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# YAXLEY

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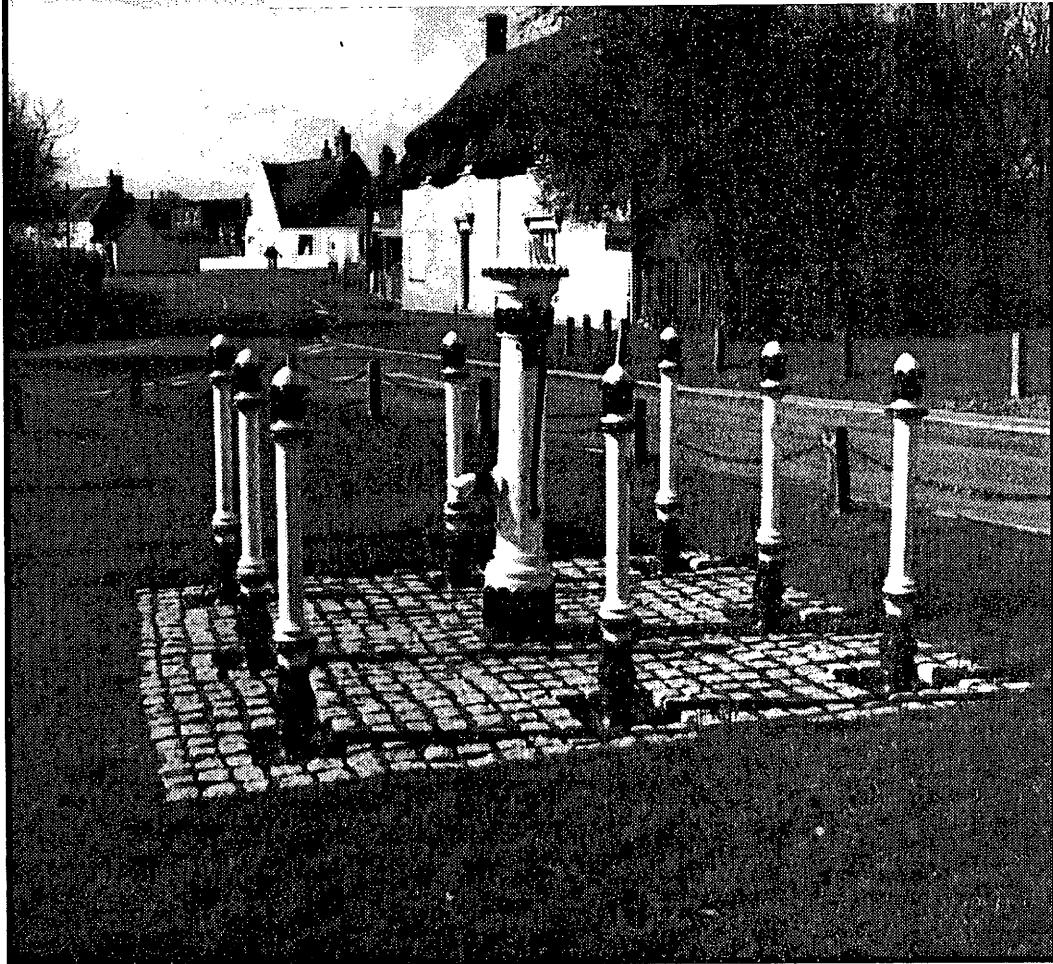
## CONSERVATION AREA

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Yaxley Conservation Area Character Statement

Adopted: July 1995

DO NOT REMOVE FROM CONSERVATION



## CHARACTER STATEMENT

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Huntingdonshire  Planning

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**YAXLEY CONSERVATION AREA**

**CHARACTER STATEMENT**

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Approved by  
Planning Committee  
July, 1995

