

**Chesterton and Water Lane  
Conservation Area Appraisal  
Consultation Draft – March 2009**

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**Cambridge City Council**

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## **CHESTERTON & WATER LANE CONSERVATION AREA APPRAISAL**

### **Consultation Draft – March 2009**

This publication has been produced for:

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## 1.0 INTRODUCTION

1.1 This Appraisal seeks to define what is special about the Chesterton and Water Lane Conservation Areas, and to provide information about their architectural merit and historical development. The Chesterton and Water Lane areas are two of eleven designated Conservation Areas in Cambridge and both were designated on 25 February 1969.

### *Method*

1.2 The residents of Chesterton have carried out some analysis and set out their views on possible additions to the Conservation Areas. This information was passed onto a team of consultants who have carried out supplementary research and analysis and subsequently produced this draft document.

### *Aims and Objectives*

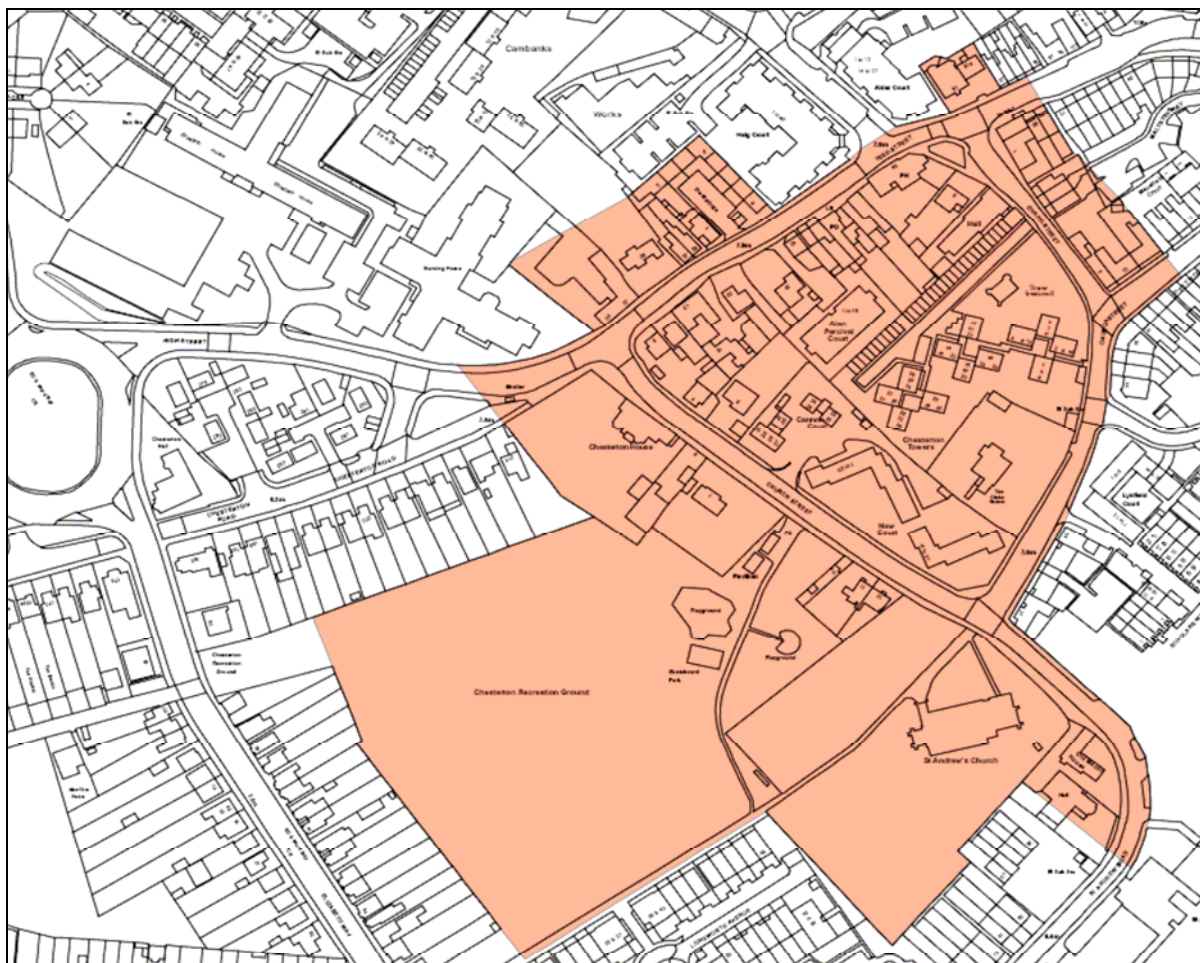
1.3 This document aims to:

- Provide a clear direction to guide future development in the area;
- Identify the features which contribute to the special character of the area, and those which need to be improved;
- Conserve the positive features of the area and identify those aspects in need of improvement;
- Raise awareness and interest in the area;
- Ensure better co-ordination of Council wide activities in the area; and
- Raise awareness of other public sector agencies about the area's special character.

### *Location and Context*

1.4 Chesterton is a suburb of Cambridge and is located approximately 1 mile to the north east of the City Centre. It lies on virtually level land, varying between 15m and 7.5m AOD, with the highest areas in the south-west and the lowest in the north-east towards the out-lying fen. Its soil lies largely over gault clay, covered in places with chalk marl, but mostly with beds of gravel, and alluvium adjacent to the river.

1.5 The Chesterton Conservation Area covers part of the original village centred around the Parish Church of St Andrew, whilst the small Water Lane Conservation Area lies a short distance to the east, adjoining the River Cam around which this area is focussed. The two areas are approximately bounded by the River Cam, Elizabeth Way (part of the Cambridge Ring Road) and Chesterton High Street. The population of the wards comprising the ancient Chesterton parish is approximately 29,000.



