.</p>	 <p>The plots here vary in size considerably. Some originally had the characteristic dimensions of medieval tenements with a long axis at right angles to the road with the buildings near to the pavement edge. Newer curtilage boundaries are more rectangular with buildings placed more centrally within their plots.</p>	 <p>This area has the visual quality of a village street, although it is really little more than a hamlet. This is emphasised by the alignment of the street, the back of pavement buildings, the rural vernacular of the buildings and mature planting. The older buildings are either painted render or brick, with plain clay tiles or thatch. The painted facades are typically in earth colours.</p>	<p>This is an historically interesting area because it possibly represents a pre-twelfth century settlement pattern adjacent to the river, not dependent on the later parish boundary.</p> <p>Manor Road skirts the manorial site on its way west to Hemingford Abbots with The Thorpe forming a spur off to the south east of an ancient trackway.</p> <p>The parish boundary runs through the middle of this neighbourhood that, by the late eighteenth century at least, was characterised as an area of closes. Thus the parish boundary at this point probably records a twelfth century estate boundary.</p> <p>Future management of this area would benefit from an holistic approach with the neighbourhood on each side of the present parish boundary being seen as one.</p>
Neighbourhood streets: Hemingford Abbots Village Centre			
 <p>This is a loose-grained area, typical of so many of Huntingdonshire's villages. The north side of the High Street is more tightly grained with continuous terraces.</p>	 <p>The size and shape of plots vary considerable in the village centre. Older buildings tend to be set near to the road or up to the back of the pavements; others are more centrally placed. Terraced properties in the centre have back yards that are frequently quite small. Early to mid-twentieth century workers houses often have relatively generous gardens. Older detached cottages and farmsteads sit comfortably within their curtilages.</p>	 <p>The village centre has charm and variety. The spire of the parish church is visible from all points within the settlement and gives it a visual unity. The village connects directly to its landscape setting without interruption from modern housing estates.</p> <p>There are still many of the older cottages and farmstead buildings with painted render under thatch (with scattered outbuildings weather boarded under thatch). Later buildings are often built with buff brick, some painted. Roofing materials (other than thatch) can be plain clay tile or slate. The colour palette tends to be muted.</p> <p>The curvilinear nature of the streets and lanes invite exploration and give interesting glimpses between buildings.</p>	<p>Hemingford Abbots is one of the finest village settings in Huntingdonshire. The village centre has developed a more extensive built environment since the eighteenth century, but is not perceived as being more urban. This has largely been achieved by infilling spaces between buildings over a long period of time and the creation of some modest terraces. Any further building, however, would start to change the nature of this settlement by creating too urban an environment.</p> <p>Currently, small-scale modern housing developments have been sited unobtrusively. If more were to be constructed, however, this may disrupt the connection that the settlement retains with its landscape.</p> <p>There is little or no scope for further development in this locality. Rather higher standards of design and workmanship should be expected where, exceptionally, future development does occur. Many of the buildings erected during the latter part of the twentieth century have failed to make use of local vernacular forms, materials and building traditions.</p>

Grain

Plot

Visual quality

Summary

Neighbourhood streets: Hemingford Abbots, Common Lane



This is a neighbourhood that has developed with a very regular grain, which gives it a pleasing uniformity.



This is the longest of the built up village streets and the plot sizes and dimensions vary along its length. Generally speaking, plot lengths are greater than their widths. Nearer the village centre, buildings are placed closer to the road than there are in the later developments towards the Godmanchester Eastside Common. Here the building line is set back somewhat.



Common Lane passes through an area of old enclosures. Originally there were scattered farmsteads, built near to the road within their own fields. Over the years more buildings have been inserted into the spaces between the original farmsteads and cottages. The architectural styles reflect this slow development over time.

This lane runs fairly straight for most of its length, but its wide verges and mature native hedges and trees preserve its rural look. Because the newer houses are well set back their more modern style does not detract from this impression.

As with other parts of the village there is little scope for further development within this neighbourhood. Any future building should conform to the highest standards of local vernacular and reflect the use of traditional materials. In the past some of the more modern houses have been demolished and rebuilt. Were this to happen in the future any replacement buildings should be carefully designed with the local vernacular in mind, but without becoming mere pastiche.



3.0 Opportunities for Future Enhancement

National guidance on the constitution of Conservation Areas emphasises the important role that they can play in the enhancement of our historic built environment and landscape. The Hemingfords village environment would benefit where any future development is sensitive to the particular requirements of the historic components within the two settlements.

Small-scale enhancement within the different localities and neighbourhoods involving elements such as street improvements are discussed above. However, it is worth re-stating the need for improvement to paving, street furniture and signage along the main village streets. In particular the decluttering of signage is needed in this area. Similarly, the issue of parking ought to be addressed, balancing the needs of traders and residents with environmental improvements.

Other documents are produced to help maintain The Hemingfords Character within the Conservation Area.

These further documents will address the following issues: -

Urban Design Frameworks. It is unlikely that an urban design framework will be needed in this area.

Development Briefs. These look at sites that may become the subject of future applications for residential development. It is anticipated that plans for these sites would conform to the design code set out in this document.