## **FOREWORD**

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

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

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

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

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

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

# **CONSERVATION AREA CHARACTER STATEMENT**

## **YAXLEY CONSERVATION AREA NO.15**

### **1. INTRODUCTION**

- 1.1 Conservation Areas are designated by the Local Planning Authority based upon the criterion that they are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Considerable scope and discretion can, therefore, be applied in such a designation. The process of designation is contained within Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Prior to this Act, Conservation Areas were designated under the 1967 Civic Amenities Act. Section 72 of the 1990 Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in exercising its planning functions.
- 1.2 Apart from giving special consideration to applications for new development, the legislation affecting Conservation Areas also provides for control over the demolition of unlisted buildings and the felling and lopping of trees. Furthermore, in respect of those Conservation Areas designated prior to November, 1985, additional limitations have been placed on permitted development rights. Grant aid may also be available within Conservation Areas, either through Town Schemes or Section 10 of the Town and Country Planning (Amendment) Act, 1972.
- 1.3 The Conservation Area for Yaxley was designated by the District Council on 14th October, 1974. The purpose of this Conservation Area Character Statement is to:-
- i) Justify the Conservation Area designation.
  - ii) Justify the overall shape and area of the Conservation Area but not specific boundaries.
  - iii) Provide detailed information on history, architecture and landscape and their inter-relationships to guide developers and Development Control Officers when considering proposals within Conservation Areas to ensure the essential character of the area is preserved and/or enhanced.
- 1.4 Further guidance in this respect has been produced recently in Planning Policy Guidance Note No.15 - Planning and the Historic Environment - issued jointly by the Department of the Environment and the Department of National Heritage. The new document emphasises that it is important that Conservation Areas are seen to justify their status because "an authority's justification for designation, as reflected in its assessment of an area's special

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

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

## **2. LOCAL SETTING**

- 2.1 Yaxley is a large village situated 4 miles to the south of Peterborough. It now has a population of approximately 7,000 inhabitants, and so its size gives it the appearance of a small town.
- 2.2 The village originally became established along Main Street running parallel to the edge of the Fen, and developed as a farming community. On the higher ground to the north, Broadway, the B1091, links Yaxley with the neighbouring village of Farcet to the east.
- 2.3 The main A15 London to Lincoln Road skirts Yaxley on its western fringe and runs from the junction with the A1 at Norman Cross to Peterborough, passing through the area excavated for the brick making industry. This area is now to be developed as Peterborough Southern Township and immediately to the north of Yaxley a substantial landscaped area will be provided to retain Yaxley's independent village status and prevent coalescence with Peterborough.
- 2.4 Between Church Street in the west and Mere View in the east, Chapel Street, Middletons Road and Windsor Road provide the inter-connecting roads between Main Street and Broadway, linking the older part of the village with the modern development.

## **3. HISTORY**

- 3.1 Main Street, Yaxley, the historical core of the settlement, is on average approximately 20 feet above sea level, critically set on firm ground at the edge of the surrounding fen to the south and east, parts of which remained undrained until the 19th Century.
- 3.2 The earliest evidence of human activity along the fen edge in this vicinity comes from the finding of a bronze socketed axe in Yaxley Fen and 3 wooden dug-out canoes. Finds of pottery and ornaments of Romano-British manufacture point to the existence of a small Roman fen-side village, built of wattle and daub.

- 3.3 Yaxley Fen was included in the Earl of Bedford's great drainage scheme undertaken in the reign of Charles I, in the 17th Century, whilst other parts of the Fen to the south of Yaxley were not embanked and drained until the 19th Century, under a private Act of Parliament of 1830.
- 3.4 The land rises quite sharply to the north of the fen edge and Yaxley Parish Church is located at the western tip of the village, 50 feet above the level of Main Street. It is an original 13th Century structure whilst its west tower and octagonal spire with flying buttresses date from the 15th Century. The spire is particularly prominent in the surrounding landscape when approached from a western or southerly direction, and is only exceeded in height in Cambridgeshire by Whittlesey Parish Church.
- 3.5 The original settlement pre-dates the Parish Church, and the name of Iaceslea dates back to the 10th Century. Historical records indicate that the name had changed to Jakeslea during the 12th Century, whilst its current spelling was not adopted until the 16th Century. The derivation of the actual name of Yaxley is understood to mean "cuckoo's clearing".
- 3.6 At the time of the Domesday Survey in 1086, Yaxley was recorded in the Norman Cross Hundred, which contained those parishes in the most northerly section of Huntingdonshire. It was given a charter for a market in 1201, and the parish was one of the most important possessions of the Benedictine monastery of Thorney, developing into a small market town of which the Abbot was Lord. The manor of Yaxley formed one of the chief and earliest endowments of Thorney Abbey.
- 3.7 After the dissolution of the monasteries, Yaxley was one of few manors to remain in the ownership of the Crown. It was owned by Queen Elizabeth I throughout her life and then passed to James I. On the succession of Charles I, he granted the manor to the City of London in 1628. In 1632 it was sold to Heneage Proby of Elton Hall, whose family holdings also included Farcet and Fletton.
- 3.8 The manor was held by the Proby family until the death of the last Earl of Carysfort in 1909. Ownership then passed to his nephew, Colonel J.D. Proby, who sold it to Mr. W.S. Abbott of Thornhaugh in 1920. It remained in the Abbott family until 1977 until the death of Mrs. D. Abbott. Ownership passed to Mr. R.H. Royds who sold it to Yaxley Parish Council in July, 1984. The incumbent Parish Council Chairman therefore holds the title of Lord of the Manor of Yaxley whilst the Clerk is Steward of the Manor.
- 3.9 Thorney Abbey held a weekly market every Thursday at Yaxley after 1201, and a yearly fair was granted by Henry II in 1227. There was no mention of Yaxley market after the 16th Century, but it was revived for a while during the Napoleonic Wars when French prisoners of war were held at Norman Cross. The presence of the market gave cause for a pillory and tumbrels to be found at Yaxley. As Yaxley was the most important settlement in Norman Cross Hundred, it was where Thorney Abbey centred its local administration, and the gallows existed to serve all of the Abbot's Huntingdonshire manors.

