

# St Ives Conservation Area Character Assessment

Adopted 2007





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## Foreword

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The St Ives Boundary Review and Character Assessment have been produced as part of the overall review of the St Ives 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 St Ives. The **Statement of Significance** outlines the main elements of the town's historic core and the areas proposed for inclusion in the revised Conservation Area.

The **Historical Development** section presents the stages of the town's development and building history. It includes historic maps showing how the town has expanded. The **Analysis of the Conservation Area** divides the town 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 42. 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 the town 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 St Ives. **Annex B** lists all the statutorily listed buildings and buildings of local interest in St Ives. **Annex C** presents District Council policies and references used in the development of the document.



## 1.0 Introduction and Statement of Significance

1.1 St Ives is a town within the area of Huntingdonshire District Council located approximately 7km east of Huntingdon [map ref. TL 3171 (see Map 1)]. It is situated on the north bank of the River Great Ouse in what was the historic County of Huntingdonshire. The present town was incorporated as a Borough in 1874 but lost this status in the 1972-4 local government reorganisation. The Civil Parish contains 941 hectares (2325 acres), and the population in 2001 was 16,340 (15,314).<sup>1</sup>

**Map 1.** The geographical setting of St Ives within Huntingdonshire



1.2 The modern town of St Ives is situated within the valley of the River Great Ouse where the flood plain is approximately 750 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. The historic town lies at 510 metres Above Ordnance Datum (AOD) with the land rising to approximately 20 metres AOD in the northern part of the parish.

1.3 The underlying geology is principally Oxford Clay which is 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 focus of the town and its historical settlement centres is an ancient river crossing. The original township was known as Slepe, which was also the name of the principle manor into early modern times. During the course of the Middle Ages the settlement became known as St Ives after the dedication of the Benedictine Priory here (a daughter house of Ramsey Abbey).

1.5 St Ives Conservation Area is one of sixty-one 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 St Ives district will carry weight as a 'material consideration' in planning decisions.

1.6 Conservation Areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"<sup>2</sup>. 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 St Ives has been taken into account.

1.7 Like other market towns in Huntingdonshire, St Ives' built environment developed slowly from the Middle Ages until just after the Second World War. New development during that period was normally contained within the existing settlement pattern, even where the changes were socially and economically significant (for example, the enclosure of the open fields in the early 19th century).

1.8 However, after about 1950 peripheral housing and industrial estates were developed that departed from this traditional development pattern. For this reason the character analysis for St Ives draws on the settlement morphology prior to 1950.

1.9 Within the boundary of the St Ives 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 the town along the lines laid down in this document.<sup>3</sup>

1.10 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.

1.11 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.

1. National Census Statistics 2001 (1991).

2. Department of the Environment, Planning Policy Guidance 15, Article 4.17 1994

3. The design code in this document relates to the historic building tradition found in the St Ives area prior to 1950.



### Statement of Significance

- 1.12 St Ives is a town with an ancient market (chartered 1200) and an Easter Fair (chartered 1110, but no longer in existence) in association with a Benedictine Priory founded in Saxon times (c. 1008). It has had a Conservation Area since the 19th June 1978 (amended 18th February 1980).
- 1.13 St Ives has two Scheduled Ancient Monuments, the site of St Ives Priory and the Town Bridge (also listed). There are 176 buildings on the National List, of which three (the Parish Church of All Saints, the Chapel of St. Leger, and the Town Bridge) are Grade 1.
- 1.14 There were 28 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.

### The Recording of Spatial Information

- 1.15 All the information collected on the settlements within the St Ives district 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.





## 2.0 Historical Development

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2.1 The alluvial soils and gravel terraces of the Ouse Valley have attracted human habitation since prehistoric times. The site of the present day St Ives 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 a villa near the precinct of the later priory and this would have been within the influence of the Roman town of Durovigutum about six 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. 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

2.2 There is little archaeological evidence to indicate where the first Saxon settlers built their homesteads although Early Saxon habitation has been found near the site of the later priory. However, the Late Saxon settlement (roughly post the 10th century) was in the vicinity of the present day Parish Church and a supposed river crossing at this point. The village, or township, was at that time known as Slepe (an Old English word indicating a 'slippery place' and suggestive of a roadway descending to the river). It was granted to Ramsey Abbey in the late 10th century (the exact date is disputed). Following the discovery of the bones of "one whom the monks described as Saint Ive" Abbot Ednoth, having translated the bones to Ramsey, founded a daughter house of Ramsey Abbey here around 1008 known as the Priory of St. Ive. This he placed outside the township of Slepe to the east, thus establishing the bi-polar morphology that was to determine St Ives future development.

### Later Medieval Settlement Morphology

2.3 Following the Conquest, William I confirmed Ramsey Abbey's possession of Slepe in 1078. Permission to hold a Fair at Eastertide was granted to Ramsey Abbey and the Priory at Slepe by Henry I in 1110 (confirmed by Pope Innocent II in 1140) and the St Ives Fair was for a time one of the most important in England with an international reputation. However, during the 14th century the Fair declined and it was eventually abandoned in 1511. The Fairground was located between the township of Slepe and the Priory Precinct on what was originally open ground. This area was eventually developed into the street pattern that is still extant today as permanent buildings replaced temporary booths and stalls. The Broadway and Market Hill were left as open areas for the conduct of the business related to the annual fair and the local markets and this part of the settlement was referred to as The Street.

2.4 The success of the yearly Fair brought wealth to the Benedictine monks and to the locality in general, but outside Fair periods the local administration was still conducted through the manorial courts and St Ives remained intrinsically an agricultural settlement. Beyond the Street with its related closes were the common fields, the lays of The Holmes, and the permanent pasture of the Howe Grounds on which the agriculture of the settlement depended.

2.5 It is likely that there was an earlier crossing point over the Great Ouse near the parish church at Slepe, but certainly by 1107 there was a wooden bridge across the river, presumably in the locality of the present bridge. The wooden bridge was replaced by one constructed in Barnack stone c. 1414. The southern bridgehead (in the vicinity of the Dolphin Hotel) was established by the Abbot of Ramsey during the medieval period and was originally a small settlement of a few houses, with storage facilities and a chapel.

### Post-Medieval Development

2.6 In 1539 the Priory at St Ives (along with its mother house at Ramsey) was dissolved and their manors passed to the Crown. Despite the success of the market and trade generally the township of St Ives did not become a Borough and it remained essentially an agricultural settlement dependant for its governance on manorial organisation until the local government reforms of the 19th century.

2.7 Improvements and developments in transportation from the first half of the 17th century onwards greatly improved the wealth of the district and St Ives benefited in particular from the opening up of the river to navigation in 1630. There were two disastrous fires in the late 17th century that between them destroyed most of the medieval buildings, but the town recovered as can be attested by the quality of the architecture of the merchant premises along the Broadway, Market Hill and Bridge Street. There was, however, no substantial increase in the extent of the built environment until the 19th century.

2.8 In common with some other Huntingdonshire parishes there was progressive enclosure of a modicum of the common lands during the course of the 17th and 18th centuries. The remainder were the subject of Parliamentary enclosure in 1808. This wide sweeping agricultural reform also created a system of land tenure that facilitated the progressive expansion of the built environment over the next two centuries, although the rate of change was initially very slow.

### 19th Century Developments

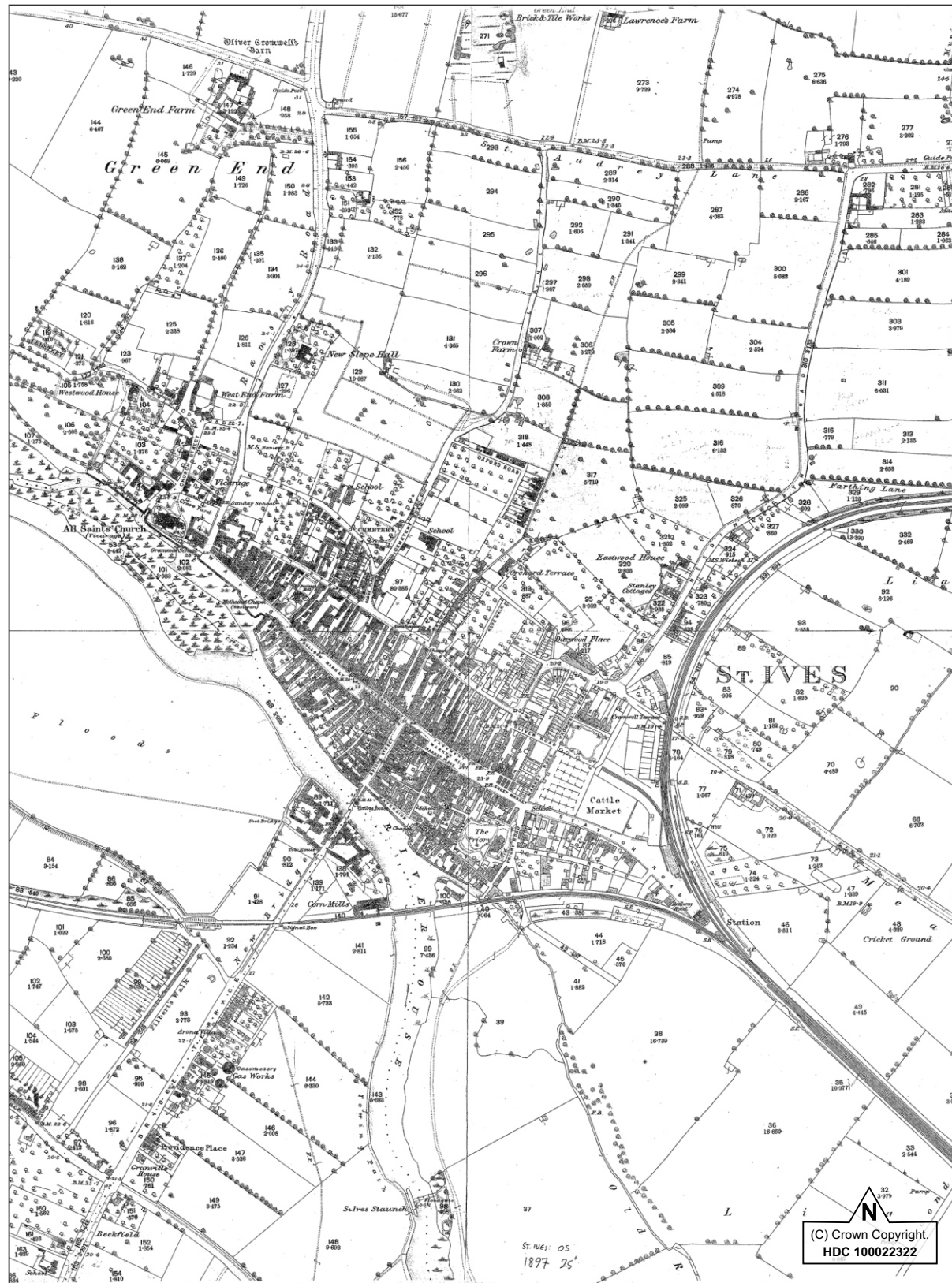
2.9 The railway opened at St Ives in 1848. The coming of the railway saw the diminution of both long distance road and river traffic. It also opened up the possibility of new markets and commercial opportunities and the livestock markets, for which St Ives was by now renown, continued to develop until it was second in importance only to Smithfield in London. A new cattle market was established off Station Road in 1886 and the railway facilities expanded to serve it in the following year.

2.10 There was very limited industrial development in St Ives and the population actually declined from a high point as recorded in the 1851 census (3,572) to less than 3,000 after 1881. Throughout this period there was a growing expectation everywhere over the quality of domestic housing and whilst in St Ives some new housing was built for the workers (as well as more spacious housing for the better off), much could be achieved by improving existing properties in a situation of a declining population.

2.11 The medieval administrative arrangements that had survived for so long proved inadequate for contemporary conditions and the settlements associated with the ancient manor of Slepe were incorporated as a Borough in 1874. The name of the town was formally adopted as St Ives at this time.