**FIGURE 1. CHESTERTON CONSERVATION AREA**



FIGURE 2. WATER LANE CONSERVATION AREA



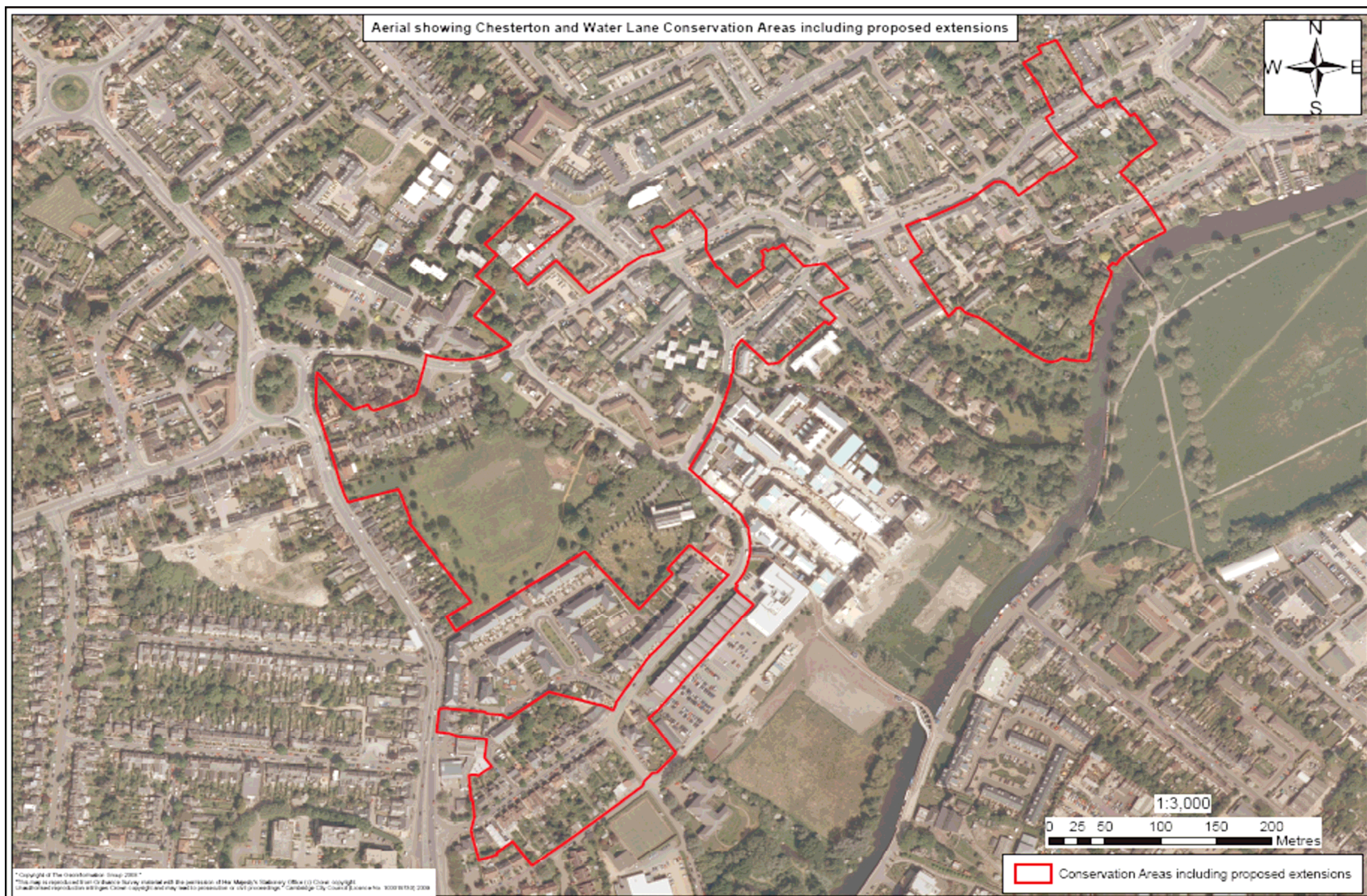


FIGURE 3. ARIAL MAP ILLUSTRATING BOTH CONSERVATION AREAS PLUS PROPOSED EXTENSIONS



## 2.0 THE PLANNING POLICY CONTEXT

2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPA's) to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

2.2 The special character of Conservation Areas means that the control of development is stricter than in other areas. Therefore:

*New buildings and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form, details and building materials will all need to be carefully chosen.*

### **National Policies**

2.3 **Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15)** 'provides a full statement of Government policies for the identification and protection of historic buildings, Conservation Areas, and other elements of the historic environment'.

### **Regional Policies**

2.4 Policy ENV6 of **The East of England Plan** states that Local Authorities should identify, protect, conserve and, where appropriate, enhance the historic environment of the region, its archaeology, historic buildings, places and landscapes. The historic city of Cambridge is identified as being especially significant in the East of England.

### **Local Policies**

2.5 The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016. A summary of Local Plan policies and the major implications of Conservation Area designation are appended to the end of this report.

### 3.0 SUMMARY OF SPECIAL INTEREST

#### 3.1 Chesterton Conservation Area

3.1.1 The special character of the Chesterton Conservation Area is derived from the surviving village setting of the area around the Parish Church of St Andrew, together with the suburban nature of the later development of the village. The variety of building forms creates a varied and interesting streetscene of great townscape value, reflecting the layers of the former village's long history.

3.1.2 The area includes fourteen Listed Buildings (two Grade I and twelve Grade II) and five Buildings of Local Interest. Most of the Listed Buildings predate the 19<sup>th</sup> century (a couple date from the early 19<sup>th</sup> century) and are the surviving examples of the early development of the village before the late 19<sup>th</sup>/ early 20<sup>th</sup> century expansion of Cambridge into the village and the later 20<sup>th</sup> century redevelopment. There are no Tree Preservation Orders (TPOs) within the existing Conservation Area boundary.

#### *General Character*

3.1.3 The Chesterton area is today a suburb of Cambridge and a predominantly residential area, although there is a commercial core that runs along the High Street which still provides local services for the area. Remnants of former 'industrial' uses are also evident in a handful of locations throughout the area, notably the mid-19<sup>th</sup> century workshops off Union Lane and the 20<sup>th</sup> century former Pye factory off St Andrew's Road.



FIGURE 3. WORKSHOPS OFF UNION LANE



FIGURE 4. FORMER PYE FACTORY

3.1.4 Despite Chesterton's amalgamation with Cambridge at the beginning of the 20<sup>th</sup> century, the street framework of the original village remains evident. The organic development of the village along these main roads has resulted in irregular plots, which have been redeveloped over the years. Its plan form is particularly dispersed around St Andrew's Church which contrasts with the later, more compact, terraced developments around the High Street.

### ***Landscape Setting***

3.1.5 The centre of the Conservation Area remains strongly linked to its historic village roots with the open space and trees of the Recreation Ground and the Churchyard providing a verdant setting for the Church and the surrounding historic buildings, away from the main traffic along the High Street. In contrast, the street trees along Chesterton and St Andrew's Roads distinguish these areas as forming part of the later 'suburban' development of 'New Chesterton', which was characterized by leafy avenues of middle class villas.



FIGURE 5. OPEN SPACE AND TREES OF THE CHURCHYARD



FIGURE 6. TREES ALONG CHESTERTON ROAD



FIGURE 7. TREES ALONG ST ANDREW'S ROAD

3.1.6 The flatness of the land means that few buildings are prominent from a distance with the exception of the church spire. Buildings assume far more importance in street views where some terminate views along routes such as No.81 High Street at the end of Chapel Street. Approaching the Conservation Area from the High Street, views are limited as the area is mostly entered through modern developments and along busy thoroughfares.

### ***Historic Development***

3.1.7 Chesterton was a small rural village dependent on agriculture until Inclosure in 1838. Thereafter, the suburban growth of Cambridge steadily encroached upon the ancient parish and in 1912 the former village was incorporated into the City of Cambridge.

## ***Archaeology***

3.1.8 Signs of human activity from the early Bronze Age onwards have been found within the village, including a number of multi-period finds along the High Street. Parts of the High Street appear to have been continuously occupied from the Saxon-Norman period onwards, although a residual piece of Mid Saxon pottery found on the former Sargeant's Garage site (on the west corner of Union Lane and the High Street) may indicate earlier settlement. Narrow spaced property boundaries at right angles to Union Lane suggest small properties fronting the road from the Saxon-Norman period onwards.

3.1.9 In the late medieval and post-medieval periods, the area behind the High Street frontage was used for small-scale quarrying (gravel extraction and drawing water), the pits being backfilled with domestic and industrial rubbish. Structural remains dating to the 15th-16th century have been found including, of particular note on the former Wheatsheaf Public House site (on the east corner of Union Lane and the High Street), a 15th century clunch and chalk drawn well, from which was recovered a silver groat of Henry V or VI.

## **3.2 Water Lane Conservation Area**

3.2.1 The special character of the Water Lane Conservation Area is derived from its position adjacent to the River Cam around which the area developed. The early historic buildings which are grouped around the waterfront highlight the significance of waterborne transport to the area with large houses built in the vicinity and the Green Dragon Inn serving users of the ferry crossing point remembered in the name Ferry Lane.

3.2.2 The area includes four Grade II Listed Buildings and one Building of Local Interest. The earliest Listed Buildings are Nos. 5-11 (odds) Water Street, which includes the Green Dragon Inn; all date from the 16<sup>th</sup> century. No. 17 Water Street and Roebuck House are 18<sup>th</sup> century whilst Ferry Corner dates from the early 19<sup>th</sup> century. There are no TPOs within the Conservation Area boundary.