Negative or Neutral Areas. Where negative or neutral areas are identified the judgement is made purely in terms of the character of the conservation area. Whilst in some cases such sites may be suffering from neglect as well, in many cases the buildings associated with these sites will be structurally sound or recently built.

Enhancement Areas. Some areas that retain a significant degree of their historic fabric and form have, none the less, suffered from an unnecessary amount of poor development decisions. These areas require a concerted effort if they are to be brought back to their full potential. In these cases owners and residents should be consulted with a view to formulating policies to effect positive change.

Heritage and Tourism Areas. These areas have been identified as ones of particular significance to visitors and those concerned with local heritage issues. Future treatment of these sites will need especial sensitivity.

Annex A: Building Types

T1a Medieval Timber Framed House

Medieval timber framed houses, frequently dating from the mid to late 16th Century. The type is often rendered, or faced in brickwork, and re-fenestrated in later periods, disguising its medieval origins. A fair number of such structures survive in the Hemingfords.

Key Characteristics

- Oak framing (often reused) in filled with wattle and daub and covered with lime plaster/render
- Two storeys, some with later dormer windows added to create attic rooms
- Picturesque roofs; with steep pitches, numerous gables and large, sometimes ornate, red brick chimneystacks. Roof coverings depend on location, but the predominant types include plain gault-clay tiles and thatch
- Overhanging eaves
- Frequently built with L and H plan forms, with additive ranges of outbuildings
- Jettying at ground and first floors, with bay-windows to some grander examples
- Originally, windows (mullioned, with leaded lights) were set within the framing, but these were generally replaced by timber sliding sashes or casements in later periods
- Medium to low density housing, depending on plot size
- Varied form and scale, but usually detached, built within settlement boundaries
- Commonly associated with burgage plots, and frequently set at back of pavement creating a well defined street pattern

T1b Vernacular Cottages

Natural materials made from local geological deposits (for example, gault clays and limestone) together with reeds and straw from the nearby Fens and local farms, has generated the palette of traditional building materials for vernacular buildings. This, together with building techniques developed by the local population over many centuries, has created simple and charming vernacular cottages typically dating from the late 16th to 18th centuries.

Key Characteristics

- Long, low double-fronted single, 1.5 or 2 storey cottages
- Simple flat-fronted building form, generally eaves to the road
- Buff or rosy-buff brick or stone built, depending on location. Rendered and painted timber framing is common throughout the District
- Shallow plan depth with a simple steeply pitched roof and outbuildings
- Clay plain or pantiles, thatch or Collyweston-slate roof coverings, depending on location

- Eaves and gables are generally clipped close to the building, except for the deep overhangs found on thatched roofs
- Originally built with small, horizontally proportioned window openings with casement or horizontally sliding sash windows. Flat or segmental brick lintels
- Dormer windows are a common feature, with pitched, cat slide or eyebrow roofs, depending on material and location
- Panelled or ledged and braced doors, with some later simple timber porches or canopies
- Large brick chimneystacks were positioned first centrally and later at the gable ends
- Within settlements, cottages are generally terraced and set at the back of the pavement, creating well-defined streets and space.

Typical Local Variations

Rendered and painted timber framed cottages are common, with projecting weatherboards a distinctive feature. Cottages are frequently 1.5 stories, with many later examples built of a characteristic warm red brick. Cambridgeshire peg-tiles and thatched roofs are common.

T2 18th - Early 20th Century Town House

The Town House building type is found throughout the district; its adaptability to a wide range of scales, materials and uses creates the variety, and strong architectural cohesion of the historic centres of the towns and larger villages. This classically inspired style creates well-defined and elegant streets and public spaces.

During the 18th century it became fashionable to 'modernise' earlier vernacular houses, and it is common to find medieval buildings re-elevated behind Town House facades.

Key Characteristics

- Predominately terraced form, 2 to 3.5 storeys, generally double stacked with central gutter
- Flat fronted and symmetrical, 2-4 bays wide, vertically proportioned facades
- Vertically proportioned window openings, with flat brick or stone lintels, and timber vertical-sliding sash windows
- Roofscape minimised by the use of parapets, shallow and double pitched roofs with the eaves to road. Cambridgeshire peg tiles and slate are the most common roof coverings
- Stone detailing, often painted, including cills, stringcourses, architraves etc.
- Drive-through archways, gaining access to the rear are a common feature, especially in former coaching towns
- 6 and 4 panelled doors, with door-surrounds and glazed fanlights or door canopies
- The terraced form, often built at back of pavement creates a well-defined street frontage of urban character

- High-medium density, depending on the numbers of storeys, bays, and plot width. Generally built with additive ranges of outbuildings
- Originally built as dwellings, some with shops on the ground floor. The majority are now in commercial and office use

Local Variations

Many settlements in Huntingdonshire contain Town Houses in their historic centres. Built of warm soft red, dark buff and pale buff brick depending on age. Roofs are typically gault-clay plain tiles, although slate is found on later properties.