Map 2. St Ives 1st edition Ordnance Survey map

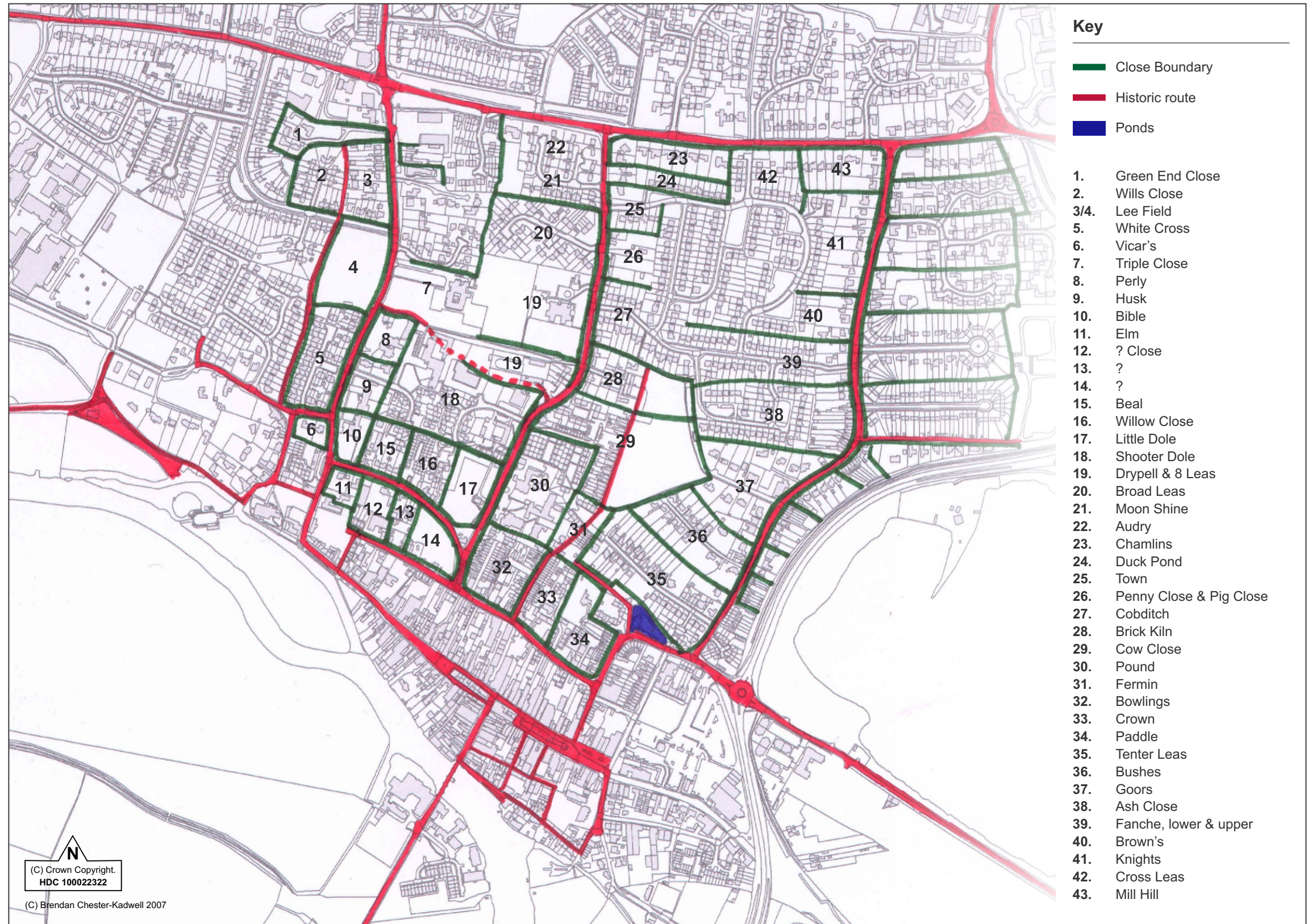


Map 3. 1950 Historic map of St Ives with proposed boundary





Map 4. St Ives map showing 18th century close boundaries







## 3.0 The Analysis of the Conservation Area

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- 3.1 St Ives has developed over a long period of time and each phase of its development has contributed distinctive elements within the settlement. These elements have become recognisable neighbourhoods with their own characteristics that together create the overall sense of place.
- 3.2 When the first Conservation Area was designated for St Ives it principally encompassed those neighbourhoods with the oldest buildings (effectively the network of medieval streets north of the river) as well as the meadows that provide the setting for the town south of the river. The new Conservation Area has been expanded to include the most significant elements that reflect the growth and development of St Ives since the Middle Ages.
- 3.3 This is the result of a major re-assessment of the town and a re-appraisal of the architectural and historic merits of many aspects of the settlement. The resulting boundary is quite broad and falls naturally into defined localities that largely correspond to the historical phases in the development of St Ives referred to in the account of the historic development of the town in section 2 above. They are also similar to those identified in the Huntingdonshire Landscape and Townscape Assessment<sup>1</sup> (see Map 4, page 8).
- 3.4 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.
- 3.5 Table 1 lists the localities within the Conservation Area (as shown on map 2) and the subdivision of these localities into neighbourhoods.
- 3.6 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, on the inside back cover.

### 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<sup>2</sup>

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 42.

### Building Details & Materials

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

**Material.** 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 St Ives. 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 etc.

**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.

1. Huntingdonshire Landscape and Townscape Assessment, October 2006.

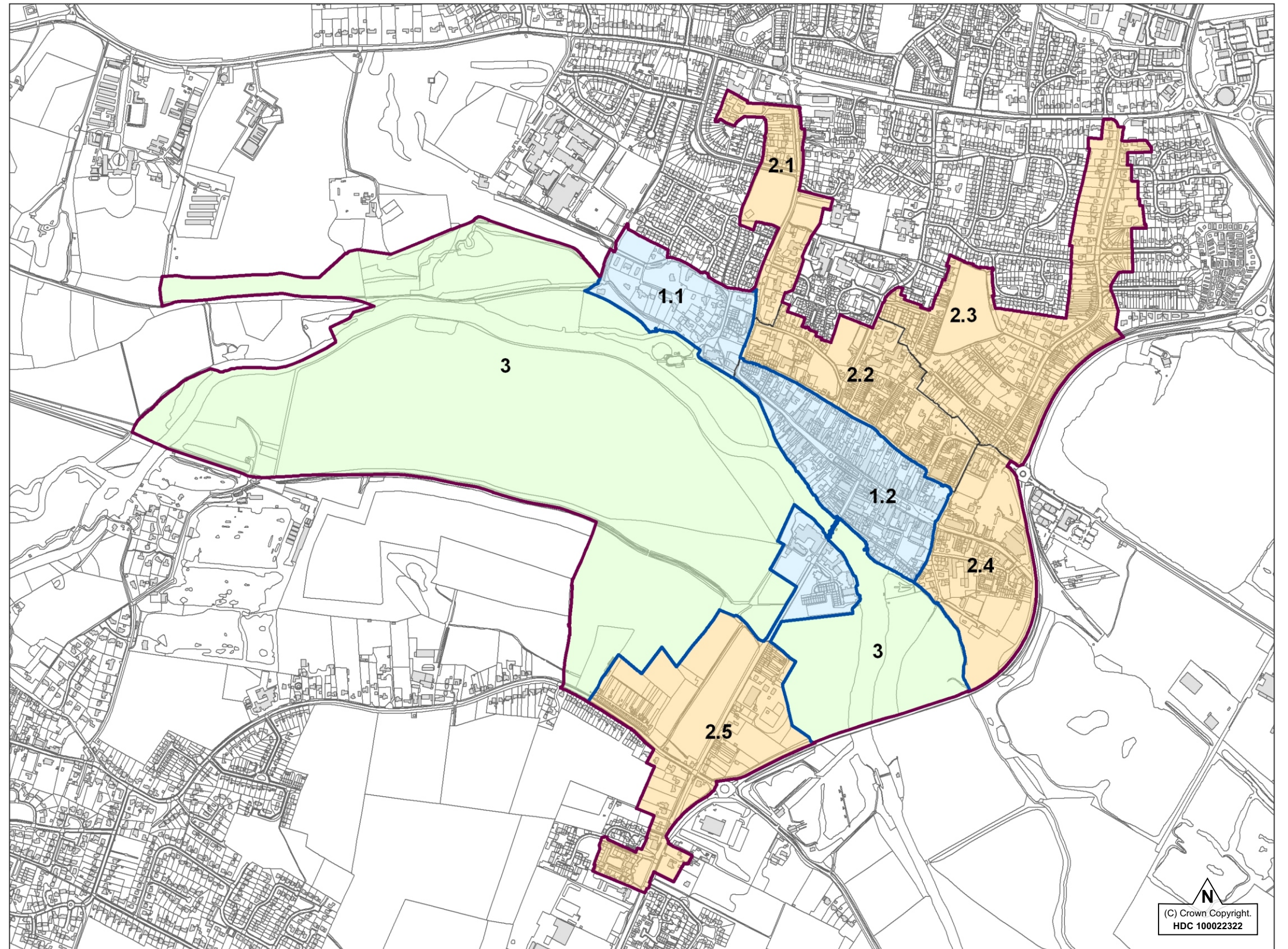
2. Codes (i.e. T1) are taken from the Huntingdonshire Landscape and Townscape Assessment. A full description of each type can be found in this publication.

**Table 1.** Localities & Neighbourhoods within the Conservation Area

Locality	1. The Medieval Settlement (pre-enclosure)	2. Post-Enclosure Development (19th & 20th Century)	3. The Green Fringe
<b>Neighbourhoods</b>	<p>1.1 Church Street &amp; environs/ Westwood &amp; Cemetery                      1.2 The Waits, The Broadway, Sheep Market, The Quay, Market, Priory &amp; Chapel Lanes area, Bridge Street, New Bridge</p>	<p>2.1 Ramsey Road/Green End                      2.2 West &amp; East Streets/North Road/Cemetery Road areas (incl. Crown Walk); The Quadrant/Cromwell Place &amp; environs                      2.3 Warner's Park &amp; environs/ Needingworth Road                      2.4 Station Road/New Road/Cattle Market                      2.5 London Road/The Union Workhouse/Victoria Terrace &amp; environs</p>	<p>3 Hemingford Meadow, Green End, The Howe &amp; St Ives Thickets, Ouse Valley south of the Mill</p>
<b>Overview</b>	<p>This is the oldest part of the settlement and the most memorable area of the town. The Waits, The Broadway and Sheep Market form a strong linear thoroughfare connecting the Parish Church of the original township of Slepe with the site of the Priory of St Ives.</p> <p>Along this axis was held the famous St Ives Fair and into this area the medieval bridge over the Great Ouse funnels the London Road. Long narrow burgage plots, narrow lanes and alleys characterise this area, with pavements directly up against the buildings.</p> <p>The spire of the predominantly 15th century Parish Church of All Saints to the west and that of the 19th century Free Church in Market Hill to the east dominate the old town. These two landmarks visually unify an urban environment that might otherwise be rather spatially disconnected.</p>	<p>This part of St Ives was developed within a post enclosure landscape that set the framework for the piecemeal development pattern of the 19th and 20th centuries. Unlike the older parts of the town, where the pattern is typically one of continuous frontages with the occasional break for access to the backlands, development on the post enclosure landscape is generally more "porous" with irregular frontages in more compact curtilages with frequent breaks between buildings. This is particularly so in East Street, West Street, North Road, Station Road and parts of Needingworth Road.</p> <p>The post enclosure development south of New Bridge is similar in most respects to that north of the Great Ouse, but on a much smaller scale. The built environment here is set close to the fields and meadows and this gives it a rural feel.</p> <p>Within the post enclosure environment there is a wide variety of development forms, architectural styles (frequently in close proximity) and types of usage (for example, commercial, light industrial and residential). What tends to unify the area is that development has taken place piecemeal within an historic curtilage and highway structure.</p>	<p>St Ives lies at the mouth of a shallow side valley running north from the main valley of the Great Ouse. South of the river the land is wide and flat, forming the water meadows so valuable to early farmers. The overall effect is that the town's topography is rather subdued but with open vistas to the south with magnificent views back into the town across Hemingford Meadow.</p> <p>South East of the Town Bridge the A1096 crosses the meadows and the Great Ouse as it bypasses the town, giving emphasis to the terrain and a visual stop to the view. Only to the west of the town past Green End does the topography change with higher land rising from the valley floor towards the north, but this hardly impinges on the town itself. Formally known as the Howe Grounds, this is now the site of the golf club. An ancient road to Houghton and Wyton leaves St Ives at this point through fields and thickets.</p>
<b>Enhancements</b>	<p>This locality would benefit generally from enhancements although good work has been started in the pedestrianised zone around the Bridge and Bridge Street. This has set a good standard for paving and street furniture which needs extending to the rest of the town centre. Road signage needs reviewing and in the areas already subject to enhancement this is the one element that spoils the overall effect. Many of the existing facades would benefit from enhancement, concentrating on the style and scale of business signage. Parking remains an issue.</p> <p>Care should be taken to ensure a high architectural standard in the design of any further infill. The lateral alleyways and passages are a feature of the area and more could be made of these.</p>	<p>The open grained nature of this locality depends for its survival on restraint in the matter of infill. Particularly along East and West Streets the temptation to create continuous street frontages should be resisted. Some (visual) openness into the backlands of the ancient medieval burgages is desirable in order to maintain the historic structural hierarchy. Enhancement within the burgage lands themselves would be a preferable solution for the relief of local examples of dereliction.</p> <p>The standard of paving, street furniture and signage (both in relation to buildings and road signage) is generally poor. Whilst it is understandable that the main commercial thoroughfares have, in the past, received the greatest attention these other areas could be transformed with general street enhancements. This is particularly true of some of the smaller streets and walkways. Parking is a particular issue. Much of the town centre parking capacity is located here and some of the arrangements (for example on New Bridge and North Road) are visually unnecessarily intrusive. The settlement edge to the east of the town (particularly at Meadow Lane) is unsatisfactory.</p>	<p>The green fringe wraps around the town where the settlement edge is least compromised by later 20th century (mainly) residential development and forms the best possible setting for the town.</p> <p>Enhancement of the post-enclosure area at 2.5 should take account of this area's close proximity. Also, agreement should be sought with landowners to ensure the appropriate land management of these areas.</p>