## ***General Character***

3.2.3 The Water Lane area's physical character derives from its relationship with the River Cam which has moulded the form of the area's development. The area is essentially a spur off the High Street, providing access to one of formerly numerous ferry crossing points in the parish. The irregular plots of Water Street and Ferry Lane back onto the later, more evenly spaced development along the High Street and Thrift's Walk to the west.

3.2.4 Formerly focused around river-based trade and industry with many people employed in boat-building along Water Street in the 19<sup>th</sup> century, the area is today predominantly residential, particularly around the river where only the Green Dragon Inn is in commercial

use. Along the High Street, most properties are also residential, but a few have commercial ground floor uses.



FIGURE 8. RESIDENTIAL WITH COMMERCIAL GROUND FLOOR

### ***Landscape Setting***

3.2.5 The area remains strongly linked to the River Cam, which, despite modern development along its banks, is still visually connected to the Conservation Area by the open former, ferry crossing point, now the Green Dragon's pub garden. The trees lining the river and those within Stourbridge Common on the other side provide a verdant backdrop to the Conservation Area which has an open character despite the relative lack of greenery within its boundary. Excellent views along the River, across to Stourbridge Common and into the Conservation Area are afforded by the foot/cycle bridge at the southern edge of the area.



FIGURE 9. VIEWS FROM THE FOOTBRIDGE ALONG THE RIVER TO THE SOUTH



FIGURE 10. VIEW FROM THE FOOTBRIDGE ALONG THE RIVER TO THE NORTH





FIGURE 11. OPEN VIEW INTO STOURBRIDGE COMMON ACROSS THE FOOTBRIDGE



FIGURE 12. VIEW INTO THE CONSERVATION AREA FROM THE FOOTBRIDGE

### ***Historic Development***

3.2.6 Waterborne communications were important to Chesterton as this provided a connection to Cambridge. Several ferries ran from the Middle Ages, including the ‘old ferry’ which was particularly profitable during the Stourbridge Fair in the 1550s and 1560s. By the mid 18<sup>th</sup> century, this ferry was run from the Green Dragon Inn.

3.2.7 Boat-building flourished in the 19<sup>th</sup> century when many people were employed in that trade along Water Street. Private boat-yards, which were located immediately adjacent to the river, gradually disappeared as rowing clubs established their own boat-houses.



FIGURE 13. BOAT HOUSE ALONGSIDE THE RIVER CAM

### ***Archaeology***

3.2.8 Signs of human activity from the Bronze Age onwards have been found in the parish, among them cinerary (cremation) urns from an Iron Age burial ground north-east of the village where there are also traces of early Anglo-Saxon burials. On the north-western border of the parish is a much decayed earthwork of uncertain date, called by the 13<sup>th</sup> century Hardburgh, later Arborough or Arbury Camp. Very few finds have, however, been

found within the Water Lane Conservation Area itself, although a Saxon scramasax (dagger) was dredged from the River Cam near the Pike and Eel public house.

3.2.9 Further east of the Conservation Area, is the site of a Cromwellian fortification earthwork known as 'Mount Ararat'. It was described as a raised enclosure in the shape of an irregular rhomboid, covering approx 1 acre and was probably sited to control access along the River Cam.



## 4.0 BRIEF HISTORY OF THE AREA

4.1 The ancient parish of Chesterton probably originally extended across the river as part of an Anglo-Saxon royal vill (or territory), but when a burh (an Anglo-Saxon defended site) was established at the river crossing (Magdelene/Bridge Street) in the 8<sup>th</sup> century, the area south of the river was separated from the rest of the parish. Chesterton continued as a rural vill, although it still contained the 5 acre suburb, which became the site of the royal castle built in 1068 (Castle Street).

4.2 Signs of human activity, from the Bronze Age onwards, have been found in the parish and by 1086 Chesterton had 24 peasant households. The historic village was situated by the river with development concentrated along the High Street (so named in 1293); the church and the manor house were located to the southwest off Church Lane, renamed Church Street in the 1850s. A back lane to the north, mentioned in 1600 and renamed Scotland Road by 1881, was linked to the west end of the High Street by Mill Lane, recorded by 1325 and renamed from the 1840s Union Lane after the Chesterton Union Workhouse built there. Smaller lanes led south off the High Street, including what is now Chapel Street which linked west to Church Lane (Street) and Ferry Lane which ran south from the middle of the High Street to Water Street (so named by 1580) beside the river.

4.3 Chesterton had grown to contain at least 80 messuages (house with its land and outbuildings) and 5 cottages with c.80 resident landholders in 1279. Subsequent natural expansion was supplemented by the immigration of people from the surrounding area, including outside the county. By 1637, the village's population had recovered from the plague of the previous century and at least 140 occupiers are recorded. Some timber-framed dwellings of the late 16<sup>th</sup> or 17<sup>th</sup> century survive along the eastern end of Water Street, but most timber-framed cottages still surviving in the 1950s were demolished by the 1980s as a result of 20<sup>th</sup> century rebuilding and road widening.

4.4 Until the Inclosure Act was passed in 1838, the area around the village remained predominantly farmed for arable, with three open fields, probably cultivated on a triennial rotation from the Middle Ages. After Inclosure the southern two thirds of the parish were steadily encroached upon by the suburban growth of Cambridge, although small plots had been sold, often to Cambridge tradesmen, from the 1810s onwards. The village's form changed little, however, until after the 1870s, when some building began to occur off the main roads. A row of 10 grey-brick cottages had been built at Thrift's Walk in 1851, but these had disappeared by the first edition OS map (1888).

4.5 Although the population of Chesterton expanded after Inclosure, the village was still not linked to the expanding suburbs of Cambridge in 1910, although it had by this time

stretched outwards with more building occurring on the peripheral roads such as Union Lane (formerly Mill Lane) where the Workhouse had been built in the 1830s. The 1903 OS Map, however, shows the impact that the construction (1891-93) of the De Freville Estate ('New Chesterton') had at the southern end of the village with the erection of some housing along what had become Lover's Walk; this became St Andrew's Road later in the 20<sup>th</sup> century.

4.6 In 1912, Chesterton Urban District was finally incorporated within the Cambridge Borough; previous attempts to incorporate the District had been rejected by Chesterton's inhabitants in three polls between 1897 and 1909. Thereafter, the built-up area of Chesterton was part of Cambridge and more significant new building works occurred. By the 1927 OS Map, the 'village' was linked to the Cambridge suburbs by continuous ribbon development of middle-class housing along the High Street / Chesterton Road. From the 1930s the emphasis changed from private to public building with the City Council erecting large numbers of houses to the north of the old village.

4.7 At the same time as the built form of the area was changing significantly, the employment make-up of the area changed from predominantly agricultural work to most of the workforce being employed in Cambridge. In 1911, it was said that as much as three quarters, and perhaps even nine tenths, of the whole population, were employed in the town, many as tradesmen, but also as College servants.

4.8 By the mid 20<sup>th</sup> century, the largest single employer was the Pye electronics company. William George Pye founded this company in 1896, and opened the original Pye works off Mill Lane in 1897. The company moved to its site southwest of the church in 1913, erecting a number of workshops and factory buildings over the years until replaced by the distinctive wavy roofed factory built along St Andrew's Road in 1975. After passing into the ownership, in 1977, of the Dutch electronics firm Philips (who took a majority shareholding in 1967), the Pye building is now occupied by Sepura. The Pye name survives, however, in Pye Terrace along Church Street, which was built in 1901.

4.9 Following WWII, extensive Council building continued and the 1967 OS map shows the 'village' of Chesterton surrounded by development on all sides except along the River Cam. Much of the river edge area remained undeveloped flood plain or used as playing fields until very recently; it has now been almost entirely built upon with housing developments.