- 3.10 Historically, the Fenland waterways have been used for the carriage of heavy goods. Streams and canals served the market at Ramsey, whilst there were landing stages at Yaxley, Holme and Great Raveley. Yaxley Lode is a tributary of the River Nene, and it headed eastwards across Yaxley Common Fen into Trundle Mere and then into Whittlesey Mere, through which the original course of the Nene also flowed. Whittlesey Mere, which was approximately 1½ miles south-east of Yaxley, was eventually drained in 1851. It was the largest freshwater lake in lowland Britain, and had provided villagers with a living in fishing, wild-fowling, reed cutting and peat cutting.
- 3.11 Yaxley is several miles south of the Nene Valley which contains the main concentration of historic stone buildings in Huntingdonshire. However, stone is evident as a building material although not in significant proportions. The main concentration is around the Parish Church, whose walls are constructed of roughly coursed rubble limestone and Barnack stone ashlar, and several other substantial buildings along Church Street. This includes Manor Farm and the collection of farm buildings to the east of the Church, whereas the original manor house was believed to have been located due west of the Church and has been long-since demolished.
- 3.12 Yaxley's location on the southern periphery of the Peterborough brick-fields makes it natural that brick should be the predominant building material in the village. The brick industry in the area was commenced by the monks of Thorney Abbey, and the Old Grange in Main Street built in the reign of Elizabeth I, but demolished in 1980, was the earliest known example of a brick built building. It is thought that land off Middleton's Road was the site of the earliest excavation for brick making. In late Victorian times, large-scale manufacture commenced at the nearby Norman Cross and Beeby's Works, the likely source of materials for houses in Yaxley Conservation Area built in the late 19th Century and early 20th Century.
- 3.13 There are very few examples of 17th or 18th Century properties in Yaxley remaining within the Conservation Area. Although the basic pattern of housing development along Main Street has been maintained, regular demolitions of the historic buildings have occurred since World War II, with clearance having been supported under the Public Health Acts, and Yaxley's stock of such buildings is now comparatively low.
- 3.14 Photographic records of the historic core of Yaxley show a mixture of building materials, with stone, brick and timber-framing, and traditional roofing materials with a predominance of thatch - early evidence showing that reed from Trundle Mere was originally used for thatching. All such examples are now relatively scarce, as is the occurrence of Listed Buildings within Yaxley Conservation Area.