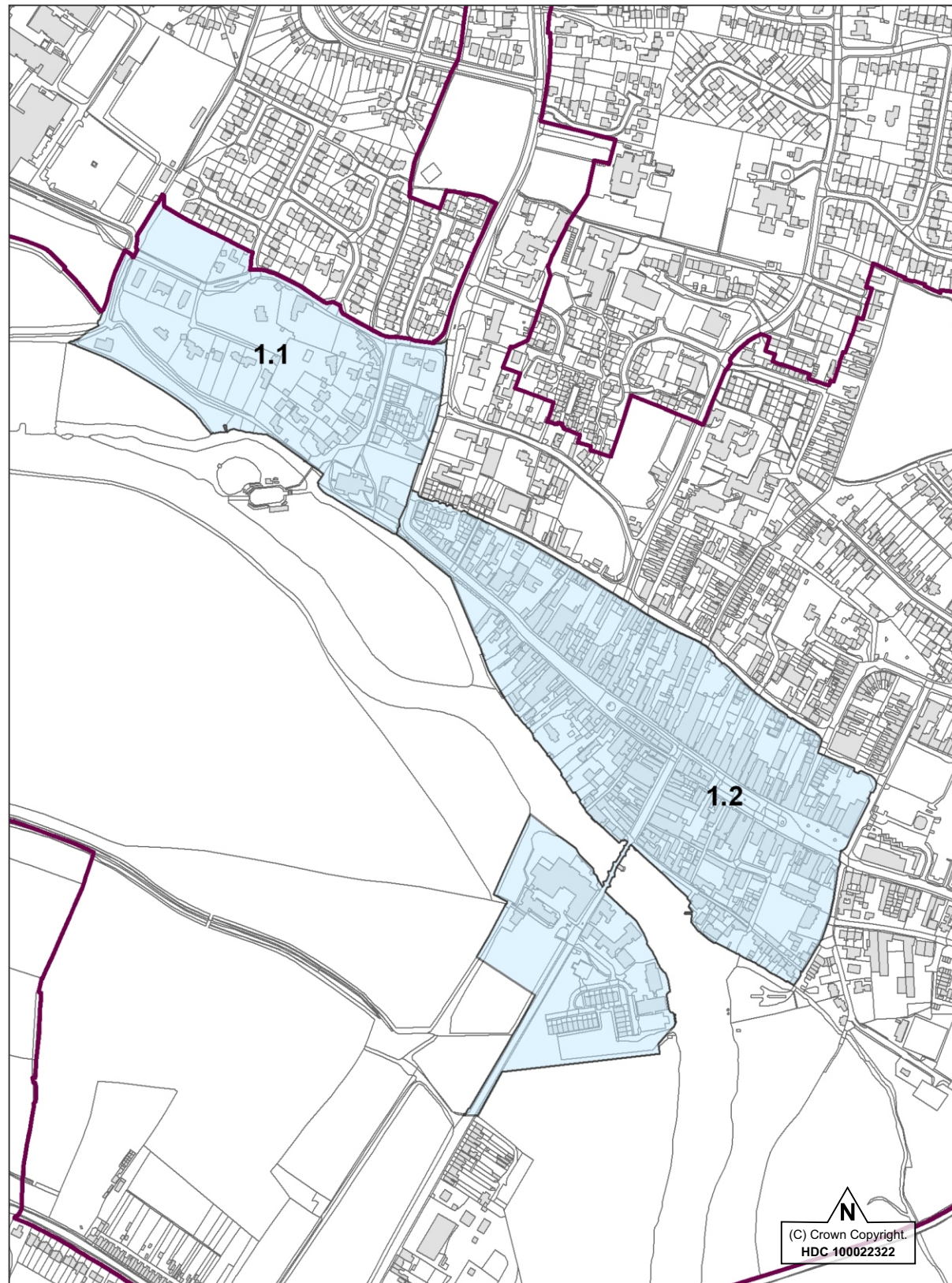


Map 5. The Conservation Area and its Sub Divisions (see Table 1.)





## St Ives Medieval Settlement Locality Map



### Church Street & Environs (neighbourhood 1.1)

This neighbourhood includes Westwood, the Cemetery and The Waits.

The parish church of All Saints is the historic focus of this part of medieval St Ives [A]. Here is the site of the Late Saxon township of Slepe and it retains its rural atmosphere - Church Street is still very much a village street [B]. Slepe remained the principle manor here into early modern times and this ancient name for St Ives was not fully superseded until the town received its charter in 1874. The graveyard is an important open space and together with the church provides the key visual identity for the neighbourhood. There are some fine historic buildings along Church Street and a number of significant views and special glimpses between buildings [C].

Although the spire of the parish church is a landmark from almost any part of St Ives and visually helps to define the town this part of the settlement seems apart from the bustling streets of the rest of St Ives' medieval core. The wooded island called The Holt to the south reinforces this sense of seclusion, especially as the woods block off the potential views over Hemingford Meadow [D].

The open-grained villa style development at Westwood behind Church Street is an attractive, green addition to the neighbourhood [E] and sits well with the small 19th century cemetery to the north of Westwood Road. As this road curves south around the cemetery a view of the cemetery cross is revealed from the east [F].

The Waits [G] were the quayside for old Slepe and it retains a separate character from The Broadway to the east. The view east, into the town, focuses attention onto the spire of the Free Church in Market Hill and mirrors the spire of the Parish Church to the west of The Waits. The area north of The Waits was part of medieval Slepe but more recent developments along the lower part of Ramsey Road have rather undermined the visual unity of the area and this thoroughfare now feels more like a boundary.

### 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
	Green space		Landmark building
	Corner building/s		Listed building
	Significant view		Narrow urban space 'pinch point'
	View stopped		Street requires enhancements
	Plantation		Area requires enhancements
	Visual leak along building line		Spatial orientation
	Significant tree/s		Intrusion into the street scene
	Scheduled Ancient Monument		Back of pavement building line
	Building line set back		Hedgerow





A. All Saints Church



B. Church Street



C. The Parish Church from The Waits



D. The Holt



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HDC 100022322



E. Westwood Road



F. The cemetery from Westwood Road



G. The Waits



## St Ives Medieval Settlement Character Analysis

### St Ives Medieval Fairground and the Priory (neighbourhood 1.2)

This neighbourhood includes The Broadway, Market Hill, Bridge Street and New Bridge, The Quay and Priory and Chapel Lanes area.

Ednoth, Abbot of Ramsey (992-1008) founded the Priory here to support the cult of St Ives which he initiated during his tenure as abbot. The Priory Buildings were sited in the general area of Priory Road, although their exact location, or the extent of the Priory precinct has not been established [H]. However, although there are few visual clues remaining today, the effect of the existence of the Priory was to create a second settlement centre to rival the earlier one around the Parish Church to the west. The medieval settlement expanded to fill the space between them.

This area became the site of the Fairground following the charter issued by Henry I in 1110 that established the annual Fair of St Ives [I]. The subsequent development of this site during the course of the Middle Ages created the historic form of St Ives, as we know it today.

Although architecturally this part of St Ives is predominantly 18th and 19th century, the street arrangement and curtilage pattern is typically medieval. This has resulted in the development of a broad linear central space orientated east-west with edge of pavement development to the north and south. This presents a continuous frontage of narrow facades occasionally punctuated by passageways (frequently through arched entrances) which allow glimpses into the backlands beyond. Occasionally a number of curtilages have been combined to form a broader frontage, which adds variety to the street scene as well as emphasising more important buildings.

To the south these medieval burgage plots run down to the River Great Ouse, to the north they are longer and end at the south side of East Street and West Street, the line of the original back lane. Recent developments have started to create a more continuous street frontage along the south side of these streets. However, the original medieval curtilage arrangement is still predominant and the visual porosity of the building line here still preserves the back lane character. Future development should respect this.

The broad central street along the length of the old Fairground has become divided into a number of spaces, each of which has its own identity and name; for example, The Broadway (previously the Bullock Market) [I] and Market Hill (which is itself sub-divided into The Pavement and Sheep Market) [J]. At this principal street's junction with Bridge Street it has been partly built over giving this section a more enclosed feeling (and creating the lanes called Crown Street and Merryland). Market Hill is dominated by the spire of the Free Church and views west from here draw the eye to the spire of the Parish Church (this matches the reverse view from The Waits mentioned above) [K]. The two spires (although not contemporaneous) present a visual confirmation of the bi-polar nature of St Ives' historic development.

Bridge Street, which forms a junction at right angles with the principle east-west alignment of the old fair ground, has become a pedestrian friendly area since the Bridge was closed to vehicular traffic. The paving has been greatly improved and suitable street furniture introduced. There are a variety of interesting architectural forms along its length. The Manor

House, a rather splendid timber framed building (a rare survivor from the disastrous 17th and 18th century town fires) lies close by the Bridge [L].



















Bridge Street (as its name suggests) leads to the town's bridge, which was built of Barnack stone in the early 15th century. A chapel was positioned over the third pier from the north bank, which became a house following the dissolution of the monasteries. This is one of the memorable parts of St Ives, and perhaps the most photographed.

There are good views up and down the Great Ouse from the bridge and The Quay [M] is a reminder that river transport was once of vital importance for the town. To the west there is a splendid view of the Parish Church, The Holt, the backs of the burgage plots south of The Broadway, as well as Hemingford Meadow [N]. To the east distant church steeples can be glimpsed beyond the meadows and pastures of the Great Ouse. From the bridge the setting of the town is manifest.

To the south of the bridge is the Bridgehead, an outlier of the medieval town. This area became quite industrialised during the course of the 19th century and is still dominated by a great mill (now residential and, surprisingly, not listed) [O]. When the railway passed by it must have appeared even more so. Looking back north into the town from here the road narrows as it comes to the town bridge. This is an attractive element spoiled by atrocious signage.

The flood plain of the Great Ouse was, south of the Bridge, crossed by a causeway that took the London Road into the town. In 1822 the New Bridge with its fifty-five arches built of white brick replaced the causeway [P]. This structure is itself now quite decayed and in need of restoration. Since vehicular traffic has been banned from using St Ives Bridge the New Bridge is often used for parking. This rather clutters the area unnecessarily.

Behind The Quay east from Bridge Street, north to Market Hill and east across to Priory Road is an area of passages, lanes and courtyards which were originally associated with the settlement that grew around the Priory precinct [Q]. The informality of this area compliments the greater formality of Market Hill and The Broadway, with delightful and often surprising views into and out of the area. Much has been done to improve the lanes area; more needs to be done particularly around Chapel Lane and Priory Road, neither of which has yet met their full potential.

Quick key to the symbols used on the analysis plans			
	Urban space		Glimpse
	Landmark building		Intrusion into the street scene
	Green space		Listed building
	Corner building/s		Narrow urban space 'pinch point'
	Significant view		Street requires enhancements
	View stopped		Area requires enhancements
	Visual leak along building line		Spatial orientation
	Plantation		Hedgerow
	Significant tree/s		
	Scheduled Ancient Monument		



H. Priory House on the supposed sight of The Priory



I. The Broadway



K. The Free Church



J. Market Hill



L. The Manor House



M. The Quay



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HDC 100022322



N. View west from the bridge



O. The Mill



P. The Causeway



Q. Lanes to the west of the Priory Precinct



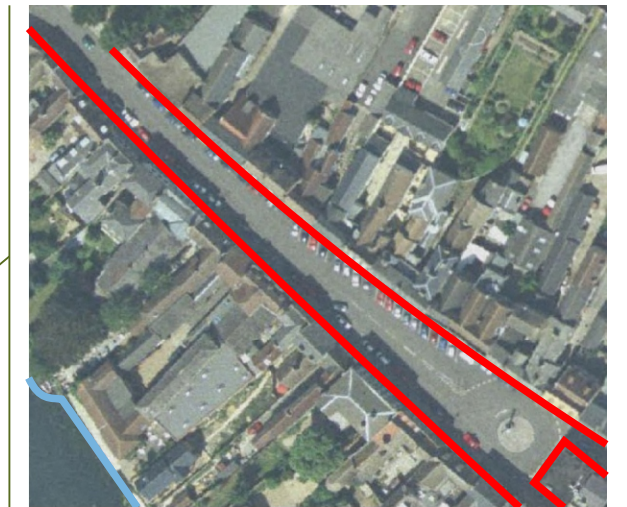
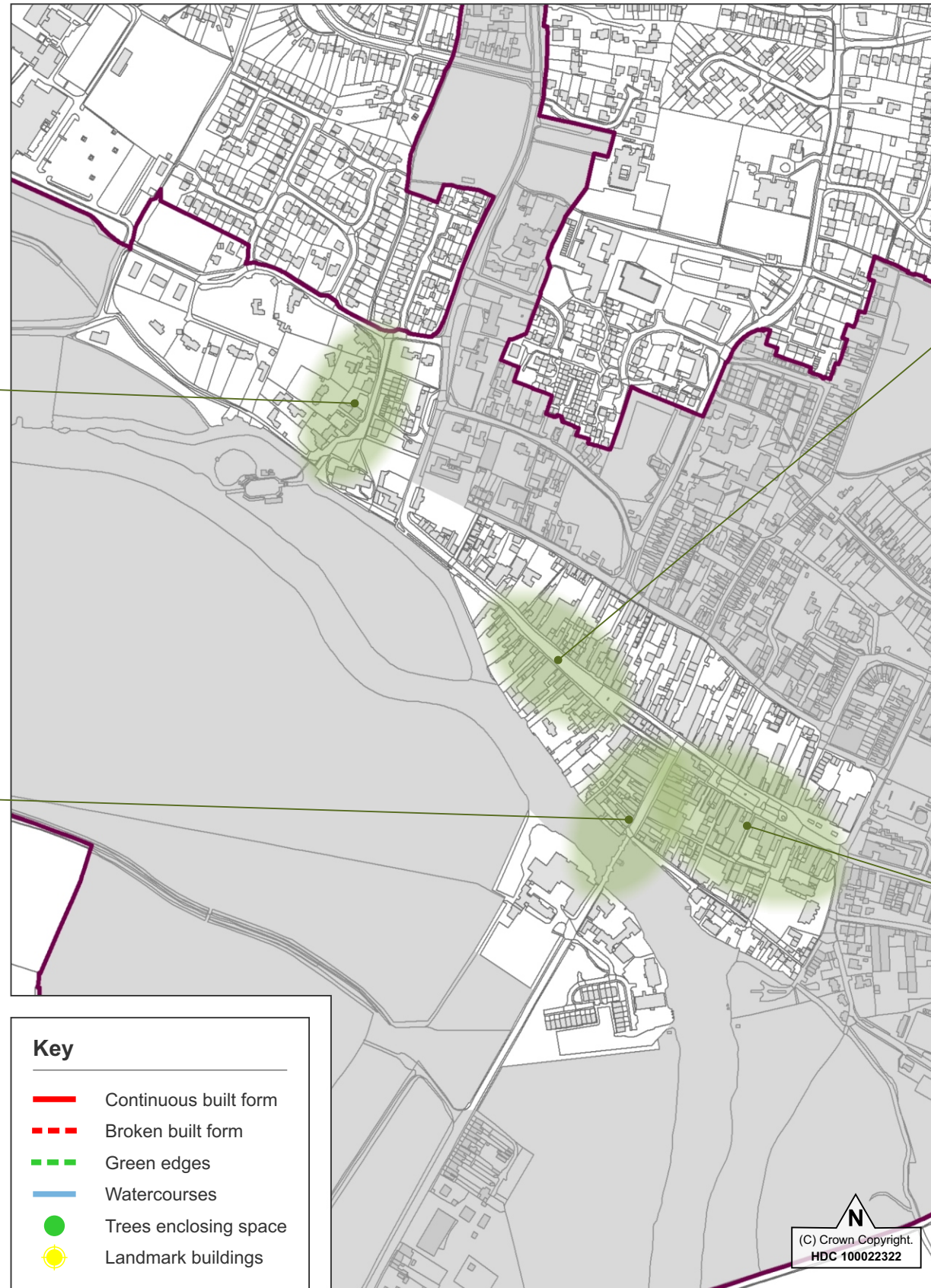
# St Ives Medieval Settlement Spatial Analysis



Church Street, with its sinuous curves, maintains its village quality through its broken building line and mature planting as it approaches the graveyard and Parish Church. The graveyard itself is reminiscent of a village green, which adds to the rural feel. The Parish Church has a backdrop of mature trees growing on The Holt across a narrow channel of the Great Ouse.