4.10 The construction of Elizabeth Way and the road bridge over the river in 1971 swept away Cam Road, part of the De Freville Estate, and changed the road communications network of the area. Until then, a chain ferry known as 'Dant's' had crossed the river at this point. Several ferries had linked Chesterton to Cambridge from the Middle Ages, including one attached to the Green Dragon Inn by the mid 18<sup>th</sup> century which was the easternmost of

the three regular ferry crossing points in the 19<sup>th</sup> century. The other was the Cutter Ferry, replaced by the Victoria Bridge of 1895.

4.11 The 20<sup>th</sup> century has also seen much redevelopment and infilling within the old 'village', particularly along the High Street, but also around St Andrew's Church. The Chesterton Towers development was built in the garden of The Vicarage on Chapel / Church Street in 1963, dramatically altering the setting of the Chesterton Tower. The 'new' Manor House just north of the Church was demolished in the latter part of the 20<sup>th</sup> century making way for the existing 2-storey court development.

## **5.0 SPATIAL ANALYSIS**

5.0.1 Chesterton was a small rural village, now subsumed as a suburb of Cambridge, but has developed over a long period of time spanning many centuries. The High Street, along which the village has grown, is still the main thoroughfare in the 'village' although its route has been altered slightly with the construction of Elizabeth Way. It is now also by-passed to some extent by the ring road, which diverts traffic from Elizabeth Way to Milton Road. Old photographs show that the High Street was once tightly enclosed with buildings, but its character is much more open today, as a result of road realignment and significant rebuilding in the 20<sup>th</sup> century.

5.0.2 The High Street is punctuated by a series of small spaces where the larger roads of the 'village' meet. Two of these spaces provide small areas of greenery consisting of grass verges with trees and are vestiges of former road alignments. Beginning at the western end of the High Street, the first of these spaces is the grass verge at the junction of the High Street with Chesterton Road. This area is the result of the road realignment when the High Street (which used to continue along what is now Chesterton Road) was diverted to meet the new roundabout built when Elizabeth Way and the bridge over the river were constructed. As a consequence of this the High Street now has an additional bend in it at this point, where before it ran relatively straight westwards towards the Castle end of Cambridge.

5.0.3 The grass verge at the junction with Chapel Street is a reminder of the former small 'village green' which was in the centre of this junction and was where the buses from Cambridge turned around. It was replaced by the existing roadside verge sometime in the late 1960s/early 1970s, probably at the same time as the High Street realignment took place. Further east, the road curves southwards briefly to meet Church Street where there is another grass verge, before continuing eastwards to the junction with Water Lane after which it bends northwards along Green Lane to meet the former Back Lane, now Scotland Road.

### **5.1 Chesterton Conservation Area**

5.1.1 The most significant area of public open space in Chesterton is the Recreation Ground between Church Street and Elizabeth Way. Together with the adjoining Churchyard, it forms a large part of the Conservation Area and allows good long views of St Andrew's Church, as well as containing good groups of trees. Despite being surrounded by buildings, only the relatively recently built dwellings on Longworth Avenue actually overlook the space. In the northeast and southeast corners are the strong boundary walls of Chesterton House and St Andrew's Church, respectively; the churchyard wall is grade II listed.

5.1.2 Further south in the proposed extended Conservation Area, is a grassed area in front of the former Pye factory on St Andrew's Road. It is of little amenity value, but opens up the

road by setting the long building back from the street, allowing its distinctive wavy roof to be appreciated. Other significant spaces within the Conservation Area are restricted to the private grounds of the larger traditional dwellings, most notably Chesterton House and the Vicarage (now known as Glebe House). The Chesterton Towers development is also set in a landscaped setting, but this is mostly hidden from view behind a high brick boundary wall.

## 5.2 Water Lane Conservation Area

5.2.1 The River Cam is the most significant space in this Conservation Area, strongly influencing the development form. A pedestrian / cycle bridge links the Conservation Area across the river to Stourbridge Common, a large open area of common land. Excellent views are gained from the bridge along the River Cam and across to Stourbridge Common. Looking back into the Conservation Area, the Green Dragon public house is the focus of views, with Ferry Corner visible to the west behind a thin screen of trees.

5.2.2 Adjacent to the bridge is the Green Dragon's pub garden which runs down to the river. This area was formerly the access point to the ferry crossing which preceded the bridge crossing, erected in the mid-20<sup>th</sup> century. The space is simply landscaped being mostly laid to lawn with a couple of trees at the northern end and scattered with wooden tables and benches for the pub's clients. Although this is the only open space in the Conservation Area, Water Street in particular has a very open aspect, with buildings mostly set back from the street, except at the western end.



FIGURE 14. PEDESTRIAN/CYCLE BRIDGE & PUB GARDEN, FORMERLY THE FERRY CROSSING

## 6.0 ARCHITECTURAL OVERVIEW

### 6.1 Chesterton Conservation Area

6.1.1 This area is the oldest part of the village and therefore contains the majority of the oldest buildings in the area, including the Parish Church. The village developed along the High Street, which runs approximately east-west with lanes running off this main through route, and plot boundaries have changed significantly with redevelopment over the years. As a result the grain of the area is rather irregular and there is much variation in building forms.

6.1.2 St Andrew's Church and Chesterton Tower are both Grade I Listed Buildings. St Andrew's churchyard and wall are also Listed Buildings, but at Grade II, as are Chesterton House and its pigeon house, the Vicarage (now known as Glebe House), Nos. 1 and 5 Chapel Street, Nos. 25 & 27 and 81 High Street, Nos. 13 & 14 and 22 Church Street and The Old Manor House on St Andrew's Road. The Maltings, Nos. 42-46 (evens) on the High Street and No.6 Chapel Street are Buildings of Local Interest.



FIGURE 15. ST ANDREW'S CHURCH



FIGURE 16. CHESTERTON TOWER



FIGURE 17. CHESTERTON HOUSE



FIGURE 18. GLEBE HOUSE (FORMERLY THE VICARAGE)





FIGURE 19. NO. 1 CHAPEL STREET



FIGURE 20. NO. 5 CHAPEL STREET



FIGURE 21. NOS. 25 AND 27 HIGH STREET



FIGURE 22. NO. 81 HIGH STREET



FIGURE 23. NOS. 13 AND 14 CHURCH STREET



FIGURE 24. NO. 22 CHURCH STREET



FIGURE 25. THE OLD MANOR HOUSE, ST ANDREW'S ROAD



FIGURE 26. THE MALTINGS



FIGURE 27. NOS. 42 – 46 (EVEN) HIGH STREET



FIGURE 28. NO. 6 CHAPEL STREET

## High Street

6.1.3 The High Street contains remnants of the historic route that it is, with a handful of older houses interspersed amongst the significant later redevelopment that has mostly eroded its character. As a result, the townscape is rather fragmented with no overall building grain or line and little consistency in materials and detailing.

6.1.4 Generally, the older buildings tend to front the High Street and are located on the back of the footpath or behind very small front gardens, the exception being The Maltings which is set in a courtyard arrangement because of its 'industrial' origins. The majority of the modern buildings which are most evident on the south side of the road, are set further back within their gardens and do not have much of a street presence.

6.1.5 The most notable house on the High Street is the Grade II Listed grey-brick early 19<sup>th</sup> century Hill House (No.81), with a symmetrical front and an elaborate early 18<sup>th</sup> century doorcase reused from an earlier house. Further west on the north side of the road is the Grade II Listed Nos. 25 & 27 High Street which has a brown brick 18<sup>th</sup> century street front with the rest of 19<sup>th</sup> century grey gault brick; the 2/2 sash windows also date from the mid 19<sup>th</sup> century. To the east of this property is The Maltings, formerly known as Bell's Corn



Depot before conversion to dwellings in recent years. They are Buildings of Local Interest (BLIs) and retain much of the 'industrial' character, complementing the existing industrial use along Union Lane. Opposite The Maltings are Nos. 40-46, also BLIs, consisting of a short terrace of 19<sup>th</sup> century properties which adjoin the post office.