T3 18th - Early 20th Century Terraced House

The agricultural and industrial revolutions precipitated major growth of towns in the 18th and 19th centuries. Streets of small terraced houses were built on the edges of the historic settlements throughout the district. The type is ubiquitous throughout the country. Although influenced by local materials the advent of the railways improved transportation and encouraged the use of non-local materials, especially mass-produced bricks and Welsh slate for roofs. The majority of terraced houses in the district are built at the back of pavement, however there are examples of a larger version of this type with small front gardens, which creates a wider, greener and more relaxed streetscape

Key Characteristics

- Small, generally flat fronted houses; bay windows are a feature on larger examples
- Brick built, occasionally with contrasting brick detailing, such as string courses and door and window surrounds
- Vertically proportioned window openings, with flat and segmental brick arches, and stone cills
- Vertical sliding sash windows and timber panelled doors, typically with glazed fanlights over
- Eaves and gables are generally undecorated and generally clipped close to the building
- Chimneystacks are usually positioned on the party wall
- Simple pitched roofs with slate roof covering
- High density terraced form, laid out in long straight streets, creating a distinctive urban character
- Parking on street

T4 18th - Early 20th Century Villas And Semis

This building type is found in the larger villages and towns of the district, where it forms the wealthier 18th to early 20th Century fringes to the historic centres. The classic simple architecture of the Georgian period became increasingly eclectic and decorative during the Victorian and Edwardian eras. Although influenced by local building materials, improved transportation brought non-local materials, especially mass-produced bricks and Welsh slate.

The villa form became a popular antithesis to the narrow streets of small working-class erected housing during the Victorian and Edwardian periods. The semi-detached form, creating the illusion of detached villas, is also found in some locations.

Key Characteristics

- Medium to large brick-built, detached or semi-detached houses
- Decorative, contrasting brickwork stringcourses, eaves courses, lintels and window reveals
- Canted and square bay windows are a feature, often with stone mullions, now generally painted white
- Decorative stone detailing, including mullions, copings, padstones and plaques
- Vertical window openings with stone cills, flat and segmental brick lintels, and sliding sash windows
- Fairly low-pitched slate covered roofs, some with Italianate hipped roofs. Prominent brick stacks and chimneys
- Large houses are set in spacious grounds. Urban examples have small front gardens that create a greener, more suburban street character

T5 19th Century Picturesque

During the Victorian era it became fashionable for wealthy and philanthropic landowners to build housing and other facilities for their tenants, and the local community. The predominant style was based on a Gothicised version of the idealised 'English' cottage, often creating picturesque groups or even whole villages. Generally, materials were of local origin, excepting more decorative elements such as cast iron windows and ornate rainwater goods

The type is found in small numbers throughout the district.

Key Characteristics

- Generally symmetrical but with intricate plan forms, layouts and elevations
- Architectural detailing used for decorative effect, such as buttresses, dentil courses, mouldings, bargeboards and stringcourses
- Picturesque rooflines, with tall decorated chimney stacks, numerous gables, finials and decorated ridge tiles
- Steep roof pitches, with slate or gault clay plain-tile roof coverings. Dormer windows are a feature on cottages
- Strongly mullioned windows often with decorative lattice- work glazing patterns
- Generally set back from the road with small front gardens and low walls to the front boundaries. Alms-houses often with courtyards defined by railings

- Originally built for a range of uses, including schools, estate offices, village halls, almshouses and estate workers cottages. The majority are now in residential use
- Medium to low density depending on use and plot size

T6 18th Early 20th Century Grand House

The agricultural and industrial revolutions brought new wealth to the district, and many of the wealthy built themselves grand houses, based on the classically inspired stately homes of the aristocracy. Later Victorian examples are influenced by non-classical traditions, and are often less symmetrical displaying stylistic motifs such as gothic arches, round towers, tile hanging and decorative bargeboards. Designed to be seen, and to impress, they are often found on settlement edges throughout the district.

Key Characteristics

- Large, detached houses with symmetrical, wide-fronted facades, usually on expansive plots
- Georgian examples are wide-fronted, with tall floor to ceiling heights, creating an imposing scale
- Vertically proportioned window openings vertically aligned, frequently graduating in height up the façade, with flat-arch stone or 'red-rubber' brick lintels
- Timber vertical-sliding sash windows. Georgian examples generally follow 9, and 16 pane patterns. Victorian sliding sash windows incorporate larger pane sizes
- Roofscape views are minimised through the use of parapets and shallow double-pitched roofs, with the eaves to road. Mansard roofs are found on some examples
- Decorative dentil eaves courses or painted timber cornice eaves detail
- Brick or stone detailing, often painted, including cills, string courses, keystones and quoins
- 6 and 4 panelled doors, with decorative-glazed fanlights or door canopies
- The grand detached forms, usually set back from the road behind railings or walls, create a restful, stately and less urban character
- Frequently set in gardens, with dark evergreen planting, with a backdrop of mature trees

Local Variations

The form, detailing and proportions remain fairly constant throughout the district, but materials vary with location.