Bridge Street, the river and the southern bridgehead have a spectacular spatial quality composed of both the relationship of the immediate built and natural elements and the more distant views available. The close grain of the built environment contrasts strongly with the openness of the Great Ouse at this point. Together they create what is, perhaps, the most memorable part of St Ives.



The Broadway is a space of great simplicity with a strong sense of enclosure. This is created by the unbroken back of pavement development and the narrowness of the building plots. Although the street facades are later the form is typical of a medieval market place.



Market Hill has similar attributes to The Broadway but is much fussier, with a number of spatial elements within it, each with its own focus (for example the war memorial). Its eastern end is open and in some ways unsatisfactory. The spire of the Free Church is a dominant monument but is accommodated by the width of the street.



## St Ives Medieval Settlement Building Type Analysis

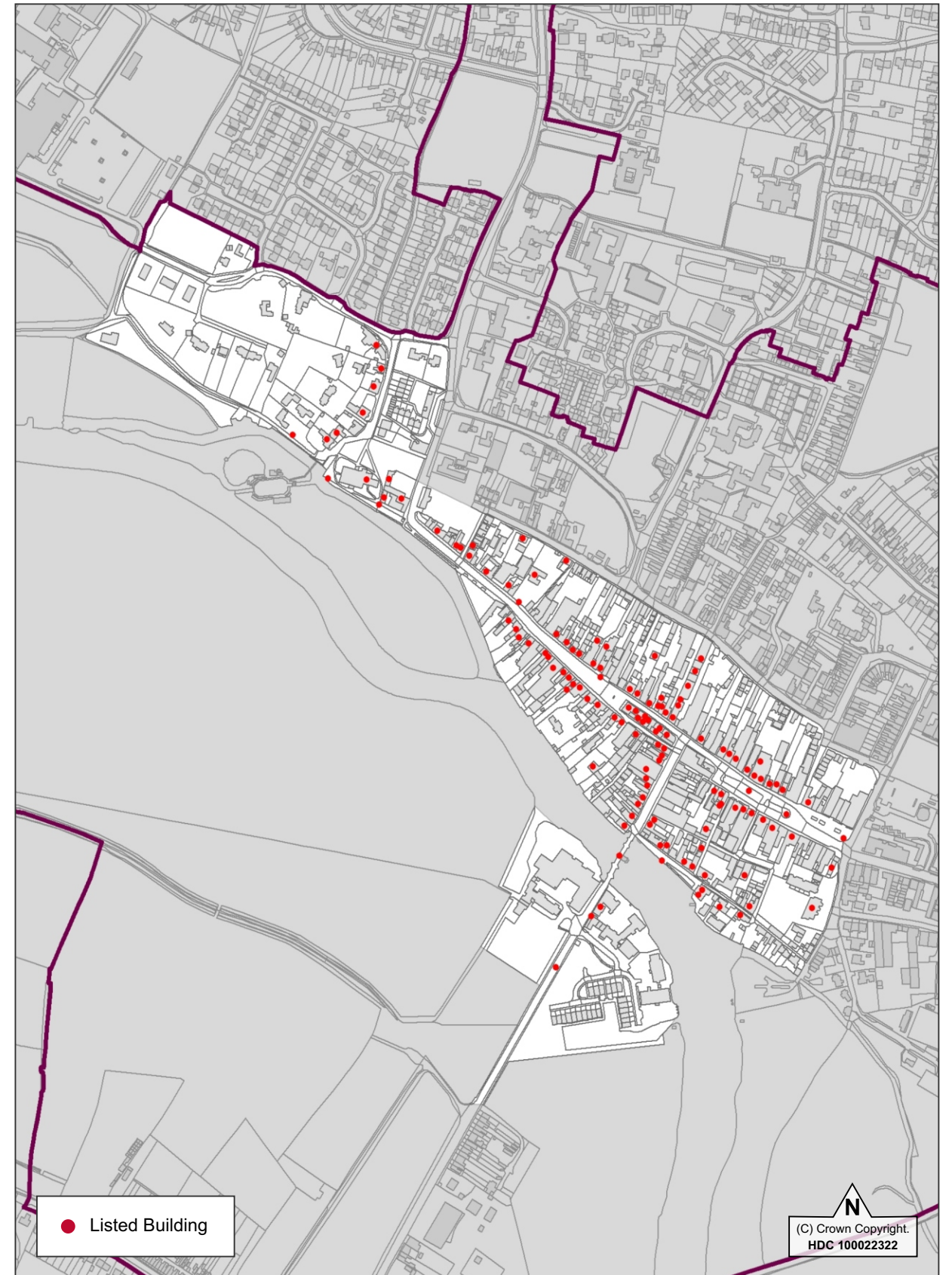
Although the street layout was formed during the course of the Middle Ages few medieval buildings remain, largely because of the two fires that happened in the late 17th century. Please refer to Annex A for a further explanation and description of the building types mentioned here.

### Church Street & Environs (neighbourhood 1.1)

This neighbourhood contains the Parish Church [T10a]. There are some cottages in Church Street [T1b], some large town houses in the vicinity of the church [T2]. Elsewhere are substantial detached villas, mainly of the 19th and 20th centuries [T4].

### St Ives Medieval Fairground and the Priory (neighbourhood 1.2)

There are buildings from every age from the late 17th century in this neighbourhood, with just a few medieval examples. Building types include non-conformist churches and chapels of various styles [T10b]; civic buildings [T11a]; the Mill and other 19th century industrial buildings [T9a]; medieval timber framing [T1a]; town houses [T2]; the occasional grand house [T6]; terraced houses [T3].





## St Ives Medieval Settlement Building Details and Materials



Vernacular cottages from various ages occur throughout this part of the town. These examples are located in the vicinity of the Parish Church and reflect the origins of St Ives in the ancient township of Slepe. Many have painted render and clay tiles, other are of brick with either tile or slate roofs (typically the bricks are gault clay but, as here, some are of red brick).









Although this part of St Ives is medieval in origin most of its buildings have 17th, 18th or 19th century facades. Thus there is a great variety of styles and a wide range of traditional materials and building details. Generally speaking the grander buildings are built along the more important thoroughfares with the more domestic cottages and town terraces within the alleyways and lanes between them. More information on building materials can be found in Annex B, page 48.

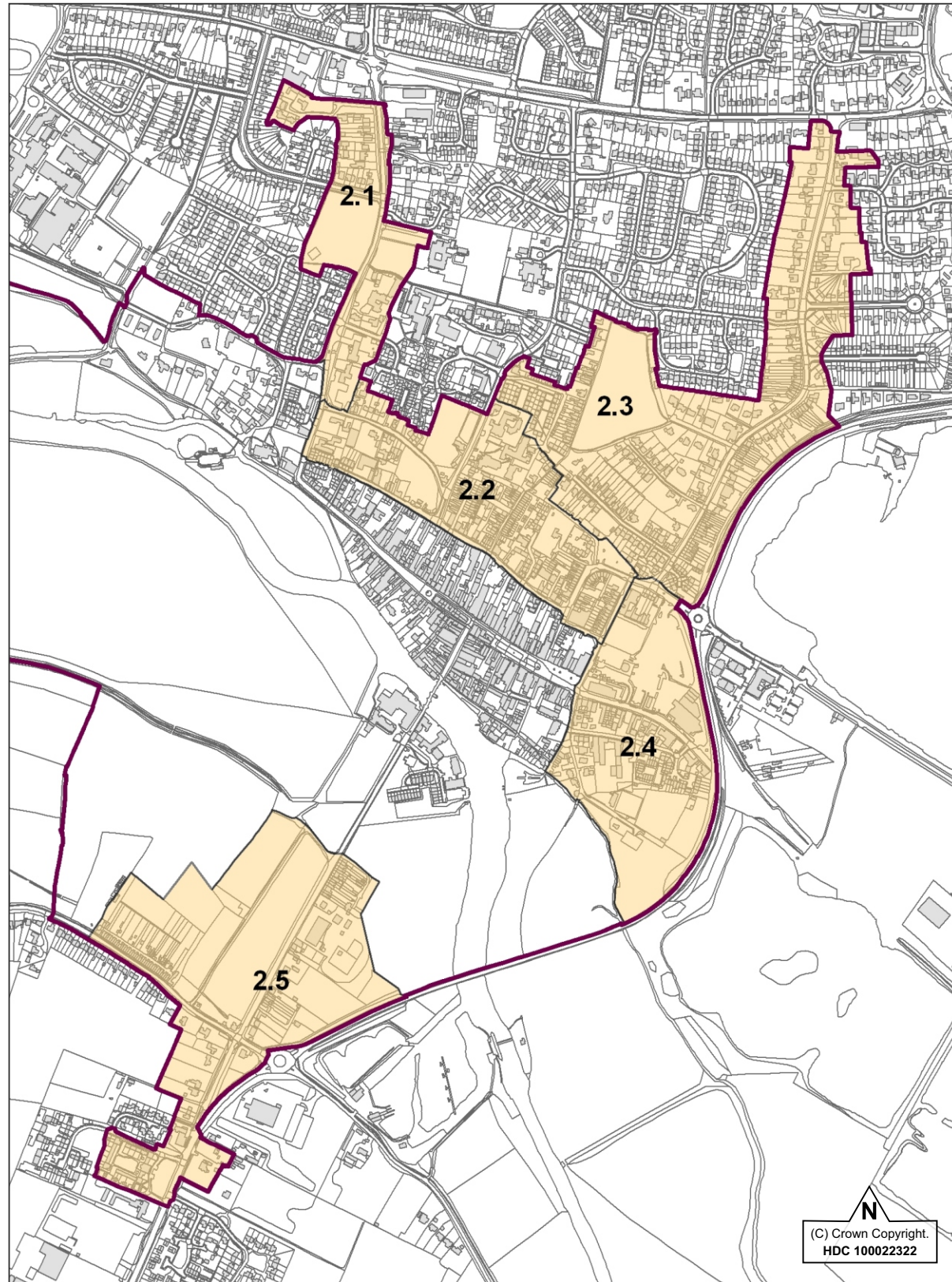
The influence of Ramsey Abbey is still discernable in a number of key buildings. For example this window detail is from the chapel on the Town Bridge. Although in St Ives stone buildings are the exception they are not out of place for high status structures.



# St Ives Medieval Settlement Design Code

Grain	Plot	Visual quality	Summary
Neighbourhood streets: Church Street; Westwood Road; The Waits			
 <p>This is an open grained part of the town, not untypical of other village settlements in Huntingdonshire.</p>	 <p>Plots are irregular and typically rectangular in shape. Street widths vary and the buildings grouped along them tend to be closer together and near the highway edge. Plots further away from the village centre are more generous and their buildings set asymmetrically within them.</p>	 <p>The Parish Church within its churchyard remains the visual focus for this neighbourhood. Church Street retains its rural quality with its traditional Huntingdonshire village architecture, predominantly two storey cottages in brick and white painted render. To the west 19th and 20th century additions meld into the scene with their large plots well planted with trees.</p>	<p>The old township of Slepe still stands apart from the rest of St Ives. The spaciousness of its layout and built form, together with its mature planting and wooded riverside setting, ensure its separateness. The Waits' associated quayside is of a lesser scale than The Quay further to the east and forms a gentle transition to the rest of the town. However, the lower part of Ramsey Road is now visually at odds with the old village area because of the scale of some of its later buildings. A potential connection with West Street has been obstructed by iron gates to the over scaled development on the east of the Ramsey Road. The old cemetery along Westwood Road remains a charming element.</p>
Neighbourhood streets: The Broadway; Market Hill; Bridge Street; The Quay; Chapel Lanes			
 <p>Tight form of development with buildings set in long narrow plots and grouped along pavement edges to create continuous frontages.</p>	 <p>Long narrow plots typical of medieval burghages. Buildings set at back of pavement facing onto the broad street designed to host markets. Subsidiary buildings range back into the plots. Passages and lanes between the plots are narrow, sometimes ending in courtyards.</p>	 <p>Block sizes vary in width. Eaves heights are reasonable constant for what are mostly three storey buildings, but ridge heights and roof pitches vary to create an interesting roofscape. Off the main eastwest axis buildings are more likely to be of two storeys. Continuous street frontages are punctuated by narrow passages and lanes.</p>	<p>Development in this area is characterised by continuous built form at the back edge of the pavement. Plots are relatively long and narrow and set perpendicular to the thoroughfares. The buildings become notably grander along The Broadway and Market Hill. The predominant building material is buff and red brick with slate and plain gault tile, but there is much render and painted brick with a hint of timber framing. These are shopping streets, but shop fronts are frequently poorly designed or over intrusive. The backlands in many cases are visually badly managed and this is worse where modern buildings have replaced older ones.</p>

## St Ives Post Enclosure Locality Map



### Ramsey Road Area (neighbourhood 2.1)

This neighbourhood includes Green End and part of Paragon Road.