6.1.6 Other older properties along the High Street include further early 19<sup>th</sup> century grey-brick cottages built singly or in terraces, such as the row of five properties to the east of No.81 High Street, their original character now unfortunately eroded by rendered walls, replacement windows and altered openings. The Haymakers PH on the south side of the road, although also altered, is of historic interest, having opened in 1850-55 and being one of only three public houses to have survived from the twenty or so that opened in the first half of the 19<sup>th</sup> century.



FIGURE 29. ROW OF FIVE PROPERTIES TO EAST OF NO. 81 HIGH STREET



FIGURE 30. THE HAYMAKERS PUBLIC HOUSE

6.1.7 Despite the great variation in age and type, buildings within the Conservation Area along the High Street are consistently of 2 storeys, except for Nos. 25 & 27 and the new build element of The Maltings development which are of 2.5 storeys. Surviving traditional details include plate glass sash windows (and 6/6 sashes in No.81 and the Haymakers PH), timber panelled doors, chimneystacks with pots, bay windows, gauged red brick details (Nos. 25 & 27) and segmental arched window heads (The Maltings). Roofs are almost consistently simple gabled roofs of slate, although The Maltings have a plain tiled roof and Nos. 25 & 27 has a modern mansard roof with dormers.

### ***Chesterton Road***

6.1.8 Chesterton Road was formerly the High Street until it was diverted with the construction of the Elizabeth Way roundabout; only the Grade II Listed Chesterton Hall dates from the route's early history. This part of the former High Street remained undeveloped with the exception of the Hall and its extensive grounds until the early 20<sup>th</sup> century when the

existing regularly spaced semi-detached dwellings were erected on the south side. It is currently outside the Chesterton Conservation Area boundary.

6.1.9 Chesterton Hall is a Jacobean red brick mansion with a symmetrical 3 bay front to Chesterton Road. Its setting was considerably altered with the construction of the Elizabeth Way roundabout which was built on its grounds, separating the Hall from its stable buildings, a very small part of which survives within the modern Coach House Court on the other side of the roundabout. The west elevation of the Hall is now very visible from the street; its shaped gable end and 19<sup>th</sup> century square tower is particularly prominent. The Hall's setting was further compromised in the later decades of the 20<sup>th</sup> century with the construction of the modern housing development immediately to its east.



FIGURE 31. CHESTERTON HALL

6.1.10 The south side of the road is characterised by the regular rhythm of the early 20<sup>th</sup> century dwellings which are, with a few exceptions, all identical mirror pairs of red brick with gabled fronts and recessed central doorways with simple timber slate-roofed canopies. Within this group is another early 20<sup>th</sup> century pair of dwellings, but they are of simpler design with bay windows and only a red brick front elevation; the other walls are of buff brick.

6.1.11 At the western end of the south side is an attractive substantial rendered 1930s property which complements the Hall in terms of scale. At the other end of the street are three detached dwellings from the mid 20<sup>th</sup> century of different character, including the unusual No.214. The road ends in the good brick boundary wall of Chesterton House which fronts Church Street.

6.1.12 The early 20<sup>th</sup> century properties have solid detailing with large multi-paned timber windows, some of which have been replaced with uPVC. The original doors are typical of the period with a glazed upper panel, letterbox underneath and three vertical solid lower panels. Tile hanging is used on the bay windows between upper and lower floors, and the recessed open porches have simple, but attractive timber columns. The Hall has heavy

detailing with stone mullioned and transomed windows and distinctive semi-circular gables in the attic storey.

### ***Union Lane***

6.1.13 Union Lane was renamed after the Chesterton Union Workhouse which was built off it in 1836-38. The Workhouse no longer exists, but further south of its site, which contains the Chesterton Medical Centre, on the west side of the road is a short row of properties which were originally Aldham House and Aldham Cottages (on 1<sup>st</sup> Edition OS Map). Behind the cottages, now Cambridge Electro-Plating Ltd, is a workshop range of various dates. These buildings are all proposed for inclusion within the Conservation Area.

6.1.14 Although forming one block positioned directly on the back of the footpath, the house and cottages are orientated differently with the house turning its back to the street with its main entrance in its north gable end, whilst the cottages face the street. The house retains its 2/2 sash windows with one casement window at the lower floor, all with gauged brick heads. The cottages also retain their window head detailing, but most windows are replacement casements rather than the original 2/2 sashes, one of which survives at ground floor on No.25. The brickwork of the cottages has been cleaned and stands out against the grey of the adjoining house.

6.1.15 Behind the cottages, accessed through a metal gate, the workshop range is a jumble of industrial buildings of significantly differing scales and forms. The oldest ranges are simple single storey brick buildings with corrugated pantile or slate roofs and are aligned along the northern and southern boundaries of the site. Although of variable quality, they relate well to the industrial quality of the frontage buildings and are a valuable survival of local industry.

### ***Chapel Street***

6.1.16 Chapel Street is a short linking street, connecting Church Street to the High Street, named after the Wesley Chapel erected at its junction with Church Street in 1904. A plaque in the wall of the recent pastiche 'Georgian' development on the corner of Lynfield Lane commemorates the Chapel's location with the reused date stones from the Chapel. The street has an eclectic collection of buildings, almost all of which are of high townscape value and either statutorily or locally listed.

6.1.17 The wide entrance to the road from the High Street is flanked by the Grade II Listed No.1 Chapel Street on the east side and Rose Cottage, a Building of Local Interest, on the west side. No.1 Chapel Street is an 18<sup>th</sup> century timber framed and rendered property of 2.5 storeys with a tiled roof set on the back of the footpath, whilst Rose Cottage is set back from the street behind a small front garden enclosed by railings. It is typical of most of the 19<sup>th</sup>

century development in Chesterton, being of gault brick with a slate roof, but is larger than some of its contemporary development, being a double fronted property with plate glass sash windows, and a modern porch addition.

6.1.18 Immediately to the south of Rose Cottage is the former Baptist Chapel; a large gault brick structure built in 1842 and extended in 1863. Its pedimented 3 bay gable front dominates the streetfront, while its round-headed arcading is a feature of views northwards along the street. It is a Building of Local Interest. Further south, past a row of garages which serve the 1963 Chesterton Tower development, is the Chesterton Tower itself which is the most interesting property along Chapel Street. St Andrew's Church was appropriated to the Abbey of St Andrew at Vercelli in Italy and the Tower is thought to have been the home of the resident proctors who exercised the patronage of the Abbey. It is a Grade I Listed structure and is a rare example of the home of a foreign appropriator, dating from the mid 14<sup>th</sup> century. It was once known as 'The Abbey' and located within the gardens of The Vicarage on Church Street, but today gives its name to the Chesterton Towers flat development that surrounds the building. The good brick boundary wall of Glebe House encloses the development. Just south of the vehicular entrance to Chesterton Towers is a wooden gateway set within the brick boundary wall; this originally accessed a path that led to the Tower.

6.1.19 Opposite Chesterton Towers and forming part of the Grade II Listed row of properties along Church Street, is No.5 Chapel Street which is also Grade II Listed and dates from the early 19<sup>th</sup> century. It, together with Nos. 13 and 14 Church Street, forms an attractive focal point at this junction of Chapel and Church Streets. Between the Grade II Listed Nos. 1 and 5 Chapel Street on the east side of the street, is a short terrace of three mid 20<sup>th</sup> century properties (Nos. 2-4) which replaced an earlier terrace on the same site.



FIGURE 32. NOS. 2 – 4 CHAPEL STREET

### **Church Street**

6.1.20 Church Street forms a loop off the High Street, connecting with St Andrew's Road, Lynfield Lane and Chapel Street before meeting the High Street again where it bends southwards. Its north-south leg and the western half of the east-west leg is quite loosely developed in contrast with the section east of Chapel Street which has a much more regular and tighter grain reflecting its later development, particularly along the south side.