T7a Arts & Craft Influenced Housing

The Arts and Craft Movement in the late 19th century, and the Garden Cities of the early 20th century exerted considerable influence on housing until the 1950s. This applied especially to social housing throughout the district, where estates of this housing type are found on the peripheries of the larger towns and as smaller developments on the outskirts of

most villages. 'The Garden City' cottage aesthetic, and the vision of a green and leafy arcadia became increasingly compromised through increased densities and mass production, but the architectural style and geometrical layouts still retain vestiges of the original influences.

The type is found throughout the country, but those found in Huntingdonshire also show local variations.

Key Characteristics

- Geometric, regular layouts with crescents, cul de sacs, and orthogonal junctions
- Semi detached and short terraces of simple flat fronted properties
- Clipped privet hedge front boundaries, often with timber gates, and small front gardens
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Simple chimneys on ridgeline
- Originally, multi-paned painted timber casement windows, with soldier-course brick lintels
- Timber front doors with small canopies
- Built of red mass-produced brickwork, frequently roughcast-rendered, and painted cream or pastel colours
- Simple stringcourses of soldier brickwork or render
- Semi detached form, hedges and grass verges to some streets, create a suburban character
- Parking generally on street

T7b 1920's And Inter-war Suburbia

The poor living conditions of the urban poor in the 19th century, and growing wealth and mobility resulted in the massive growth of suburbia in the 1920 and 30s. A few properties in the district retain influences of the 'Art Deco' of the 1920s. The Arts and Crafts movement also heavily influenced the architectural style of the period, using motifs such as timber framing, tile hanging, leaded lights and stained glass to invoke the idyll of the 'English Cottage'. This building type is found in small numbers throughout the district.

Key characteristics

- Simple rectangular semi-detached plan form
- Fairly rectilinear street pattern
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Chimneys generally on the ridgeline
- Originally painted metal, and later timber casement windows, some with latticed-lights or stained glass panels
- Mass-produced red brickwork and painted roughcast render

- Decorative gables with timber-framing effect, frequently painted black and white
- Double height bay windows, with rendered or tile-hung panel, are a defining characteristic of the type
- Recessed porches with tiled floors, and glazed front doors, often with stained glass panels
- Semi detached form, hedges and grass verges to some streets, create the archetypal 'suburban' character
- Medium-low density
- Parking off street, generally between properties

T8 Agricultural Buildings

This building type is found dispersed throughout the rural areas of the district, but also within some of the older villages, and coalesced into the suburban fringes of the larger settlements. The majority date from the time of the 17-19th Century Enclosure Acts, with some remaining examples from the medieval period.

Late 20th century intensification of farming practices have necessitated large-scaled, industrial type barns, stores and silos which have come to dominate many traditional farmsteads, and often their landscape setting.

Key Characteristics

- Large farmhouses (see vernacular cottages and T6), generally set close to the road, with long, low additive ranges of farm buildings set to the side and rear
- Traditional buildings are small-scale, built of stone, buff and red brick or timber-framed clad with timber weatherboarding, depending on location
- Roofs are generally simple pitched construction, covered with thatch, clay plain or pantiles, and picturesque in appearance
- Modern buildings are large-scale steel-framed single span structures, usually clad in profiled steel sheet, coloured grey

Local Variations

Timber weather boarded barns and outbuildings, many of which now have corrugated iron roofs. Later examples use red brick with slate roofs.

T9a 19th & Early 20th Century Industrial Buildings

Huntingdonshire has a rich heritage of these industrial buildings; some were located near waterways, which provided both good transport routes and potentially a means of power. There was a wide range of industrial buildings that included mills, malt houses, breweries, small workshops and others. Many buildings were associated with the railways, including warehousing and goods sheds (now mostly demolished).

Key Characteristics

- Large scale, visually prominent, discreet and freestanding structures with ancillary buildings
- Sometimes positioned in the floodplain. Often surrounded by willows
- 3-6 storeys tall. Generally built of buff brick, with slate covered or plain tiled roofs
- Projecting timber weather boarded loading-bays, and pulley houses
- Simple, robust symmetrical elevations with segmental-arched window openings, and loading bays positioned vertically one above another
- Rudimentary neo-classical detailing, such as pilasters and Italianate porticos are a feature on later examples. 'Gothic' detailed examples are also found
- Originally built as mills and warehouses, the majority are now converted for residential use

T10a Parish Churches

Ecclesiastical buildings survive from every century and architectural style -unique monuments to the districts' history and culture. Buildings range from Norman and Medieval parish churches to the neo-gothic of the Victorian era and the marvellously idiosyncratic Non-Conformist chapels of the 18-19th centuries. For clarity, key characteristics are listed under two subtypes as below:

Key Characteristics

- Large scale buildings for Christian worship and former monastic complexes, including surviving gate-houses and hospitium, typically built and altered over a long periods of time
- Set in a churchyard, often with mature trees, especially yews. Generally, parish churches are located centrally in the town or village, while monastic houses were usually situated on the periphery
- Although many are older, the majority appear externally to be Gothic in style, with large, pointed arched and traceried windows, and stained glass. Moulded stringcourses and hood mouldings, buttresses, castellated parapets and other structural and decorative architectural devices evolved and incorporated over time
- Simple, pitched roofs, generally with plain gault-clay roof coverings
- Building materials range from carstone and cobbles to coursed limestone-rubble, and fine ashlar limestone in the north
- Fine, tall spires are a landmark feature of the District. Lancet windows (small pointed window openings) are characteristic of spires in the Northern Wolds. Towers became increasingly common in the 15-16th centuries and were often added to earlier buildings in the 15-16th centuries

- Lych gates are characteristic of church in the area and are defining features of many churchyards. Construction varies from oak with clay tiles to stone structures.