Until the 20th century Ramsey Road passed through open countryside until it met the margins of the town at about the junction with North Road. During the Middle Ages it was the principle thoroughfare that linked Ramsey Abbey with its manor of Slepe and its daughter house, the Priory of St. Ive. It is possible that in Late Saxon times this road passed directly into what is now Church Street and thus to a crossing over the river opposite the township of Slepe. If so it would suggest that the lower end of present day Ramsey Road is a diversion made to service the medieval Fairground (later the site of St Ives town centre) [A]. Not far along Ramsey Road is New Slepe Hall, built soon after the sale and demolition of the original Slepe Hall in 1848 [B].

Green End is the site of a significant farm just off the Ramsey Road with connections to the Cromwell family. It is now a residential complex with buildings of historic and architectural interest. The approach to Green End House has a fine avenue of Chestnuts [C]. South of the entrance to Green End House Ramsey Road developed as a residential road later in the 20th century, in common with other approach roads to St Ives. However, the survival of some of the enclosures as playing fields and recreation grounds (earlier as allotments) together with some of the trees and hedgerows has preserved a feeling of openness [D].

### 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
	Green space		Landmark building
	Corner building/s		Listed building
	Significant view		Narrow urban space 'pinch point'
	View stopped		Street requires enhancements
	Scheduled Ancient Monument		Area requires enhancements
	Intrusion into the street scene		Spatial orientation
	Visual leak along building line		Building line set back
	Plantation		Hedgerow
	Significant tree/s		





A. Lower end of Ramsey Road



B. Slepe Hall



C. Avenue leading to Green End House



D. Recreation ground

## St Ives Post Enclosure Development Character Analysis

### West Street, East Street and Environs (neighbourhood 2.2)

This neighbourhood includes North Road, Cemetery Road (Broad Leas), Oxford Road, Globe Place, Crown Walk, St. John's Road, The Quadrant, Carlisle Terrace and Cromwell Place.

This area includes the principle 19th century developments to take place north of the medieval settlement. This area was already enclosed by 1728 ahead of Parliamentary enclosure in 1808 and it is probable that the fields adjacent to West, East Streets and North Road were the original township closes.





















East Street and West Street together formed the back lane for the burgage plots running north from the medieval fairground and market. The south side of these streets is still largely formed by the northern limits of these plots unlike in other places where new curtilages have been formed as the back lane has taken on greater significance in its own right. This type of conversion has happened at points along these two streets, but the original pattern is still significant. As a result there is not yet a continuous frontage in place and many of the access passages remain in use [E]. This is a real feature in this part of St Ives and further infilling should be resisted. However, there is the need for enhancement to property within the burgage plots as there is too high a level of dilapidation.

The north side of East Street and West Street also retains a looser grain caused by piecemeal development, although in West Street the area north towards North Street has been drastically remodelled since the late 19th century. In 1897 there were large gardens at the Ramsey Road side of this area, which have since been built over. In the area now occupied by the North Street car park [F] there were passages, courtyards and a lateral street (Green Street) as well as back of pavement development along this section of West Street and on either side of Globe Place. These buildings have all been swept away since 1950 and the result has been the creation of an uncomfortable hiatus in the urban fabric.

Along the north side of East Street there are two axial roads leading north with terraced housing, St Johns Road [G] and Crown Walk [H]. The latter was the earlier and wound its way past the field that is now Warner's Park, at which point it meets Oxford Road, another late Victorian development [I]. Short terraces were built at intervals along Crown Walk, typically on one side of the road only (Oxford Road was another of these one sided developments). Until the infill of the second half of the 20th century this area was largely one of gardens, orchards, and allotments. It was also the location of two schools (now superseded) and, of course, the existing Town Cemetery [J]. Also along East Street are the Pilgrim's Rest Almshouses (1885) a group of gothic revival cottages which are architecturally rather untypical for St Ives [K].

Old Slepe Hall was situated at the east end of East Street and the grand entrance was aligned with it [L]. The house was demolished soon after 1847 and subsequently the site was redeveloped with a series of formal terraces which include those along Cromwell Place, the Quadrant and Carlisle Terrace. Cromwell Terrace itself is somewhat grander and is set behind an enclosed green space that was originally part of the formal grounds of Slepe Hall [M]. Darwood, a prominent house on the south side of the Quadrant opposite the car park (previously a pond) is now rather lost in a setting dominated by traffic. This part of St. Ives is in drastic need of enhancement and has not been improved by recent development schemes [N].

#### Quick key to the symbols used on the analysis plans

 Urban space	 Glimpse	 Landmark building	 Intrusion into the street scene
 Green space	 Visual leak along building line	 Listed building	 Back of pavement building line
 Corner building/s	 Plantation	 Narrow urban space 'pinch point'	 Building line set back
 Significant view	 Significant tree/s	 Street requires enhancements	 Spatial orientation
 View stopped	 Scheduled Ancient Monument	 Area requires enhancements	 Hedgerow





E. A passageway off the Back Lane formed by East and West Street



F. North Street car park



G. St Johns Road



I. Oxford Road



H. Crown Walk



J. The existing Town Cemetery



K. The Pilgrim's Rest Almshouses



L. The site of Old Slepe Hall



M. Original formal grounds of Slepe Hall



N. Darwood House off The Quadrant

## St Ives Post Enclosure Development Character Analysis

### Warner's Park & Environs (neighbourhood 2.3)





















This neighbourhood includes the Needingworth Road, Park Road, Park Avenue and Tenterleas.

Warner's Park is an area of open ground to the west of the Needingworth Road and connected to it by a series of streets. The Park is an historically significant open space which was enclosed prior to 1728. Originally it would have been part of the Common Field system and the surviving ridge and furrow bears witness to this **[O]**. Ridge and furrow is now comparatively rare in Huntingdonshire which gives this rather splendid example added value.

The Needingworth Road (previously known as the turnpike road to Somersham and earlier as Causeway Lane) has always been an important highway connecting St Ives to settlements to the north and east. Although it is now completely residential it was, well into the 20th century, a country lane and it still preserves a rural feel with mature trees and green hedges **[P]**.

Needingworth Road has been progressively developed from the mid 19th century. The first buildings were erected on the remnants of fields along the eastern side of the road when they became detached from larger enclosures on the construction of the railway post 1847 (the course of the railway is now that followed by the bypass). Early houses along this stretch were mainly terraces but larger villas were later constructed on the western side **[Q]**. The Catholic Church on the junction with Park Road was erected on its present site in 1908 **[R]**. Originally a redundant Cambridge church (built 1843) it was dismantled and transported to St Ives by river!

Tenterleas, Park Avenue and Park Road are residential developments between Warner's Park and Needingworth Road that were built within fields whose boundaries had remained little changed from at least the early 18th century. (Tenterleas appears as a field name on Pettis map of 1728.) Many of the houses, the earlier ones in particular, are of architectural or historic interest.

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





O. Warner's Park



P. The Needingworth Road



R. The Catholic Church



Q. Terraces along Needingworth Road

## St Ives Post Enclosure Development Character Analysis





















### The Cattle Market and Environs (neighbourhood 2.4)

This neighbourhood includes Station Road, New Road, Priory Road, Market Road and Meadow Lane.

The coming of the railways in the 1840's strongly influenced the development of St Ives as a town. In the first place it defined the eastern boundary to the settlement (a role now fulfilled by the bypass) [S] and secondly created conditions for expansion into an area about one third the size of the then existing built environment. The railway provided a direct long distance transport link for the new Cattle Market (and determined its location) [T] as well as for ancillary industrial development off Station Road.

The closure of the market and changes in the local economy has presented the town with an opportunity to re-think how the Station Road and Market locality are developed in the future. There are historic and architectural elements that provide anchor points for a future urban design plan. These include a number of significant listed buildings within, or immediately adjacent to, the area such as the entrance to the old Cattle Market itself, The Priory in Priory Road, an industrial complex along Station Road [U] and Cromwell Terrace. The Old Station Hotel [V] at the end of Station Road is not listed but of local significance and the gardens in front of Cromwell Terrace should be a key element in any future treatment of the open area upon which the market once operated. There is a good avenue of limes at the top of Station Road let down by the poor the façade of the bus station behind [W]. On both sides of this thoroughfare there are 'space leaks' that need attention, where street frontages break down to admit unsatisfactory views into areas that lie behind [X].

The view west from New Road is nicely stopped by the façade of The Priory. New Road itself has a number of interesting early industrial and commercial premises [Y], but has otherwise been spoilt by later development which neither reflects local building traditions nor catches the mood of the area.

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





S. View across the eastern boundary of the town formed by Harrison Way



T. The Cattle Market



X. 'Space Leaks' providing unsatisfactory views off Station Road



Y. Early industrial and commercial buildings



U. 19th century industrial and commercial buildings along Station Road



V. The old Station Hotel



W. Avenue of trees along Station Road

## St Ives Post Enclosure Development Character Analysis

### The London Road & Environs (neighbourhood 2.5)

This neighbourhood includes The Union Workhouse (now The Limes), Hemingford Road (part) and Filbert's Walk.

This area typifies the manner in which the 19th and early 20th century built form colonised the post enclosure landscape in the environs of St Ives. This can be summed up by the description 'small scale development within a rural setting'. However, in contrast to equivalent development north of the town that has been subject to late 20th century infill, this area has retained its rural elements. In fact, with the demolition of the buildings along Filbert's Walk there has been retrenchment in the extent of the built environment. This area, therefore, retains a very special character that should be protected.




















The course of the London Road runs in a southerly direction from the end of The New Bridge, forms a crossroad with Hemingford Road and Low Road before continuing past the Old Union Workhouse. Since the construction of Harrison Way all but local traffic has been diverted off the London Road and there is now no through traffic allowed over the St Ives bridges. This should have led to an increase in amenity value but this has been somewhat undermined by unregulated parking. Nonetheless the setting can be appreciated from the point where the road meets the New Bridge with fine views across the meadowland [Z].

London Road, from the end of New Bridge to the junction with Hemingford Road, is developed only on the eastern side. The west side has an impressive hedge line behind which is a field containing good ridge and furrow [Aa]. The buildings here are mainly 19th and early 20th century in date and many are listed. A garage, which is not in keeping with the rest of the street, now occupies the site of the old gas works.

Along Filbert's Walk, which runs nearly parallel to London Road to the west, there are earthworks associated with the buildings that previously existed along here [Bb], an unusual feature as this development was built post 1880 and demolished within about seventy years. Victoria Terrace is an earlier 19th century development along the Hemingford Road [Cc] with more ridge and furrow in the fields behind. At points along the Hemingford Road there are good views back across the river towards St Ives. In particular the views of the spires of both the Parish Church and the Free Church are note worthy [Da & b].

South of the junction there are a number of distinguished villas with spacious gardens well planted dating from the late 19th century into the 20th century [Ee]. This is a pleasing area showing many of the same attributes as the residential development along Westwood Road. However, the junction of the Harrison Way with the old London Road is awkward and lacks harmony with the established settlement pattern.

The site of the old Workhouse (now called The Limes) [Ff] has been somewhat over developed for residential dwellings but its frontage retains its architectural appeal, largely because of the setting created by the open green space to the front and the trees in the gardens of later villas opposite.