- 3.15 Whereas groups of vernacular buildings of 17th and 18th Century origin were once regular features of the street scene, they now only exist as isolated buildings and no sense of uniformity remains. Their loss means that the existing architecture now mainly consists of Victorian and Edwardian dwellings and institutional buildings, and replacement dwellings of the 20th Century.
- 3.16 Yaxley has a strong tradition of non-conformism, and several places of worship were constructed in the 19th Century, mostly concentrated along Main Street. These included the Congregational Chapel, a Grade II Listed Building, built in 1812, since converted to the United Reform Church and recently changed to the Roman Catholic Church. Other denominations included the Baptist Chapel of 1826, the Wesleyan Chapel of 1844 and the Free Methodist Chapel of 1860.
- 3.17 Victorian institutional architecture also involved local educational establishments. The existing parish hall at the eastern end of Main Street was originally constructed as the village school in 1848, and its architecture is complemented by the contemporary former school house built on the adjacent site, both of which are now Grade II Listed Buildings. An endowment from Lady Proby also enabled the construction of a separate girls school in 1876, adjoining Chapel Street, but this was demolished for redevelopment in the late 1970s.
- 3.18 As expected for a relatively large village, a considerable number of public houses were to be found along the length of Main Street. Certain ones, such as The Duck and Drake, The Royal Oak and The Three Horseshoes still remain. Others, such as The Recruiting Sergeant and The Bell, both adjoining the village green, and The Chequers have been converted to residential uses, whilst The Old Hatchet and Bill has been demolished and was replaced by a substitute in Broadway in 1937.

#### **4. CHARACTER**

- 4.1 The essential character of Yaxley Conservation Area has been established by the village's early development as a fen-edge settlement. Housing has been laid out in linear form on either side of Main Street, originally known as Town Street, which takes a parallel course to Yards End Dyke, a tributary of the River Nene waterway system, flowing approximately 200 yards to the south of the village.
- 4.2 The general direction of Yards End Dyke from its source west of Yaxley is north-eastwards, but once it has traversed Askews Lane it heads more due east until it flows into Yaxley Lode on leaving the eastern edge of the village into the open fen landscape.
- 4.3 The curve of Yards End Dyke is mirrored in the change of direction of Main Street at the village centre around the small historic village green where two lanes, nearly converging, head in a northerly direction, joining the through road to Farcet on the higher ground.



- 4.4 Whilst there is a general uniformity of character throughout the length of Main Street, certain subtle differences are apparent. The most noticeable features are the long, narrow strips of land to the rear of those properties on the southern side of Main Street. These strips, some fully cultivated, some partially tilled and some overgrown stretch the full distance to Yards End Dyke. It is likely that their length was dictated by what was considered to be a safe distance for a dwelling to be constructed without fear of inundation from the watery fen.
- 4.5 These narrow land parcels create the distinct break between the built environment of the substantial village and the natural environment of the fens. Although their association with the houses on the south side of Main Street is unbroken, they do not form part of the Conservation Area, whose boundary has concentrated on the built framework rather than encompassing an expansive natural backcloth of minimal visual quality as a feature in their own right. Land parcels represent the historic land tenure consequent on the necessities of subsistence and agriculture in times past, coupled with the need to have a frontage onto Main Street. This historic land tenure remains today and has shaped and is shaping the nature of the village centre.
- 4.6 As the layout pattern is different between the properties on the northern and southern sides of Main Street, so a variation is noticeable between properties at the western and the eastern ends of the street, with the junction of Askews Lane and Chapel Street providing a break. Apart from newly built properties, the western part of Main Street is characterised by units mainly built against the back edge of the footpath. A distinctly different pattern emerges at the eastern end of the street, particularly beyond the village green, where properties are set back a uniform distance of approximately 20 feet, and the front boundaries are characterised by low hedging or fencing. This is because a stream originally flowed eastwards from The Grange along the southern edge of Main Street until it joined Yaxley Lode.
- 4.7 At the extreme eastern end of Main Street a different form of development pattern is found, with a small area of Victorian terracing served by an unmade path situated at right-angles to the regular street frontage housing. Terracing has been a common form of development in Yaxley, and certain examples still remain such as Middleton Street Cottages on the northern side of The Green.
- 4.8 As Church Street ascends from the western end of Main Street, so an area with a distinctly different character emerges as the road curves westwards towards St. Peters Church which dominates the local skyline. The road is set in a slight cutting, and is bordered by a grassy bank. In the verge outside 24, Church Street, a stone mounting block is set. It was used by the Earl of Carysfort's bailiff when undertaking his manorial business on horseback. Most housing is confined to the eastern side of Church Street and, unlike the small vernacular properties along Main Street, the dwellings are mainly 18th and 19th Century properties set in their own grounds, with walling, railings and hedgerows

along the street frontage. This group of houses form the most imposing dwellings in the Conservation Area, consisting of Manor Farm, the Vicarage, Church Farm and The Laurels. They are not of uniform age or materials, but nevertheless combine to create an attractive group in the street scene along with their outbuildings.