T10b Non-conformist Chapels

Key Characteristics

- Simple, generally unadorned facades, consciously avoiding the gothic architectural references of the established church
- Diverse stylistic influences, typically neo-classical
- Simple rectangular plan form, frequently gabled to the road
- Round headed windows, typically cast-iron frames, with clear or pastel-coloured glass
- Generally built of buff brick, with slate roof covering
- Cast iron railings and small paved forecourts are typical
- Catholic Churches and chapels (legally also “non-conformist”) are frequently neo-gothic and ornate.

T11a Victorian And Edwardian Civic Buildings

This diverse type forms the focal point for community, civic and working life. It includes places of assembly, police and fire stations, shopping complexes, schools, libraries, administrative centres and office blocks.

Key Characteristics

- Generally, architect designed buildings reflecting status and function
- Medium to large-scale buildings usually discreet in their own plots. Bank buildings often sited at landmark positions within the streetscape to reinforce status
- Variety of architectural styles, including some good examples of Arts and Crafts, and Neo-classical designs
- Diverse good quality materials, including buff and red brick with ashlar masonry and painted render. Dressed stone stringcourses; ornamental pilasters, cornices and copings are common embellishments
- Pitched, slate covered roofs are typical
- Frequently single storey but of very grand proportions
- Window styles vary with function; school buildings frequently have large vertically proportioned openings, positioned high in the wall

T11b Late 20th Century Civic Buildings

The late twentieth century has witnessed substantial growth in population, changes in building technology and working practices. Large school complexes, for example, have generated an architectural aesthetic for civic buildings of our era; some examples use contemporary styles and materials, while others reflect aspects of the regional vernacular.

Key Characteristics

- Large to medium scale buildings, generally with large areas of associated car parking or hard standing
- Varying number of storeys depending on function
- Amenity shrub planting, small ornamental trees and mown grass typify landscaped areas
- Generally avoid the use of decorative architectural devices, although good design generates pleasing visual effects through the manipulation of form, function and materials
- Mass produced buff and red brick are the most common facing materials, with large areas of glazing also a feature
- Other twentieth century materials found in civic buildings include metal trims and copings, cedar boarding, glulam beams, coloured powder-coated metal window frames and large areas of toughened glass
- Flat roofs were a feature of 1960-70s civic buildings, and low-pitched roofs on later examples. Brown or slate grey concrete roof tiles are typical roof coverings
- Generally, rather shallow detailing with minimum set backs at door and window reveals, creating rather flat, poorly modulated facades

Annex B: Scheduled Monuments and Listed Buildings

Location	Address	Grade	Type	Wall Material	Roof Material
Hemingford Abbots	Cross Keys, High Street	II	House	Timber frame, render, local red brick, weatherboard	Plain tile
Hemingford Abbots	Axe and Compass PH, Church Lane	II	Pubic House	Timber frame, render, gault brick	Thatch
Hemingford Abbots	No. 3 (Whiteways), Common Lane	II	Cottage	Timber frame, render, gault brick	Thatch
Hemingford Abbots	Park Farm Cottage, Common Lane	II	Cottage	Timber frame, render, local red brick	Thatch
Hemingford Abbots	No. 24 (Whitehall), Common Lane	II	House	Local red brick	Plain tile
Hemingford Abbots	No. 44 (Medlands), Common Lane	II	Cottage	Timber frame, render, local red brick, weatherboard	Thatch, pantile
Hemingford Abbots	Thatched Cottage, Common Road	II	House	Red brick, render	Thatch
Hemingford Abbots	No. 35 (The Grange), Common Road	II	House	Red brick, render	Thatch
Hemingford Abbots	Tigh Buie, High Street	II	House	Gault brick, red brick	Slate
Hemingford Abbots	Abbots Barn, High Street	II	Cottage	Timber frame, render, local brick	Thatch, plain tile
Hemingford Abbots	Barn to west of Abbots Barn, High Street	II	Barn	Local brick	Thatch
Hemingford Abbots	Merriemead, High Street	II	Cottage	Timber frame, local brick	Thatch, plain tile
Hemingford Abbots	No. 5, High Street	II	House	Gault brick	Slate, thatch
Hemingford Abbots	No's. 3 & 5 (Barnfield), Common Lane	II	Barn, house	Local red brick	Modern tile
Hemingford Abbots	Barn to south west of Cross Keys, High Street	II	Barn	Timber frame, weatherboard	Thatch
Hemingford Abbots	Abbots End, High Street	II	House	Local red brick	Plain tile
Hemingford Abbots	The Forge, High Street	II	House	Timber frame, render, local red brick, local yellow brick	Plain tile, pantile
Hemingford Abbots	Outbuildings to east of The Forge, High Street	II	Forge	Gault brick	Pantile
Hemingford Abbots	Rideaway Cottage, Rideaway	II	Cottage	Timber frame, local brick, yellow brick	Thatch, plain tile
Hemingford Abbots	Hemingford Park Hall, Rideaway	II*	House	Gault brick	Slate
Hemingford Abbots	Stables and Coach House to Hemingford Park, Rideaway	II	Stable, coach house	Gault brick	Slate
Hemingford Abbots	The White Cottage, Royal Oak Lane	II	Cottage	Timber frame, render, local red brick	Thatch
Hemingford Abbots	Springfields, Watts Lane	II	House	Local red brick	Plain tile
Hemingford Abbots	Cricket Pavilion, Hemingford Park, Common Lane	II	Cricket pavilion	Brick, timber frame	Thatch
Hemingford Abbots	School, Common Lane	BLI	School	Gault brick	Thatch
Hemingford Abbots	No's. 2, 3 & 4, High Street	II	House	Local brick	Slate
Hemingford Abbots	No. 4 (The Coach House), Common Lane	II	House, coach house	Gault brick	Plain tile
Hemingford Abbots	Telephone Kiosk, High Street	II	Telephone kiosk	Cast iron	None
Hemingford Abbots	Barn within curtilage of Barns Hall, Rideaway	BLI	Barn	Gault brick, weatherboard	Thatch, plain tile