Quick key to the symbols used on the analysis plans			
	Urban space		Glimpse
	Landmark building		Intrusion into the street scene
	Green space		Listed building
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	Corner building/s		Narrow urban space 'pinch point'
	Plantation		Street requires enhancements
	Significant view		Spatial orientation
	Significant tree/s		Area requires enhancements
	View stopped		Hedgerow
	Scheduled Ancient Monument		





Z. View across the meadowland from the New Bridge



Aa. Noticeable ridge and furrow



Bb. Earthworks along Filberts Walk



Cc. Victoria Terrace



Da. Distance view of the spire of the Parish Church from Hemingford Road



Db. Distant view of the spire of the Free Church from Hemingford Road



Ee. Distinguished villas with spacious gardens



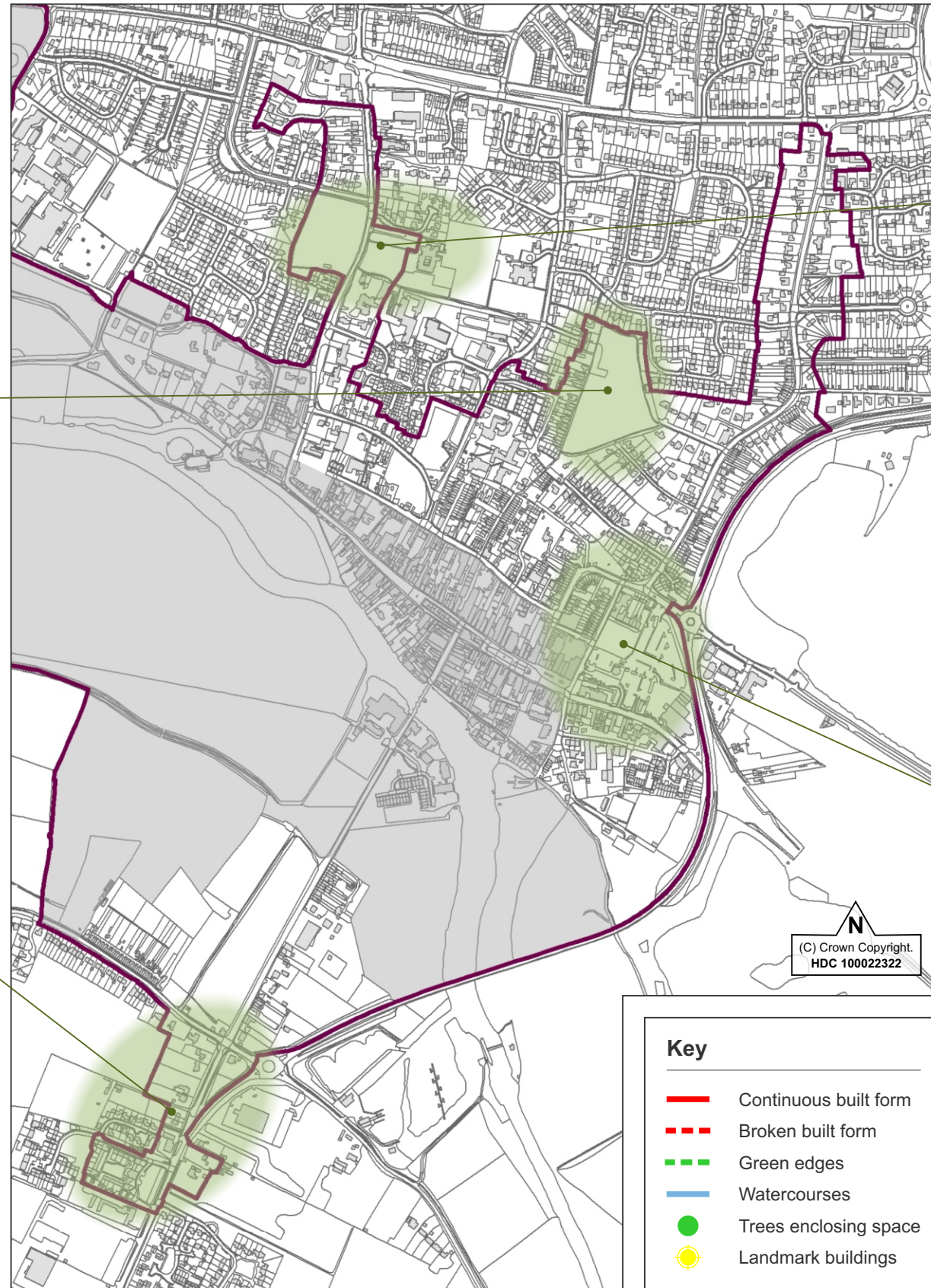
Ff. The old Workhouse (now called The Limes)



# St Ives Post Enclosure Development Spatial Analysis



Warner's Park an important green asset in a part of the town that has become, in the course of the later 20th century, very built up. The mature trees create a pleasing atmosphere, whilst the Edwardian terrace along its western side claim it as an urban space. The ridge and furrow is discernable in the aerial photograph.



The open land either side of Ramsey Road is too well manicured to be agricultural, but preserves the tradition of the town closes that even as late as the 1950's were such a feature of St Ives. The hedges and trees along this stretch of Ramsey Road hint at the rural nature of the street in the past.



The Limes (once the Union Workhouse) and other elements in the vicinity make a charming spatial statement. The road passing by it does not unduly disturb the enclosed green space. However, the Limes is unnecessarily isolated from the rest of London Road to the north by the awkward junction with Harrison Way.



The area between The Quadrant and Station Road is the most complex urban space in St Ives. Each element is linked to the next but without forming a coherent whole. Despite a number of current shortfalls there are some splendid opportunities here to create a striking townscape.



## St Ives Post Enclosure Development Building Type Analysis

Within this locality there are few buildings earlier than the 19th century, although enclosure over most of it was considerably earlier. The historic buildings are frequently mixed up with later 20th century developments. Please refer to Annex A for a further explanation and description of the building types mentioned here.

### Ramsey Road Area (neighbourhood 2.1)

There are still large open spaces in this neighbourhood now principally used as recreation grounds and playing fields. Building types include grand houses [T6]; mainly 20th century housing in various styles [T4; T7b]; there are also a high incidence of later 20th century civic buildings [T11b].

### West Street, East Street and Environs (neighbourhood 2.2)

Building types in this neighbourhood include non-conformist chapels [T10b]; civic buildings [T11a]; 19th early 20th century terraced housing [T3] and the same period villas and semis [T4], as well as the occasional mid 20th century small development [T7b]. There is also some small-scale industrial building from the late 19th and early 20th century [T9a].

### Warner's Park & Environs (neighbourhood 2.3)

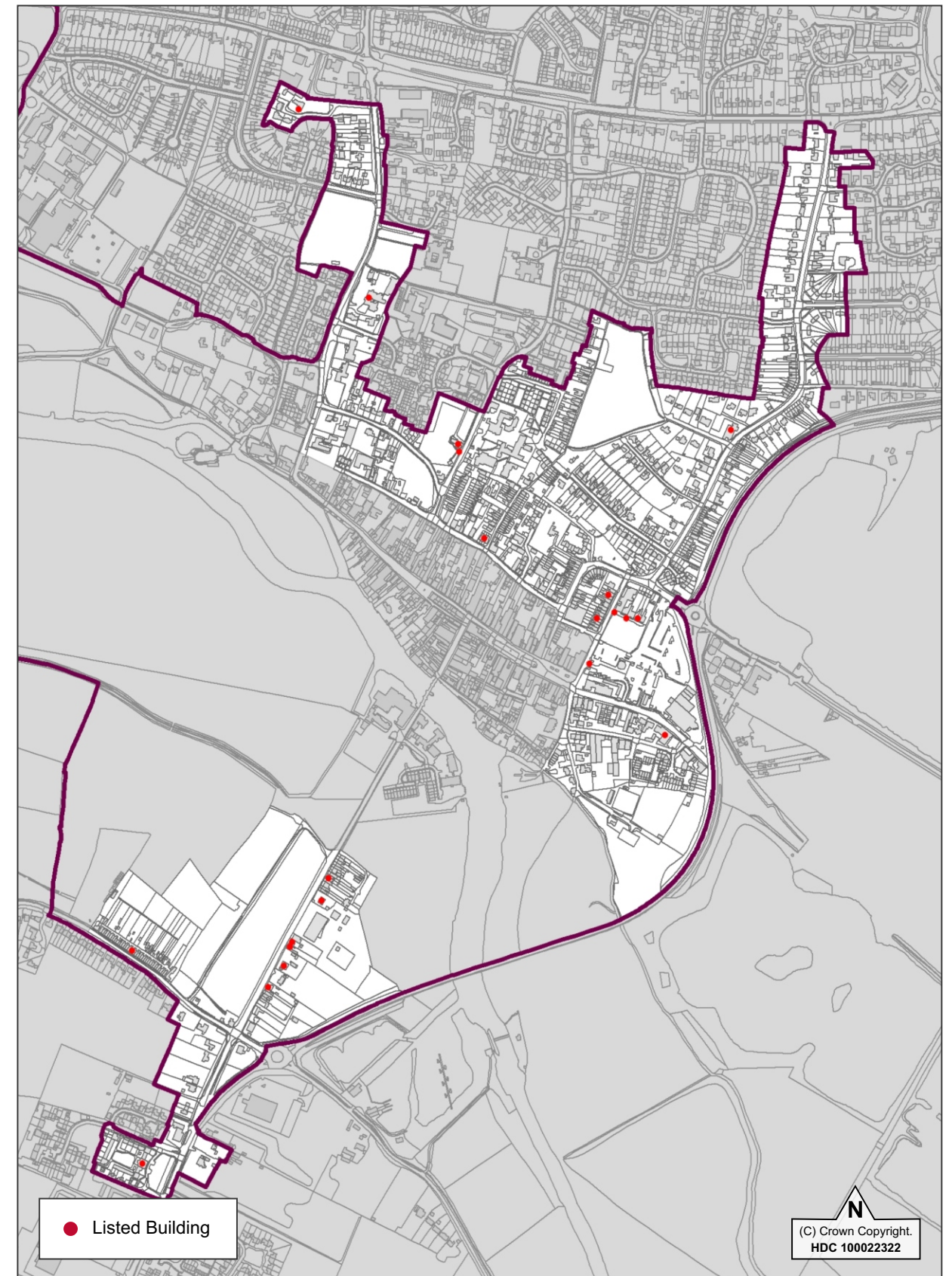
The buildings in this essentially residential neighbourhood are predominantly 19th and 20th century with styles dating from Edwardian times to late 20th century. There is one listed 19th century church along Needingworth Road [T10b]; some agricultural building at the top of Needingworth Road [T8]; housing types include [T3; T4; T7a; T7b].

### The Cattle Market and Environs (neighbourhood 2.4)

There are a number of 19th and early 20th century industrial and commercial buildings in this neighbourhood [T9a]; Station Road also contains a range of late Victorian and Edwardian shops, some of which may have originated as private residences.

### The London Road & Environs (neighbourhood 2.5)

This neighbourhood developed a number of small-scale residential developments during the course of the 19th and early 20th century, including building types [T2, T3 & T4]. A few agricultural buildings survive [T8]. The Union Workhouse is the most imposing structure here [T11a].











## St Ives Post Enclosure Development Building Details and Materials

Development out from the centre of St Ives into the post enclosure landscape during the course of the 19th and early 20th centuries was sometimes sporadic but could also be the result of well planned extensions to the town. As a result the architectural detail and to some extent the materials used can be quite varied in these localities. However, as elsewhere in the district gault brick is the most common building material, frequently with slate roofing. Many of the larger houses, however, demonstrate a wider use of materials and styles introduced from outside the district.











# St Ives Post Enclosure Development Design Code

Grain	Plot	Visual quality	Summary
<b>Neighbourhood streets: Ramsey Road and Green End</b>			
 <p>Open grained built environment interspersed with greenspaces give this neighbourhood a distinctive, if rather disorganised, morphology. Ramsey Road provides a linear structure along its axis with municipal buildings in large curtilages to the east of the road.</p>	 <p>Plots range along Ramsey Road and the occasional side road. Plots vary in size with detached or semi-detached houses typically set back. Green End Farm and Slepe Hall, as well as the public buildings on the east side of Ramsey Road, break up the regularity of the neighbourhoods plot structure.</p>	 <p>The visual quality of this area is very diverse. Buildings are frequently viewed across open spaces or are obscured from the public highway. Ramsey Road itself is the unifying visual element with nodes of interest strung along it. The schools and other public buildings are either of low profile or set well back from the road. Other buildings are mainly bungalows or two storey buildings of regular height.</p>	<p>Ramsey Road was an important routeway in medieval times, connecting Ramsey Abbey to its Manor of Slepe and daughter house, St Ives Priory. The open spaces dispersed along its length are the vestiges of enclosures taken from the common fields and Green End was previously a significant farm. These are important reminders that until the second half of the 20th century St Ives was predominantly an agricultural settlement. Slepe Hall is a Victorian villa named after an earlier manor house previously in the vicinity of The Quadrant. It visually records a period of mid 19th century expansion into the enclosed fields that at that time lay close to the area of the medieval town. The history of Ramsey Road helps to account for the apparent disparity of its visual elements. The style of its buildings and the materials from which they are made illustrate the variety of building periods.</p>
<b>Neighbourhood streets: West &amp; East Street; North Road &amp; Cemetery Road; Crown Walk; The Quadrant &amp; Cromwell Place environs</b>			
 <p>Tight form of development with buildings typically grouped along pavement edge. Undeveloped plots between buildings and other open spaces give overall open grained feeling.</p>	 <p>Plot sizes vary considerably in this neighbourhood, both in size and regularity. Buildings tend to occur in small groups, some back of highway, with others set back. Street frontages are rarely continuous for long. Plot variations mirror the variety of architectural styles and dates.</p>	 <p>East Street &amp; West Street is the main axis for this area with two or two and a half storey buildings: gaps between them allowing glimpses into the back lands. The Quadrant and Cromwell Place are formal terraces. Other terraces such as Crown Walk are on a more modest scale. There is considerable variety in style and materials.</p>	<p>East &amp; West Streets were the back lanes to the burgage plots that run north from The Broadway and Market Hill. The south side in particular retains the visual porosity typical of such developments, and many of the buildings are still subordinate to their original plots. North of these streets and in North Street and Oxford Road, later development has to some degree emulated this looser pattern. However, there are also regular elements such as the terraces of Crown Walk. The Quadrant and Cromwell Place are more coherent architectural elements from the 19th century. The Town Cemetery was laid out at the same time as the new Slepe Hall in Ramsey Road. Typical materials are red and buff brick, plain gault tiles or slate roofing, painted render in muted pastels.</p>