6.1.21 Beginning at the northern end of the north-south leg of the street, Chesterton House and its strong brick boundary wall which encloses its grounds is a prominent feature. This substantial Grade II Listed property dates from the late 18<sup>th</sup> century and was altered and extended in the late 19<sup>th</sup> century. It is constructed, in common with much development of the period, of gault brick, and is 2 storeys high with an attic storey in the modern tiled mansard roof. Set back from the street, but visible, is a Grade II Listed 18<sup>th</sup> century pigeon house of red brick with a hipped tile roof, which has been converted and extended to form a dwelling.

6.1.22 The good brick wall of the adjacent property continues the enclosure provided by the boundary wall of Chesterton House, although the building itself is rather non-descript. There is then a break in the building line with the access to the Recreation Ground through which the public conveniences, recycling point, skate ramp and playground can all be seen. Beyond these distractions, long views across the simply grassed Recreation Ground are gained with good groups of trees particularly along the southern and western edges which help to screen the backs of the buildings along Elizabeth Way. A footpath crosses the Recreation Ground linking Church Street to the footpath that runs through the churchyard and along the front of the new Longworth Avenue properties which are the only buildings to overlook the Recreation Ground.

6.1.23 Flanking the entrance to the Recreation Ground is a rather odd house which sits on a very thin plot adjacent to Manor Cottages. No.11a Church Street is a highly unconventional dwelling built entirely within the brick boundary walls of the plot with rooflights providing the only source of light. By contrast, Manor Cottages are an attractively detailed traditional pair of 19<sup>th</sup> century dwellings which were originally a mirror pair, but No.12 has been sympathetically extended by one bay in the latter part of the 20<sup>th</sup> century. They are positioned adjacent to the Grade I Listed St Andrew's Church which sits within its churchyard, enclosed by a Grade II Listed medieval stone and later brick wall. Good views of the Church are gained from the Recreation Ground and it forms the focus of views along the east-west leg of Church Street, although officially it is actually positioned on St Andrew's Street.





FIGURE 33. VIEWS ALONG CHURCH ST TO CHESTERTON TOWERS AND ST. ANDREW'S CHURCH

FIGURE 34. VIEWS FROM THE RECREATION GROUND TO ELIZABETH WAY

6.1.24 The east side of the north-south leg of Church Street is entirely modern. The New Court and Cannon Court developments at the southern end of this leg are particularly intrusive in the streetscene because of the rather garish yellow brick they are constructed in and their irregular, staggered building line which disregards the orientation of the street. They are built on the site of the 'new' Manor House which was built in the late 17<sup>th</sup> century and was only demolished in 1971.

6.1.25 Turning the corner into the first stretch of the east-west leg of Church Street, only the north side is within the Conservation Area and contains very few buildings. The double-pile gault brick Grade II Listed Vicarage (c.1820) sits behind its substantial brick boundary wall which runs virtually the entire length of this leg of Church Street, continuing around onto Chapel Street. This wall helps to frame views of the Grade II Listed row of early 19<sup>th</sup> century properties on the corner of Chapel and Church Streets. The south side of this leg comprises the new Vie housing development which encompasses all of the land down to the river, and a mock-Georgian terrace which terminates views south along Chapel Street.

6.1.26 Once the corner with Chapel Street is reached, only the Grade II Listed Nos. 13 (Westcroft) & 14 (The Elms) Church Street are currently within the Conservation Area. However, it is proposed to include the whole of the street which contains a good range of high quality buildings including the substantial Pye Terrace (c.1900) which lines most of the south side of this leg of Church Street and is a Building of Local Interest. Near the junction with the High Street, on the south side of the street is another 19<sup>th</sup> century terrace of 4 cottages (26-29 Church Street), the east gable end of which has expressed chimney breasts.



FIGURE 35. PYE TERRACE



FIGURE 36. NO. 26 – 29 CHURCH STREET

6.1.27 On the north side of this leg is the Grade II Listed No.22 Church Street which dates from the early 19<sup>th</sup> century and was a symmetrical double fronted house until the canted bay was added in the early 20<sup>th</sup> century. (NB The List Description dates this extension to the late 19<sup>th</sup> century, but it is not evident on the 1903 OS Map.) The dwelling has a central door with a cast-iron traceried fanlight over and is flanked by two large 9/9 sashes with narrow side 3/3 sashes either side of both windows. The upper windows are 8/8 sashes. The house sits behind a small front garden enclosed by a brick wall with cast-iron railings. Set back slightly from the house on its eastern side is an attractive grey gault brick coach-house set gable end onto the street with red brick detailing including an ocular window in the apex of the gable, which has been converted to part dwelling, part office.

6.1.28 Further west along the north side of the street are the picturesque single storey Mansfield Almshouses and a row of 2.5 storey terraced properties which were built at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries on the site of a malthouse. The Almshouses have been modernised to a high quality, but still retain their chimneystacks and steeply pitched sweeping clay tile roofs. They now form a courtyard development with two more recent properties constructed behind off Mansfield Court which is accessed adjacent to Nos. 15-17 Church Street. Although the properties along the north side of this leg of Church Street are of greatly differing forms and scales, a fairly consistent building line and good quality boundary treatments maintain enclosure.

### ***St Andrew's Road***

6.1.29 St Andrew's Road forms a continuation south of Church Street, curving round to the west to meet Elizabeth Way. With the exception of the Church, the Old Manor House and St Andrew's Hall, the entire street is outside the Conservation Area. It is, however, proposed to include a substantial part of it now as it contains some interesting features of importance to Chesterton's history and character. It has two very distinct characters as a result of very

different land uses and development patterns. The eastern half beyond the Church is modern and industrial, whilst the western half has a genteel suburban character.



FIGURE 37. EASTERN, MODERN AND INDUSTRIAL SIDE OF ST. ANDREW'S RD



FIGURE 38. WESTERN, GENTEEL SUBURBAN AREA OF ST. ANDREW'S RD

6.1.30 St Andrew's Church, which gives its name to the street, is a large Parish Church of mainly 14<sup>th</sup> and 15<sup>th</sup> century date set in a large churchyard enclosed by a medieval wall, behind which is a line of mature trees. The Old Manor House lies immediately to the south of the Church and is a T-shaped timber-framed and plastered structure. Its northern elevation which faces the Church is the most visible from the street, as most of its grounds are enclosed by a tall evergreen hedge. Its name is slightly misleading, given that it was actually built after the 'new' Manor House which used to stand diagonally opposite the Church.

6.1.31 Turning the corner, behind the Old Manor House, is the recently constructed St Andrew's Hall which sits in an open plot. The contemporary design of this building is entirely in keeping with this eastern stretch of St Andrew's Road which is lined for the most part by housing developments; some of which at the eastern corner are still under construction. There is a complete break with the historic grouping of the Church and the Old Manor House, particularly along the south side of the road which contains the former Pye factory and modern office / factory buildings.

6.1.32 It is proposed to exclude most of this part of the road from the Conservation Area boundary with the exception of the 1975 Pye building with its distinctive wavy roof. Although of limited architectural value, it is well known locally because of its interesting roof and is an important reminder of the Pye company that was such an important local employer, even giving its name to the terrace in Church Street. This long building is characteristic of industrial buildings of the mid-20<sup>th</sup> century and draws the eye westwards along the street to its junction with Logan's Way where the street's character changes again. The opening of a new cycle bridge over the river in 2007 has increased the importance of St Andrew's Road which is linked to the bridge via a new route adjacent to the Pye building.



6.1.33 At the western end of this leg of the road is a rendered 1930s house of some charm which has always been rather isolated from the rest of the development along the street, but is now sandwiched between the office car park and two modern dwellings. At this point, the road takes on a more suburban character with the appearance of early 20<sup>th</sup> century dwellings in a tree-lined avenue.