Location	Address	Grade	Type	Wall Material	Roof Material
Hemingford Abbots	No's. 14, 16 & 18, Common Lane	BLI	House	Gault brick	Slate
Hemingford Abbots	No. 12 (Walden Cottage), Common Lane	II	Cottage	Timber frame, render	Thatch
Hemingford Abbots	Church of St Margaret, Church Lane	I	Church	Limestone rubble, Barnack limestone, gault brick	Lead, copper, stone slate
Hemingford Abbots	Barn west of Anglers Perch, High Street	BLI	Barn	Timber frame, weatherboard	Thatch
Hemingford Abbots	Barn at south east corner of Royal Oak Lane and High Street	BLI	Barn	Timber frame, local red brick	Plain tile
Hemingford Abbots	No.26 (West End Cottage), Common Lane	II	House	Timber frame, render, local brick	Plain tile
Hemingford Abbots	The Lodge to south east of Hemingford Park Hall, Rideaway	II	Lodge	Gault brick, limestone	Thatch
Hemingford Abbots	No's. 7, 8, 9, 10, 11 & 12, High Street	II	House	Gault brick	Slate
Hemingford Abbots	No.2 (The Old Rectory), Common Lane	II	Rectory, house	Gault brick	Slate
Hemingford Abbots	No. 1 (The Cedars), Common Lane	II	House	Gault brick	Plain tile
Hemingford Abbots	Barn to west of No. 44 (Medlands), Common Lane	II	Barn	Timber frame, weatherboard	Thatch
Hemingford Abbots	Outhouse to north of No. 14 High Street	II	Bakehouse	Gault brick	Plain tile
Hemingford Abbots	No. 13 (Wheatsheaf Cottage), High Street	II	Cottage, Public House	Timber frame, gault brick	Plain tile
Hemingford Abbots	Pair of houses south east of Axe and Compass PH, High Street	BLI	House	Gault brick, red brick, black brick	Plain tile
Hemingford Abbots	No. 14 (Beverley), High Street	II	Cottage	Local brick, gault brick	Thatch, plain tile
Hemingford Abbots	Little Cote, Rideaway	BLI	Cottage	Timber frame, local brick, gault brick	Plain tile
Hemingford Abbots	Beechers, High Street	II	Cottage, barn	Timber frame, render, local brick, weatherboard	Thatch
Hemingford Abbots	Oak House, Royal Oak Lane	BLI	House	Gault brick	Slate
Hemingford Abbots	Sunnymede, High Street	II	Cottage	Local yellow brick	Plain tile
Hemingford Abbots	Barn to north of Old Farm Cottage, Church Lane	II	Barn, garage	Timber frame, weatherboard	Thatch
Hemingford Abbots	The Manor House, Church Lane	II	Farmhouse	Timber frame, brick	Plain tile, lead
Hemingford Abbots	Rectory Farmhouse, Cambridge Road	II	Cottage	Timber frame, brick	Thatch
Hemingford Abbots	Jennifer, High Street	II	Cottage	Local red brick, local yellow brick	Thatch, plain tile
Hemingford Grey	No. 4 (Dove Cottage), Church Street	II	Cottage	Local brick, gault brick	Plain tile, decorated ridge tile
Hemingford Grey	No. 1 (Oak Cottage), Church Lane	II	Cottage	Timber frame, render, gault brick, weatherboard	Thatch, plain tile
Hemingford Grey	No's. 49, 51, 53 & 55, High Street	BLI	Cottage	Gault brick	Slate
Hemingford Grey	Stable and Hayloft west of No. 58 (Broom Lodge), High Street	BLI	Stable, Hayloft	Gault brick	Slate
Hemingford Grey	No. 54 (Stable Cottage), High Street	BLI	Cottage	Gault brick, modern brick, weatherboard	Pantile
Hemingford Grey	Cullums Farm, London Road	BLI	Farmhouse	Gault brick	Slate