- 4.9 The only listed building of the group is Manor Farm, dating from the early 18th Century. It is stone built with a Collyweston stone slate roof. The farmyard lies directly to the north with a traditional courtyard in stone, with a mixture of corrugated and slate roofs. Permission has been granted for their conversion to residential use, along with new dwellings elsewhere in the farmyard on land occupied by modern farm buildings. It is important to retain the row of Lime trees along the frontage of Dovecote Lane and Church Street, emphasising the feeling of the edge of the countryside compared with the built-up village beyond.
- 4.10 Church Street is the only location within Yaxley Conservation Area in which the natural landscape forms an important element, with mature trees planted in the grounds of the Vicarage and Manor Farm, and within the eastern and northern perimeter of the churchyard walls. To the north of the church, mature hedgerow planting screens the new vicarage currently under construction. Small areas of natural grassland also complement the built environment, with a footpath linking Church Street and Vicarage Way, whilst the land falls away sharply to the south of Haddon House. The open land on either side the Church, to the west of Church Street by itself and by virtue of the views afforded across and down onto the surrounding Fens to the south gives the church a rural setting. The church appears to sit in open countryside when viewed from the footpath on the eastern side of Church Street. The land between St. Peter's Church and the new vicarage is known as Pound Lane. It led to the village pound located to the rear of the churchyard wall. It fell into disrepair and was demolished by London Brick Company about 1975.
- 4.11 As Church Street descends to its junction with Main Street, so a terraced group of 5 dwellings form an important terminal feature, preventing any long-distance view out of the village over the fens. Part of this group, Nos. 215-217, Main Street are listed buildings dating from the late 17th Century. Whilst their front elevation is white painted, the original red brick is visible on the end gable and the rear elevation on the southern approach from Holme. Directly opposite this junction, another historic building, No.2, West End forms the terminal feature, a vernacular cottage in stone with brick quoins and red pantile roof, and slender wrought iron railings around the front garden.
- 4.12 Housing along the southern side of Main Street is now less intensively grouped than previously, although detached dwellings almost completely fill the plot divisions and little opportunity is provided to snatch glimpses of longer views of the Fens, a distinctive feature of the village. The main grouping of buildings which has remained undisturbed contains the Three Horseshoes Public House and the two adjoining shops. The public house

retains the appearance of a traditional 18th Century cottage in cream render, with a thatched roof and three eyebrow dormers. It has a horizontal emphasis, being one storey with an attic, whilst the neighbouring 19th Century shops are two storeys with a vertical emphasis, constructed of painted brickwork with Welsh slate roofs.

- 4.13 Several 19th Century dwellings occur along this stretch, and most commonly are constructed of local gault brickwork and have Welsh slate roofs. However, as with other properties throughout Yaxley Conservation Area, buildings have lost much of their original character by alterations to their detailed architectural features. Commonly re-roofing has happened with modern concrete roof tiles, and original windows have been replaced by a variety of window frames and panes in natural and synthetic materials, detracting from the visual quality of many properties.
- 4.14 Most dwellings and commercial properties along Main Street are unassuming buildings of domestic cottage proportions, suggesting that Yaxley has predominantly been a community of artisans' dwellings. Only two buildings of more substantial proportions survive along the western stretch of Main Street. 159, High Street is a Georgian house with 19th Century alterations, and the two building periods are exhibited with the variation in materials. The main frontage block is of two storeys with attics in stock brick with a slate roof, with two bay windows and cast iron boundary railings. A single storey and attic range is attached at the rear in limestone rubble with a Collyweston slate roof. This Grade II Listed Building is currently disused. Redevelopment proposals will have to take account of its listed status and its general setting, now that the demolition of outbuildings have opened up southerly views. The other sizeable property, of two storeys with a mansard roof, is the former King William IV Public House, which is now the Royal Air Force Association Club premises.
- 4.15 Main Street is a fairly wide thoroughfare with sizeable footpaths, and so no sense of enclosure by the buildings is apparent. As Main Street travels north-eastwards so it opens out on approaching the village green, with particularly wide pavements fronting the shopping area east of Chapel Street. The dwelling at the western apex of the green, formerly known as Red Front House, forms a significant terminal building as the road forks between Main Street and Middletons Road.
- 4.16 The village green occupies a small triangular area at the heart of the village, and is the likeliest location of the village's ancient market and fair. The land rises slightly northwards, and buildings exist on its northern and western sides, including the former Recruiting Sergeant Public House, whose bracket for its hanging sign is still in place. The Victorian village pump in cast iron, surrounded by eight posts, remains on the front edge of the green, as does an early 20th Century letter box which has been listed for its group value. The village green also encompasses the land on the eastern side of the street called The Green and land in front of those properties to the west of the Methodist Chapel, although appearing to be private gardens.