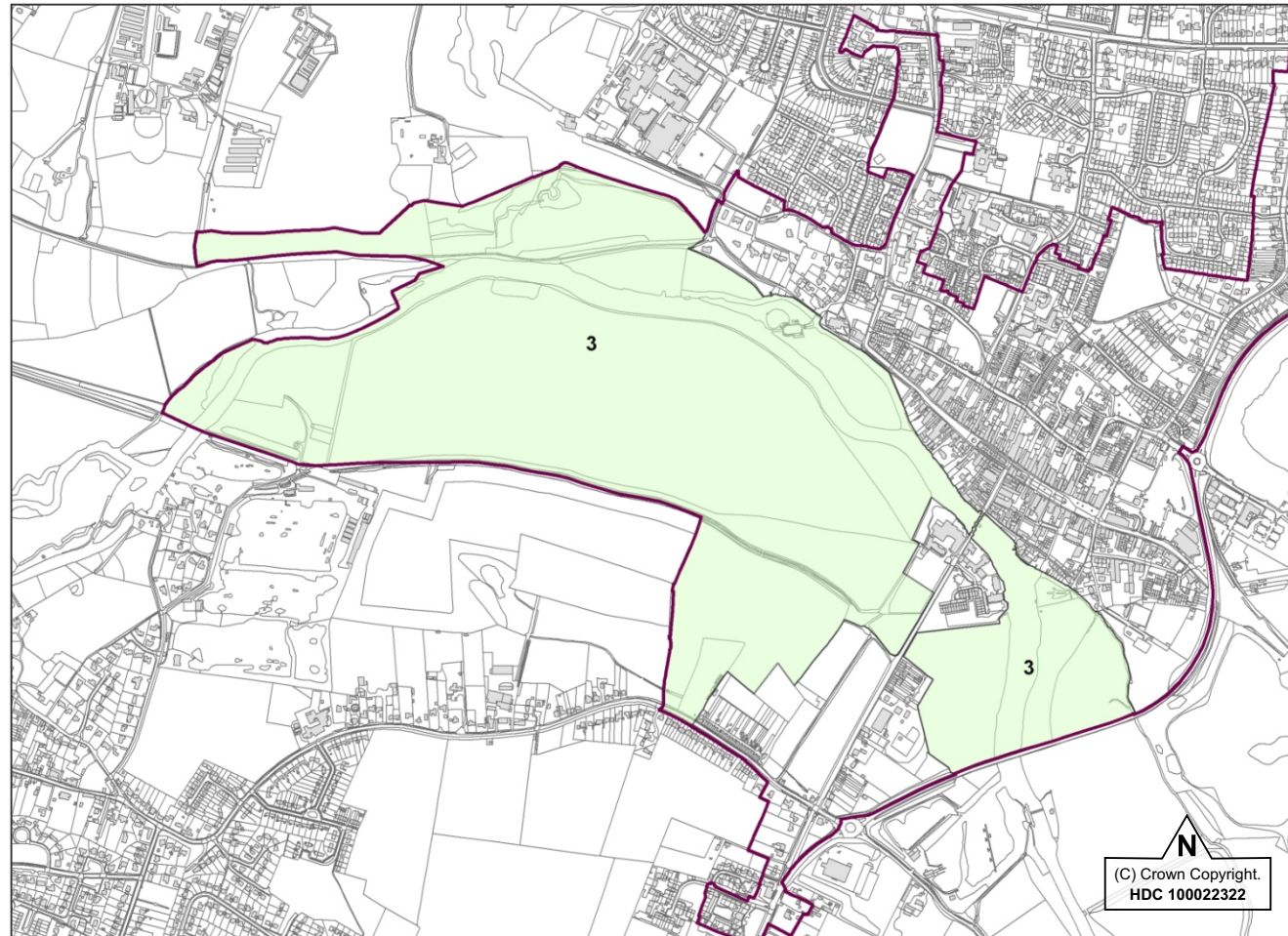
Grain	Plot	Visual quality	Summary
<b>Neighbourhood streets: Warner's Park; Needingworth Road</b>			
 <p>East of Warner's Park the grain is quite spacious with buildings set within curtilage boundaries. Along the Needingworth Road the grain varies from open to tight with post WWII council housing very regular.</p>	 <p>In common with other neighbourhoods in the post-enclosure locality plot sizes and dimensions vary considerably with variations occurring in close proximity reflecting the piecemeal nature of the development over time. In this residential neighbourhood back of pavement terraces are confined to the lower parts of Needingworth Road.</p>	 <p>This is an area of great charm created by groupings of buildings along the Needingworth Road and in the environs of Warner's Park. Although style and building materials vary, most houses are of a regular two or three storey type with eaves and ridgelines of similar height within related elements.</p>	<p>This is a late 19th and early 20th century residential area (with later additions) inserted into a post enclosure landscape. The Needingworth Road is a sinuous highway which accommodates building in a wide range of styles and materials. It is very green which still gives it a rural feel. Particularly visually successful are the junctions with two streets of council houses (pre-1950) about halfway along its length. To the east lies Warner's Park containing a rare survival of ridge and furrow in an urban context along the west side of which are some good 19th century terraces. To the east early 20th century residential streets connect the park with the Needingworth Road good examples of development within existing field boundaries.</p>
<b>Neighbourhood streets: Old Cattle Market and environs; London Road and environs</b>			
 <p>The grain in these neighbourhoods varies, being very open across the area of the old Cattle Market and the Union Workhouse area to tight grained along New Road, parts of Station Road and the terraces south of the river.</p>	 <p>These neighbourhoods were structured around commercial, industrial and public facilities and the plot structures reflect this. There is considerable variety within close proximity. Domestic terraces back of highway interspersed with other development often on irregular plots.</p>	 <p>The visual quality in these neighbourhoods is incoherent and disparate. Around the Cattle Market and along Station Road there is no clear design that unifies its very disparate visual elements. South of the Great Ouse along the London Road the built environment has also grown piecemeal but over a longer timescale and within a green rural environment.</p>	<p>The area around the Cattle Market and Station Road are in need of a high quality urban design initiative to maximise their potential and give some visual unity to the area. Particularly weak is its the visual linkage with Market Hill and Cromwell Place. Strong elements such as the old entrance to the market and some railway related buildings appear undervalued at present.</p> <p>South of the Great Ouse, where the London Road leaves the New Bridge it enters a partly urbanised rural landscape. This is typical of the margins of many larger 19th century rural settlements but these rarely survive as in most cases they have been overwhelmed by later development. As the road approaches the old Union Workhouse it hosts some grand 19th century villas.</p>







## St Ives Green Fringe Locality Map



### Hemingford Meadow & the Ouse Valley south of the Mill

Hemingford Meadow creates an open setting for the town of St Ives to the south, although as its name suggests it is actually part of the Hemingfords Civil Parish **[A]**. Meadowland was a valuable agricultural resource in the past and was prized above the best ploughland. In this part of the Ouse Valley it is usual for the meadowland of one parish to form the topographical setting of its neighbour. This can best be appreciated from the footpath that crosses the meadowland between Hemingford Grey and St Ives.

The southern boundary of the meadow is marked by a drain, beyond was the ploughland of the Common Fields. It is still possible to see the ridge and furrow created when this area of arable strip farming was enclosed and turned into permanent pasture **[B]**. To the east, beyond The New Bridge and the London Road, is an area of open pasture that was most likely once part of Fenstanton's meadowland **[C]**.

### St Ives Thickets

North of the river the topography does not lend itself to meadows and St Ives itself really did not have any. The lowest land is to be found on the islands near the original township of Slepe and between the present course of the river and the "Old River". These were known as the Holmes **[D]** and were most likely permanent pasture during the Middle Ages. The island opposite the Parish Church called The Holt was enclosed in 1824 and subsequently planted. It is now heavily wooded, but this is really a modern land use **[E]**.

The area to the east of the town on which the railway station and cattle market were situated in the 19th century was earlier temporary pasture (leys). To the west of the town near to the river were located the St Ives brickfields that operated into the 20th century **[F]**. An ancient road to Houghton follows the north bank of the river here through a wooded stretch known as the Thickets **[G]**.

### 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
	Green space		Landmark building
	Corner building/s		Listed building
	Significant view		Narrow urban space 'pinch point'
	View stopped		Street requires enhancements
	Scheduled Ancient Monument		Area requires enhancements
	Intrusion into the street scene		Building line set back
	Visual leak along building line		Spatial orientation
	Plantation		Hedgerow
	Significant tree/s		





**B.** Ridge and furrow (undulations) in pasture lands previously part of the open fields of Hemingford Grey



**C & D.** Meadows and permanent pasture either side of the Great Ouse, east of the town



**E.** The Holt



**F.** Site of St Ives brickworks



**G.** Thicket Lane







## 4.0 Opportunities for Future Enhancement

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- 4.1 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. St Ives' urban environment would benefit where future development is sensitive to the particular requirements of the historic components within the town.
- 4.2 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 most of the principal highways; greater attention to local materials and form as well as the decluttering of signage is needed (although it is recognised that much has already been done in such areas as the Bridge Street pedestrianisation). Many shop fronts have lost much of their local character over the years and this trend could be reversed with imagination and effort. Similarly, the issue of parking ought to be addressed, balancing the needs of traders and their customers with environmental improvements.
- 4.3 It is intended to produce further guidance for those areas of St Ives identified as suitable for enhancement and development in a complimentary document entitled the St Ives Conservation Area Management Plan.

This further document will address the following issues: -

**Urban Design Frameworks:** These are major sites in sensitive areas, usually involving complex development issues and often including land in multiple occupancy. These sites require development strategies if they are to reach their full potential. Failure in these areas would have a seriously negative impact on St Ives historic environment.

**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, nonetheless, 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

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### 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 small number of such structures survive in St Ives.

#### Key Characteristics

- Oak framing (often reused) infilled 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

Long low houses built of rosy buff and dark buff brickwork. Roofs are typically thatch or Cambridgeshire mix plain tiles, with pantiles frequently found on outbuildings

### 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, string courses, 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

The market towns of 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 towns 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 - 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. St Ives has some fine examples of this building type.

##### Key Characteristics

- Medium to large brick-built, detached or semi-detached houses
- Decorative, contrasting brickwork string courses, 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 and the almshouses in East Street, St Ives are an interesting example.

##### 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 string courses
- 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. In the St Ives area variations include warm soft red, dark or pale buff brickwork with gault-clay plain tiles or (later) slate.

#### **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. '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, and does not generally show regional variations. However, St Ives has some unusual designs in the Great and Little Farthing Closes.

##### 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 ridge line
- 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 string courses of soldier brickwork or render
- Semi detached form, hedges and grass verges to some streets, create a suburban character
- Parking generally on street

#### **T7b 1920s 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, and for example east of Warner's Park in St Ives.

##### 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 17th-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**

St Ives 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 in St. Ives 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 18th-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 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 string courses and hood mouldings, buttresses, castellated parapets, other structural and decorative architectural devices evolved and were 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 15th-16th centuries and were often added to earlier buildings in the 15th-16th centuries
- Lych gates are characteristic of churches 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 string courses; 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
Bridge Foot	Building adjoining Ouse Villa (Bridge House)	II	House	Local gault brick	Plain tile
Bridge Foot	Ouse Villa (Bridge House)	II	House	Local red brick	Plain tile
Bridge Street	No 10	II	House, shop	Local red brick, limestone	Plain tile
Bridge Street	No 12	II	House, shop	Local red brick	Modern tile
Bridge Street	No 14	II	House, shop	Local brick	Plain tile
Bridge Street	No 16	II	House, shop	Gault brick, red brick	Slate
Bridge Street	No 17 (Trustee Savings Bank)	BLI	Bank	Gault brick, stone	Slate
Bridge Street	No 19 (Woolworths)	BLI	Shop	Local brick, render	Modern tile
Bridge Street	No 21	II	House, cottage, shop	Gault brick, render	Slate, plain tile
Bridge Street	No 22	II	House, shop	Local red brick, render	Plain tile
Bridge Street	No 23	II	Shop, house	Timber frame, render, gault brick	Modern tile
Bridge Street	No 28 (Manor House)	II*	House	Timber frame, render, gault brick	Plain tile
Bridge Street	No 6	II	House, shop	Gault brick	Slate
Bridge Street	Nos 18a and 20	II	Public House, shop	Gault brick	Modern tile
Bridge Street	Nos 24 and 26	II	House, shop	Timber frame, render	Plain tile
Bridge Street	Nos 8 and 8a	II	House, shop	Timber frame, render	Modern tile
Broadway	Jubilee Memorial at east end	II	Memorial	Granite, Portland limestone	None
Broadway	No 1	II	Shop, house	Gault brick	Slate
Broadway	No 11	II	House	Gault brick, limestone	Plain tile
Broadway	No 13	II	House, Public House	Timber frame, gault brick	Modern tile
Broadway	No 15	II	House	Timber frame, render, brick	Plain tile
Broadway	No 17	II	Shop	Gault brick	Slate
Broadway	No 18a	II	House	Gault brick	Slate
Broadway	No 20b	II	House	Gault brick	Slate
Broadway	No 21	II	Shop	Gault brick, limestone	Plain tile
Broadway	No 22	II	House, shop	Local red brick, render	Plain tile
Broadway	No 23	II	House	Gault brick	Plain tile
Broadway	No 24	II	House	Gault brick	Slate
Broadway	No 25	II	Shop	Gault brick	Slate
Broadway	No 27	II	Shop	Local brick	Slate
Broadway	No 29	II	Shop, cinema, ballroom	Local brick, render	Slate
Broadway	No 31	II	Shop, house	Gault brick, render	Slate