6.1.34 St Andrew's Road was formerly known as Lover's Walk in the first half of the 20<sup>th</sup> century and houses began to appear along it when the De Freville Estate was constructed in the latter years of the 19<sup>th</sup> century. Similar middle-class housing as that erected in the tightly controlled 'New Chesterton' area began to spring up along Lover's Walk with Nos. 9, 15 & 31-39 (odds) being the first properties built in the street by 1903; the majority of the rest of the houses had been constructed by 1927.

6.1.35 The north side of this leg of the road is generally earlier than the south and is predominantly laid out in short terraces of gault brick properties with a variety of good traditional detailing, including usually plate glass sash windows and fanlights over doors, ground floor bay windows, red brick detailing and stone cills and lintels. The properties along the south side are usually semi-detached pairs and are of render and/or red brick or gault brick with red brick detailing.

6.1.36 On both sides of the street, chimneys are a prominent feature, whilst a line of street trees on the north side, adds a welcome splash of greenery. Unfortunately the pleasant character of the street is eroded at its western end where it meets Elizabeth Way. There are a couple of unattractive modern industrial / commercial buildings which together with the heavy traffic and adjacent petrol station form an unfortunate edge to the street and the Conservation Area.

### ***Elizabeth Way***

6.1.37 Although a recent name, Elizabeth Way follows the line, albeit significantly widened, of several older roads, including Cam Road and Haig Road laid out as part of the De Freville Estate, itself only constructed at the end of the 19<sup>th</sup> century. The construction of Elizabeth Way significantly altered the character of the area, demolishing many of the fine buildings that were erected along the pre-existing routes. For this reason, the road is excluded from the Conservation Area. However, north of the petrol station, a short terrace of four properties survives from the area's earlier development and it is proposed to include these properties within the boundary because of their historic interest and because, unusually considering their current context, much of their traditional character is still intact.

6.1.38 Further north along the road, the Recreation Ground emerges through the built fabric and it is proposed to include these green fingers for completeness. As it is also proposed to

include part of Chesterton Road east of Elizabeth Way, this also necessitates the inclusion of a modern bungalow adjacent to the northernmost of these green fingers.

## 6.2 Water Lane Conservation Area

6.2.1 This area developed as a result of the boat building trade which in the mid 19<sup>th</sup> century employed a good many people along Water Street. Development was constrained by the river with only the north side of Water Street originally built upon; only boat-houses were found on the south side until the second half of the 20<sup>th</sup> century. The built form today is mixture of the irregular plots around Water Street, with more regular later development along the High Street and Thrift's Walk.

6.2.2 The Green Dragon Inn and the adjoining Nos. 7-11 (odds) Water Street are all Grade II Listed as are Nos. 1a & 1b (Ferry Corner) and No.17 Water Street. There are two other Listed Buildings within the Conservation Area is Nos. 22 & 28 Ferry Lane (Roebuck House) and the Gas Lamp on Thrift's Walk. The sole Building of Local Interest within the Conservation Area is No. 2 Ferry Lane, on the corner of the High Street.



FIGURE 39. THE GREEN DRAGON INN



FIGURE 40. NOS. 7 – 11 WATER STREET



FIGURE 41. NOS. 1A AND 1B WATER STREET (FERRY CORNER)



FIGURE 42. NO. 17 WATER STREET



FIGURE 43. NOS. 22 AND 28 FERRY LANE (ROEBUCK HOUSE)



FIGURE 44. GAS LAMP



FIGURE 45. NO. 2 FERRY LANE

### ***Water Street***

6.2.3 The south side of the street, east of the foot / cycle bridge is entirely modern, with houses built upon land that was prone to flooding and previously only contained boathouses. The main features of interest lie along the north side of the street where all the buildings are Grade II Listed. The focus of the area is the Green Dragon Inn which is one of four 16<sup>th</sup> century timber-framed and plastered cottages with tiled roofs. The public house was established in the 1730s and there was a ferry attached to the inn, often called the Ferry House.

6.2.4 At the eastern end of the Conservation Area is the Grade II Listed early 18<sup>th</sup> century No.17 Water Street, a timber-framed house with a tiled roof. At the other end of Water Street is Ferry Corner, a large early 19<sup>th</sup> century grey gault brick house set back from the street behind a brick boundary wall which continues around onto Ferry Lane, almost to the High Street. Opposite this property is the Green Dragon's pub garden which leads down to the River Cam; this was formerly the landing stage for the ferry attached to the Green Dragon Inn. Adjacent to this area is a dark stained timber-boarded boat-house (No.10 Water Street) on the water's edge, dating from the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries. It is a reminder of the numerous boathouses that would once have been located along the water's edge.

6.2.5 Behind the boathouse, fronting Water Street is a short row of properties dating from the early years of the 20<sup>th</sup> century and typical of the later grey gault brick development which occurred throughout the Chesterton area. No.4 Water Street has been substantially rebuilt in the 20<sup>th</sup> century, giving it a very different appearance to the traditionally detailed Nos. 6 & 8 which retain most of their 2/2 sash windows. These properties, particularly No.4 terminate views south along Ferry Lane, although Roebuck House on Ferry Lane is the dominant feature at this end of Water Street.



FIGURE 46. NO. 4, 6 AND 8 WATER STREET

### ***Ferry Lane***

6.2.6 Ferry Lane is a short street linking Water Street and the High Street and was little developed until the end of the 19<sup>th</sup> century with much of the street in use as garden land. The most substantial and earliest property along Ferry Lane is the listed Roebuck House, at the west end of Water Street. This was a symmetrical early 18<sup>th</sup>-century house, partly timber-framed, with a five-bay front towards the river. The rear of this building was rebuilt, partly in brick, by Robert Robinson (a Baptist Minister and farmer) in 1775. Enclosing its access to the street is a large timber gateway with a reset oak head dating from c.1500 and which forms an attractive incident in the streetscene. A large 17<sup>th</sup> century brick garden wall, encloses the house's grounds towards the river, whilst west of the House is a partly timber-framed outbuilding, possibly a stable, which also probably dates from the 17<sup>th</sup> century.



FIGURE 47. THE TIMBER GATEWAY TO ROEBUCK HOUSE

6.2.7 North of Roebuck House and presumably built in its former gardens, is a 20<sup>th</sup> century block of flats, set back from the road and of no particular architectural merit. Beyond this and



turning the corner into the High Street is a group of 19<sup>th</sup> century brick properties, all now painted white. The southernmost have had their windows replaced and openings altered, but retain their slate roofs and chimneystacks. Those nearer to the High Street retain some sash windows and No.2, a Building of Local Interest, turns the corner well, although its ground floor has suffered from later alterations. The east side of Ferry Lane is largely enclosed by the brick boundary wall of Ferry Corner, although two modern properties now sit behind this wall, and the incongruous flat-roofed extension to the rear of Ferry Corner is unfortunately conspicuous above it.

### ***High Street***

6.2.8 Currently none of the High Street is within the Water Lane Conservation Area boundary, but there are several good groups of 19<sup>th</sup> century buildings which have survived the significant redevelopment that has occurred along much of the road. It is therefore proposed to include a portion of the south side of the High Street, including the group which includes a Building of Local Interest, No.2 Ferry Lane, and turns the corner successfully towards the existing part of the Conservation Area, providing a good linking element.

6.2.9 In common with much 19<sup>th</sup> century development in Chesterton and elsewhere, the grain is regular and tightly encloses the street with buildings lining the street, occasionally set back very slightly behind small front gardens. Most properties were originally built as dwellings, but some have now been converted into commercial premises, and unfortunately many have replacement windows. No. 176 High Street, however, which forms part of the Ferry Lane corner group is particularly attractive with excellent detailing including shaped window heads, 6/6 sash windows and a traditional timber panelled door with rectangular fanlight above. It shares a decorated ridge stack with No.178 High Street, which has replacement windows but otherwise retains traditional detailing to a large extent; 6/6 sash windows also survive at first floor on No.180 High Street.