- 4.17 Immediately east of the Methodist Chapel was located a terraced range of Tudor jettied timber-framed cottages, demolished in 1957. Timber-framing was a scarce building form in Yaxley, and only Nos.35 and 35a, Middletons Road on the northern side of the green present such evidence. Although the buildings originally date from the 17th Century, they have undergone later alterations, with the ground floor below the jetty plastered, and a corrugated asbestos roof.
- 4.18 At the south-eastern corner of the green a picturesque group of buildings remains viewed from a western direction. It consists of the former parish workhouse, dating from the early 18th Century, in local gault brick with a thatched and pantiled roofs, with 3 dormer on the single storey range. The adjoining pair of dwellings are white rendered with bay windows on the front elevation. The northern unit has an asbestos slate roof, with modern concrete tiles on the southern half.
- 4.19 As Main Street heads eastwards little of architectural worth exists on its northern side, apart from the institutional buildings mentioned earlier (the Parish Hall and former School House). The row of dwellings are located within the Conservation Area because they reflect and continue the linear nature of the western part of Main Street and reflect a similar land ownership pattern. Victorian terrace housing is found beyond the Duck and Drake Public House, constructed in local yellow stock brick, but the uniformity of the terracing has been lost by alterations to the detailing. At this end of the Conservation Area development has ceased on the southern side of Main Street, and so open views of the flat fenland landscape are provided for those dwellings on the northern side of the street, but slightly above the level of the fen drain opposite. This open view is important as the only extensive view of the Fens from the Conservation Area, and gives a rural setting to this part of the village core. It provides a visual link between the core of the village and the Fens and exposes Yaxley Lode to view.
- 4.20 The southern side of Main Street has also undergone a degree of modern change, although not to a similar extent, but the form of development remains unaltered, with small terraced rows and pairs of semi-detached units. Date panels indicate that much of the housing is late Victorian (Faiths View constructed in 1899, and Streatham Cottages in 1898). It is likely that the local brickworks have supplied the building materials for these dwellings. The only property remaining from the 18th Century is 47, Main Street, constructed in stock brick with a thatched roof. However, it has been unoccupied for a considerable period with its condition deteriorating, and positive action is required to secure its renovation. The Roman Catholic Church originated as a non-conformist chapel, dated 1812, and is constructed of yellow gault brick with ashlar dressings and a slate hipped roof. The Church, with the school buildings and Parish Hall opposite forms an institutional land use focus of architectural interest in the eastern part of the Conservation Area.

- 4.21 An important differing element in the street scene from the regular pattern of vernacular architecture is The Grange, although the present structure is a 1980s replacement of an original large country house in substantial grounds. The frontage to Main Street is set off by 5 mature trees - 3 Ash and 2 Evergreen Oak - behind the property boundary wall. This tree group is attractive and important in the local street scene. Elsewhere few elements of the natural landscape occur in this part of the village, although a mature hedgerow fronts the parish hall and neighbouring dwellings.
- 4.22 Much damaging change occurred to the built environment in the historic core of Yaxley before protective legislation was introduced. Yaxley has witnessed extensive growth in the post-war period and the designation of a Conservation Area occurred after much damage to the village core had already been done. Although the street pattern and landownership remains essentially in its original form, change has taken place to individual buildings, and so much character has been eroded, and the frequency of stone, thatch and pantiles as buildings materials is now much reduced. Since Victorian times, the large-scale manufacture of local brick supplies is more evident in newer housing developments.