Location	Address	Grade	Type	Wall Material	Roof Material
Broadway	No 39 (York House)	II	House	Gault brick	Slate
Broadway	No 6 (The Cow and Hare Public House)	BLI	House	Gault brick	Slate
Broadway	No 7	II	Shop, house, public house, malt house	Local gault brick	Modern tile
Broadway	No 9	II	Shop	Gault brick, limestone	Plain tile
Broadway	Nos 12 and 14	II	House, shop	Gault brick, limestone	Slate
Broadway	Nos 16 and 20	II	House	Gault brick, render	Slate
Broadway	Nos 2 and 4	II	House	Local red brick, render	Plain tile
Broadway	Nos 26 and 28	II	House	Local brick	Plain tile
Broadway	Nos 30 and 32	II	House	Gault brick	Plain tile
Broadway	Nos 33 and 35	II	House	Gault brick, limestone	Slate
Broadway	No 37	II	House	Local brick	Slate
Broadway	Nos 42 and 42a (at rear in former Old Yard)	BLI	Shop	Gault brick	Modern tile
Broadway	Range of cottages at rear of No 1 (in Polmanger Yard)	BLI	House	Timber frame, gault brick	Plain tile, pantile
Broadway	Telephone kiosk	II	Telephone kiosk	Cast iron, glass	Cast iron
Carlisle Terrace	The Greyhound Public House	BLI	Public House	Gault brick	Slate
Cemetery Road	Cemetery gates and railings	II	Gate, railings	Cast iron, brick	None
Cemetery Road	Cemetery lodge	II	Cottage ornee	Gault brick, limestone	Plain tile
Chapel Lane	Gateway House	II	Chapel, scout hut	Local red brick	Pantile
Chapel Lane	Mulberry Cottage	BLI	House	Gault brick, render	Plain tile, slate
Chapel Lane	Warehouse at south end of Market Lane	BLI	Warehouse, chapel	Gault brick, limestone	Slate
Church Street	Barnes House	II	House	Gault brick, red brick	Modern tile
Church Street	Church of All Saints	A	Church		Lead
Church Street	Churchyard gate and lamp at Church of All Saints	II	Gate, lamp	Cast iron	None
Church Street	Churchyard wall of Church of All Saints	II	Wall	Limestone rubble, local brick	None
Church Street	No 9	II	House	Local red brick, gault brick	Plain tile
Church Street	Nos 11 and 13	II	Cottage	Local red brick	Plain tile
Church Street	The Chestnuts	II	House	Timber frame, render, local red brick	Plain tile
Church Street	The gazebo in the garden of Barnes House	II	Gazebo	Local gault brick	Plain tile, lead
Church Street	The Nook	II	House	Local red brick, render	Plain tile
Cromwell Place	No 12	II	House	Gault brick	Slate
Cromwell Place	Nos 1,2,3,4,5,6,7 and 8	II	House	Gault brick	Slate
Cromwell Terrace	Nos 1 and 2	II	House	Gault brick, cast iron, glass	Slate



Location	Address	Grade	Type	Wall Material	Roof Material
Cromwell Terrace	Nos 3, 4 and 5	II	House	Gault brick	Slate
Cromwell Terrace	Slepe House	II	House	Gault brick	Slate
Crown Place (or Yard)	No 12a	II	Shop, workshop	Local brick, render	Plain tile
Crown Place (or Yard)	No 2	BLI	Shop, public house	Gault brick	Plain tile
Crown Place (or Yard)	Nos 10, 11 and 12	II	Outbuilding, garage, workshop	Timber frame, render gault brick	Plain tile
Crown Place (or Yard)	Particular Baptist Meeting House	II	Chapel	Gault brick	Slate
Crown Place (or Yard)	Particular Baptist Sabbath School	II	School	Gault brick	Slate
Crown Place (or Yard)	Public Institute (Liberal Club)	II	Club	Gault brick, render	Slate
Crown Street	Court house and offices (behind No 7)	II	Court house, office, store	Gault brick	Corrugated iron
Crown Street	No 10	II	Shop, house	Gault brick	Slate
Crown Street	No 11	II	Shop, public house	Timber frame, render	Modern asbestos tile
Crown Street	No 13 (Royal Oak Inn)	II	Public House	Timber frame, render, local gault brick	Modern plain tile
Crown Street	No 14	II	Shop	Gault brick	Slate
Crown Street	No 15	II	Shop	Timber frame, render	Corrugated iron
Crown Street	No 15a	II	Shop, public house	Timber frame, render	Corrugated iron
Crown Street	No 21	II	Shop	Gault brick, render	Slate
Crown Street	No 23	II	Shop	Gault brick, render	Slate
Crown Street	No 5	II	Shop, railings	Local red brick, cast iron	Slate
Crown Street	No 7	II	Shop	Local red brick	Plain tile
Crown Street	No 8b	II	Shop	Gault brick	Slate
Crown Street	No 9	II	Shop, house	Timber frame, render	Slate
Crown Street	No 9a	II	Warehouse, store	Local gault brick	Plain tile
Crown Street	North east elevation of No 8 Merryland	II	Shop	Gault brick	Slate
Crown Street	Nos 1 and 3	II	Shop	Local yellow gault brick	Slate
Crown Street	Nos 16 and 18	II	Shop	Gault brick	Slate
Crown Street	Nos 2 and 4 (Bonnetts)	II	Shop	Local gault brick	Slate
East Street	Nos 2 and 4	BLI	Shop, house	Gault brick	Slate
East Street	Nos 26, 28, 30 and 32 (The Pilgrims Rest Almshouses)	II	Almshouse, cottage ornee	Gault brick, yellow brick	Plain tile
Free Church Passage	Free Church Hall	II	Hall, Chapel	Local gault brick	Slate
Free Church Passage	No 1	II	Shop	Local gault brick, render, timber frame	Plain tile
Free Church Passage	Nos 4, 5 and 6	II	Cottage	Timber frame, render, local gault brick	Plain tile
Green End	Green End House	II	House	Gault brick	Plain tile

Location	Address	Grade	Type	Wall Material	Roof Material
London Road	Bridge Villa	BLI	House	Gault brick, render	Slate
London Road	New Bridge	II	Bridge	Gault brick	None
London Road	No 14 (Arona Villa)	II	Villa	Gault brick	Slate
London Road	No 17	II	House	Gault brick	Slate
London Road	No 20 (The Willows)	II	Villa	Gault brick, timber frame	Slate
London Road	No 21 (Brandon House)	II	House	Gault brick	Slate
London Road	Nos 1, 2 and 3	BLI	House	Gault brick	Slate, modern concrete tile
London Road	Nos 18 and 19	II	House	Gault brick	Slate
London Road	Nos 8, 9 and 10	II	House	Gault brick	Modern pantile
London Road	The Black Bull Public House	BLI	Public House	Gault brick	Slate
London Road	The Limes	II	Workhouse, house	Gault brick	Slate
Hemingford Road	Victoria Terrace	II	Cottages	Gault brick, limestone	Slate, modern tile
Market Hill	Two telephone kiosks	II	Telephone kiosk	Cast iron, glass	Cast iron
Market Hill	Free Church	II	Chapel	Gault brick, limestone ashlar	Slate
Market Hill	Golden Lion Hotel	II	Hotel	Gault brick	Slate
Market Hill	No 1	II	House, smithy, iron foundry	Gault brick	Slate
Market Hill	No 3	II	House, shop	Gault brick	Slate
Market Hill	No 4	II	Shop	Local brick	Slate
Market Hill	No 5	II	Shop	Gault brick	Slate
Market Hill	Red House	II	House, office	Local red brick, limestone	Slate
Market Hill	Robin Hood Public House	II	Public House	Local gault brick, render	Plain tile
Market Hill	Statue of Oliver Cromwell	II	Statue	Bronze, Portland stone	None
Market Hill	Town Hall	II	Town hall	Gault brick, limestone	Slate
Market Road	Entrance gates and lodges to Cattle Market	II	Gate, gate pier, lodge	Cast iron, gault brick, limestone	Slate
Merryland	Elwyn House	II	House	Gault brick, red brick	Plain tile
Merryland	Nelsons Head	II	Public House	Local gault brick, render	Modern tile
Merryland	No 1	II	House	Local gault brick	Plain tile
Merryland	Nos 10, 12b, 14, 16 and 18	II	Shop	Local gault brick, render	Plain tile
Merryland	No 9	II	Shop	Gault brick	Slate
Merryland	Nos 6 and 8	II	Shop	Local gault brick, render	Plain tile, slate
Needingworth Road	Milestone	II	Milestone	Ketton limestone	None
Needingworth Road	Roman Catholic Church of the Sacred Heart	II	Church	Red brick, limestone	Slate



Location	Address	Grade		Wall Material	Roof Material
Priory Road	Remains of the Priory barn in the garden of Priory House	II	Wall, barn	Barnack limestone rubble, limestone ashlar	None
Ramsey Road	Anglers Rest Hotel Gate Piers at Anglers Rest Hotel	II	Hotel, gate pier	Gault brick, red brick	Plain tile
Ramsey Road	Former stable block attached to Anglers Rest Hotel	II	Stable	Gault brick	Pantile
Ramsey Road	No 1	II	Office, house, school	Gault brick, red brick	Modern tile
Ramsey Road	Slepe Hall Hotel	II	Hotel, house	Gault brick	Slate
Sheep Market	Premises occupied by Totus Ltd.	II	Shop, toll house	Gault brick, limestone	Plain tile, decorated ridge tile
Sheep Market	White Hart Public House	II	Public House	Local brick, render	Modern tile
St Georges Road	No 4	II	House	Gault brick	Slate
Station Road	Premises occupied by Charringtons	II	Office	Gault brick	Slate
The Bridge	Chapel of St Ledger	I	Chapel, house	Limestone rubble, limestone ashlar, gault brick	Lead
The Bridge	The Bridge of St Ives	I	Bridge	Barnack ashlar, gault brick	None
The Pavement	No 1 (Lloyds Bank)	II	Bank	Portland stone ashlar	
The Pavement	No10	II	Shop, house, cottage, Public House	Local brick, render	Plain tile
The Pavement	No 12	II	Shop	Gault brick	Slate
The Pavement	No 6	II	Shop, Public House	Gault brick, red brick	Plain tile
The Pavement	No 7	II	Shop, house	Local brown brick, red brick	Plain tile
The Pavement	No 8	II	Shop, Public House	Gault brick	Plain tile
The Pavement	No 9	II	Shop	Gault brick, render	Slate
The Pavement	No 2 (National Westminster Bank)	II	Bank	Red Brick	
The Pavement	Nos 5 and 5a	II	Shop	Gault brick	Slate
The Pavement	Nos 6a and 6b	II	Shop, house	Timber frame, render, local brick	Plain tile
The Pavement	The Corn Exchange	II	Corn Exchange, hall	Gault brick, red brick, stone	Slate
The Quay	No 2	II	House	Polychrome brick	Slate
The Quay	No 3	II	House	Local brick, render	Plain tile
The Quay	No 7	II	Shop, cottage	Local red brick, timber frame, render	Plain tile
The Quay	No 8	II	House	Local red brick, gault brick	Slate
The Quay	Nos 5 and 6	II	House, cottage, office	Local red brick, local gault brick	Plain tile
The Quay	Store retaining walls along the quay & adjacent to the Bridge at both ends St Ives	II	Wall, steps	Barnack ashlar, brick	None
The Quay	Summer house in garden of No 8	BLI	Summer house	Gault brick, red brick	Slate
Waits	Burleigh House	II	House	Local brick, render	Modern tile

Location	Address	Grade	Type	Wall Material	Roof Material
Waits	Garden wall and gate piers to Burleigh House	II	Wall, gate, pier	Local red brick, limestone	None
Waits	No 4 (The Bell)	II	House	Gault brick	Plain tile
Waits	No 5	BLI	Cottage, house	Gault brick	Plain tile
Waits	No 7	II	House	Gault brick	Slate
Waits	No 8	II	Cottage	Local gault brick, red brick	Plain tile
Waits	No 9	II	Shop	Gault brick	Plain tile
Waits	Nos 12 and 13	II	Shop, house	Local red brick	Plain tile
Waits	Nos 2 and 3	II	House	Gault brick	Plain tile
Wellington Street	Jersey Cottage and Oliver Cromwell Inn	II	Cottage, Public House	Local brick	Asbestos tile
Wellington Street	Masonic Hall	II	Masonic Hall	Gault brick, render	Plain tile
Wellington Street	No 10 and Ouse Cottage	II	Cottage	Local brick, render	Plain tile
Wellington Street	No 2	II	House	Gault brick	Slate
Wellington Street	No 4	II	House	Gault brick	Plain tile
Wellington Street	No 9	BLI	House	Gault brick	Modern tile
Wellington Street	Nos 16, 18 and 20	BLI	House	Local brick	Plain tile
West Street	No 17	II	House	Brick	Plain tile
West Street	No 23	II	House	Painted Brick	Plain tile
Westwood Road	No 12	BLI	House	Gault brick	Slate
Westwood Road	Nos 1 and 3	II	Cottage	Local red brick	Plain tile, asbestos tile



## Annex C: Key Development Plan Policies and Reference Material

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### 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 (2003) Supplementary Planning Guidance

Huntingdonshire Landscape and Townscape Assessment (2003) 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

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

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### Maps

a. 25 " OS Maps, 1880, 1897, 1900, & 1950

b. Edm Pettis maps 1728





















c. Enclosure map for Lordship of St. Ives 1808

d. Historic interpretation maps Huntingdonshire Record Office ref. 2X/1/05 &





**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
	The situation where a building or other structure blocks ("stops") a view
	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
	Plantation
	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
	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
	Spatial orientation
	Hedgerow