Location	Address	Grade	Type	Wall Material	Roof Material
Hemingford Grey	Limes Park, London Road	BLI	Workhouse, House	Gault brick	Slate
Hemingford Grey	No's. 44 & 46, High Street	BLI	House, Public House	Gault brick	Slate
Hemingford Grey	No. 67 (River House), High Street	II*	House, studio, conservatory	Gault brick, red brick	Plain tile, modern tile
Hemingford Grey	No's. 26 & 28 (Cleveland Cottages), Church Street	II	Cottage	Gault brick	Slate
Hemingford Grey	No. 50, High Street	BLI	House	Gault brick	Slate
Hemingford Grey	Highfields (west of track running to main road) A604	BLI	Cottage	Gault brick	Plain tile
Hemingford Grey	Corner Cottage, Manor Road	II	Cottage	Timber frame, render, local red brick	Thatch, pantile
Hemingford Grey	Diss Cottage, Mill Lane	II	House	Modern red brick	Plain tile
Hemingford Grey	Mill House, Mill Lane	II	House, barn	Local brick, timber frame, weatherboard	Plain tile
Hemingford Grey	Tower Windmill, St Ives Road	II	Windmill, house	Gault brick	Metal
Hemingford Grey	Madelay Lodge, Madelay Court	BLI	Coach house, house	Gault brick	Slate
Hemingford Grey	Boat house c10 yards north east of Beam Ends, High Street	BLI	Boat house	Timber frame, weatherboard	Thatch
Hemingford Grey	No. 29 (St Francis House), High Street	BLI	House	Gault brick, limestone	Slate
Hemingford Grey	* Post Office, High Street	BLI	Post Office, house	Gault brick	Slate
Hemingford Grey	No. 47 (The Cock Public House), High Street	II	House, Public House	Local brick, gault brick, modern brick	Plain tile
Hemingford Grey	Dovecote to rear of No. 6, Church Street	BLI	Dovecote	Gault brick	None
Hemingford Grey	Willows Cottage, High Street	II	Cottage	Timber frame, render, local red brick	Thatch
Hemingford Grey	No's. 34 & 36, High Street	II	House, rectory	Gault brick	Modern tile
Hemingford Grey	No. 40, High Street	II	Cottage, barn	Timber frame, local brick, gault brick	Thatch, pantile
Hemingford Grey	No. 48, High Street	II	Cottage	Timber frame, render, local brick	Plain tile
Hemingford Grey	Church Rooms, High Street	II	Hall	Gault brick	Slate, decorated ridge tile
Hemingford Grey	Church of St James, Church Street	I	Church, wall, headstone	Limestone rubble, Barnack limestone, local brick	Slate, lead
Hemingford Grey	The Manor House, High Street	I	Manor house, moat	Limestone rubble, Barnack limestone, local red brick	Plain tile
Hemingford Grey	No. 30 (The Glebe), High Street	II	Cottage	Timber frame, render, brick	Thatch
Hemingford Grey	No. 33 (Jubilee Reading Room), High Street	BLI	Reading room	Gault brick, red brick	Plain tile
Hemingford Grey	No. 2, Church Lane	BLI	House	Gault brick, render	Slate
Hemingford Grey	No. 16 (Holly House), High Street	II	House, cottage	Timber frame, gault brick, local red brick	Plain tile, slate
Hemingford Grey	No. 38 (The Anchor), Church Street	II*	Public House, Cottage	Timber frame, render, gault brick	Thatch
Hemingford Grey	No. 44 (The Old Cottage), Church Street	II	Cottage	Timber frame, render, local brick, gault brick	Plain tile, modern tile

Location	Address	Grade	Type	Wall Material	Roof Material
Hemingford Grey	Hemingford Grey House, Church Street	II*	House, hotel	Local red brck, modern brick	Plain tile
Hemingford Grey	Victoria Terrace, (No's. 1 - 38 (consecutively), Hemingford Road	II	Cottage	Gault brick,limestone	Slate, modern tile
Hemingford Grey	No. 27, High Street	II	Cottage	Timber frame, render, local red brick	Pantile
Hemingford Grey	No. 37, High Street	II	House	Local brick	Plain tile, decorated ridge tile
Hemingford Grey	No. 39, High Street	II	Cottage	Timber frame, local brick	Thatch
Hemingford Grey	No's. 61 & 63, High Street	II	Cottage	Local brick, gault brick	Plain tile
Hemingford Grey	New Bridge, London Road	II*	Bridge	Gault brick	None
Hemingford Grey	River Cottage, High Street	II	Cottage	Gault brick	Pantile
Hemingford Grey	No. 18 (Rosenthal), High Street	II	House	Gault brick	Slate
Hemingford Grey	No. 26 (Shenfield Cottage) and No.28 (Threehouse), High Street	II	House	Timber frame, render, local brick	Plain tile
Hemingford Grey	Barn to south of The Glebe, High Street	II	Barn	Timber frame, gault brick	Thatch
Hemingford Grey	No. 52 (Vine Cottage), High Street	II	Cottage	Timber frame, brick	Plain tile, pantile
Hemingford Grey	No. 56 (Harcourt), High Street	II	House	Gault brick	Slate
Hemingford Grey	No. 58 (Broom Lodge), High Street	II*	House	Local gault brick	Plain tile
Hemingford Grey	No. 60 (The Bells), High Street	II	House	Local red brick	Plain
Hemingford Grey	No. 74, High Street	II	Cottage	Timber frame, render, local red brick	Thatch
Hemingford Grey	No's. 32 & 34 (Rue Cottage) and No's. 34a & 36, Church Street	II	Cottage	Gault brick	Slate
Hemingford Grey	Summer house to east of No. 67 (River House), High Street	II	Summer house	Timber frame	Thatch