**DEVELOPMENT CONTROL WITHIN CONSERVATION AREAS**

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

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

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

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

LOCAL PLAN POLICIES ON CONSERVATION AREAS

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

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

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

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

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

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

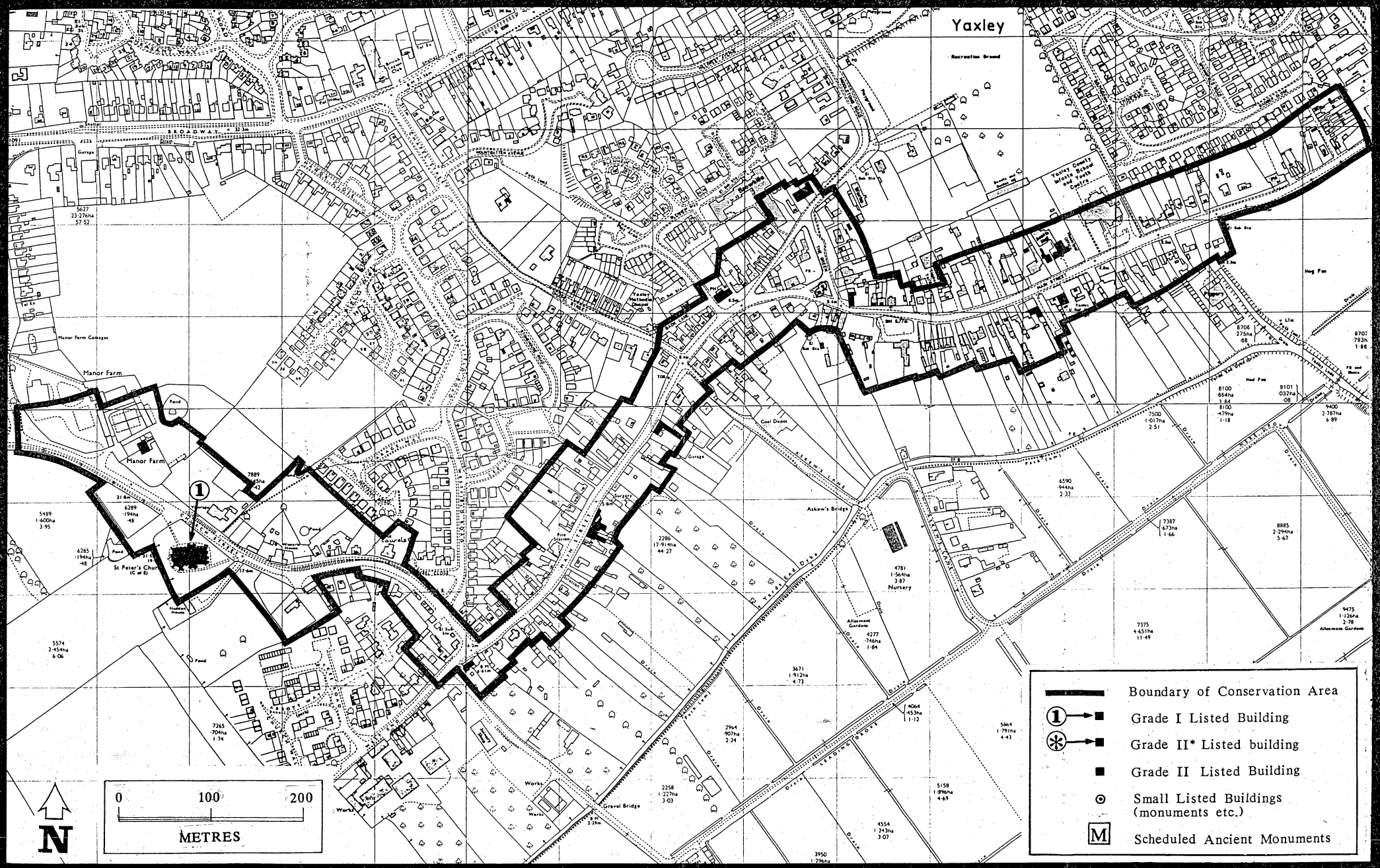
**En7 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.**

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

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

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





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

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# YAXLEY

## CONSERVATION AREA No. 15

Designated by  
 Huntingdonshire District Council  
 on 14th October 1974