* This is the former Post Office in Hemingford Grey High Street.

N.B. This information is directly taken from the English Heritage statutory list descriptions and therefore may contain spelling errors.

Annex C: Key Development Plan Policies and Reference Material

Key Development Plan Policies and Government Guidance on Conservation Areas

Cambridgeshire and Peterborough Structure Plan (adopted 2003)
In particular, Ch. 7: Resources, Environment & Heritage

Huntingdonshire Local Plan (1997)
In particular Ch. 7: Buildings of Architectural and Historic Interest, and Environment.

Huntingdonshire Local Plan Alteration (2002)

Regional Planning Guidance 14 (East of England Regional Assembly)

Huntingdonshire Design Guide (2007) Supplementary Planning Guidance

Huntingdonshire Landscape and Townscape Assessment (2007) Supplementary Planning Guide

Planning (Listed Building and Conservation Areas) Act 1990.

Planning Policy Guidance 15, Departments of the Environment and National Heritage, September 1994.

Guidance on the Management of Conservation Areas, English Heritage, February 2006.

Guidance on Conservation Area Appraisals, English Heritage, February 2006.

Reference Material

Sites & Monuments Records for Hemingford Abbots and Hemingford Grey (Cambridgeshire County Council)

Wickes M, A history of Huntingdonshire

Jarrett's Atlas of British Railways

Lewis's Topographical Dictionary, London 1848

Kirby, T. & Oosthuizen, S., (2000) Editors, An Atlas of Cambridgeshire and Huntingdonshire History, Cambridge.

Morris, J. ed. (1975), Domesday Book, 19: Huntingdonshire, Chichester.

Page, W. et al eds. (1974), Victoria County History of Huntingdonshire, vol. 2, University of London Institute for Historical Research.

Pevsner, N. (1968), The Buildings of England: Bedfordshire, Huntingdon & Peterborough, Harmondsworth.

Porter, S., "Changes in the Huntingdonshire Landscape", PCAS LXXXI (1992).

Royal Commission for Historic Monuments (England) (1926), The Royal Commission on the Historic Monuments of England: Huntingdonshire, London.

Beresford, C. & Butterfield, R., Outline of a Village in its National Context,

Oosthuizen, S., The Origins of Hemingford Grey,

Dawson M. Ed. (2000), Prehistoric, Roman and Post-Roman Landscapes of the Great Ouse Valley.

New Scientist (23.3.1991) 'Godmanchester's temple of the sun'.

Smith B. (2007), The Great Meadow, The Hemingfords Local History Society.

Dickinson PGM (1987), The Village of Houghton and Wyton.

Carter, M., (1998) Hemingford Grey is Famous for its Enormous Gooseberries,

Letters from Parish Councils of Hemingford Abbots (dated 26/09/06) & Hemingford Grey (dated 12/09/06)





















Maps:

a. 25 " OS Maps, 1880, 1897, 1924, & 1950

b. Hemingford Abbots Inclosure Map 1806

c. Hemingford Grey Inclosure Map 1801

Figure 1. Key (in full) to Symbols used on the analysis plans

	This represents an urban space that has a degree of enclosure
	This represents a green space that has a degree of enclosure
	This represents a corner building/s that spatially link areas or streets (known as a pivotal corner)
	Significant or important view or vista within, into or out of the Conservation Area
	Ridge and Furrow
	Indicates where a glimpse (or series of glimpses) of one space may be seen from another
	Indicates where a building line has failed, allowing the visual integrity of the street to "leak" out
	Historic Green Space
	Other Green Space
	Significant tree/s
	Scheduled Ancient Monument
	A building that forms a landmark within the Conservation Area
	Listed Building
	Urban space that narrows down, inviting the viewer to explore the space beyond: "pinch point"
	Street that would benefit from enhancements, e.g., improved signage or parking arrangements
	An area that would benefit from enhancement
	Spatial orientation
	An intrusion into the historic street scene caused by, for example, inappropriate buildings
	Street characterised by back of pavement building line
	Street characterised by a set back building line