6.2.10 Adjacent to this group is the former Wesleyan Chapel, built 1858, now in use by the Chesterton Working Men's Club. It has been rendered, inappropriately extended and has lost all of its original windows, but its original form and function is still visible. Further west is another group of modest 19<sup>th</sup> century cottages flanking the entrance to Thrift's Walk; the other side is flanked by a short terrace of early 20<sup>th</sup> century properties of similar character and detailing to those found in Thrift's Walk, except these have ground floor bay windows. These four properties form the western boundary to the Conservation Area. The east boundary is marked by the inclusion of another group of 19<sup>th</sup> century properties which, despite some alteration, retain their rhythm of chimney stacks and regular openings.

### ***Thrift's Walk***

6.2.11 Thrift's Walk was one of the first developments off the main roads in the 19<sup>th</sup> century. Despite its relatively recent history, it too has been redeveloped in its short existence with an original row of 10 properties, which were built in 1851, demolished and rebuilt by the 1920s. This terrace, on the west side, survives and is attractively detailed with red brick banding, a dentil eaves cornice, ridge stacks and many 2/2 sash windows remaining. The small front garden areas are enclosed by dwarf gault brick walls with rounded coping bricks.



FIGURE 48. THRIFT'S WALK

6.2.12 The relative regularity of development on the west side contrasts with the loose-grained development on the east side which is mostly modern. A 'close' type development at the southern end of the road is seemingly built around the surviving part of a sizeable 19<sup>th</sup> century house. The short road terminates at a small group of 19<sup>th</sup> century properties (formerly known as 'The Poplars' but now known as the Moorings), which sit at the northern end of substantial gardens running down to the river. The grounds were once even larger before another house, 'Lane End', was built in the western half of the gardens.



FIGURE 49. THE MOORINGS

6.2.13 Nos. 8, 9 & 9a are the least altered of this southern group and they form the focus of views south along Thrift's Walk. Together with the Grade II Listed gas lamp in the foreground and the other historic terrace along the street, these properties form an attractive group displaying many traditional details.

## 7.0 TREES, LANDSCAPE AND OPEN SPACES

### 7.1 Chesterton Conservation Area

7.1.1 The Recreation Ground between Elizabeth Way and Church Street was acquired by the Chesterton Urban District Council in 1888. It is designated as a Protected Open Space under the 2006 Local Plan; the adjacent Churchyard is designated as a City Wildlife Site. These spaces together form an important green public area in the heart of the Conservation Area. The trees which line Church Street within these spaces are of significant townscape value giving the street a verdant character. This green 'belt' is, to some extent, continued south to St Andrew's Road by the tall evergreen hedge which encloses the grounds of the Old Manor House. The trees on the street edge combine with the trees within the Churchyard and Recreation Ground to form an attractive green backdrop to the Church and the other buildings in this area.

7.1.2 Other public green spaces are limited to the small grassed areas at road junctions along the High Street and a stretch in front of the former Pye factory in St Andrew's Road. Although bringing some greenery into an otherwise hard, urban area, those along the High Street serve little purpose other than to act as a reminder of previous road arrangements. The grass verge outside the former Pye factory is merely 'landscaping'. The trees along Chesterton Road and St Andrew's Road to the south have significantly more townscape value, creating a green avenue, particularly along Chesterton Road where those within the street on the south side combine with trees and hedges within private grounds on the north side and at the western end, to create an attractive leafy route. The trees along St Andrew's Road line the north side and help to soften the poor vistas west towards Elizabeth Way.

7.1.3 The small group of trees within the grounds of the Chesterton Towers development helps to separate the Grade I Listed Tower from the modern blocks of flats and partially screens them in views south along Church Street. Further south along Church Street, at its junction with Lynfield Lane are two mature trees which stand in front of a recent housing development. They are prominent in the streetscene and form part of a group TPO which stretches along Lynfield Lane to the River Cam, but are outside the Conservation Area. At the western end of the Conservation Area, the trees around Chesterton Hall and along Chesterton Road help to soften the setting of the Grade II Listed Hall which has been substantially eroded by Elizabeth Way.

### 7.2 Water Lane Conservation Area

7.2.1 There is relatively little greenery within the Conservation Area, yet the area does not feel as though lacking in vegetation because of its proximity to the River Cam and

Stourbridge Common which lies directly opposite; the river corridor especially is lined with trees.

7.2.2 The handful of trees and hedges along Water Street link the Conservation Area to the green spaces beyond and provide points of townscape interest within the area itself. The Green Dragon Inn's small pub garden, although of little intrinsic landscape value, allows views through to the River, whilst the pedestrian / cycle bridge allows public access to the Common. To the west, substantial hedges add greenery to Thrift's Walk.



## 8.0 KEY CHARACTERISTICS OF THE AREA

The preceding pages describe the essential characteristics of the Chesterton and Water Lane Conservation Areas. These characteristics combine to give the area its sense of place as a whole. Some key elements are fundamental to this and can be summarised as follows:

### 8.1 Chesterton Conservation Area

#### *General*

- A predominantly residential area with a commercial core along the High Street
- Survivals of industrial uses around the High Street
- Surviving medieval street pattern distinct from 19<sup>th</sup> century and later development off the main streets
- Remains of a village setting around the Parish Church
- Loose-grain of early village development distinct from regular form of later development

#### *Built Environment*

- Low concentration of Listed Buildings and Buildings of Local Interest
- Buildings tend to fall into three categories:
  - Vernacular – Buildings from the 18<sup>th</sup> century or earlier which may have ‘polite’ facades, but often retain some elements of timber-framing. These are generally substantial buildings and Listed.
  - ‘Polite’ – 19<sup>th</sup> and early 20<sup>th</sup> century buildings with regular facades and often arranged in terraces or semi-detached pairs. The earlier ones tend to be large detached houses. A few are Listed, many of the better survivals are Buildings of Local Interest.
  - Modern – mid 20<sup>th</sup> century onwards. Often to no particular plan and of functional design. None listed and of neutral and sometimes negative quality.
- Traditional buildings of gault brick or cased/refronted in gault brick
- Simple gabled slate roofs predominate, but some plain clay tiled roofs found generally on the earlier buildings a few of which also have mansard roofs with dormers
- Buildings are generally 2 – 2.5 storeys
- Sash windows, generally plate glass or 2/2, although some multi-paned in evidence
- Good quality traditional detailing on many older properties
- Boundary walls important to maintaining enclosure along Church Street

### ***Landscape***

- Location adjacent to River Cam has strongly influenced development form with little development occurring within the floodplain until the late 20<sup>th</sup> century
- Recreation Ground and Churchyard form a large and important green space
- Important tree groups within Recreation Ground and Churchyard
- Important street trees along Chesterton Road and St Andrew's Road
- Grass verges along High Street important reminders of former road alignments

### ***Negative Factors***

- Inappropriate modern redevelopment intruding into historic streetscene
- Busy traffic along High Street
- Poor quality commercial frontages
- Impact of 20<sup>th</sup> century road developments
- Inappropriate alterations to unlisted traditional buildings

## **8.2 Water Lane Conservation Area**

### ***General***

- Importance of historic river crossing to development form
- Survival of medieval street pattern
- Thrift's Walk a good example of later development off main roads

### ***Built Environment***

- Cluster of early properties along waterfront; all listed
- Sole boathouse reminder of former importance of boat-building industry
- Most buildings in area are 19<sup>th</sup> century speculative development
- Gault brick predominates, but many properties are painted
- Small range of timber-framed and plastered buildings along Water Street reflecting earliest development of area
- Roofs simple gabled forms of plain clay tiles for early buildings with Welsh slate for 19<sup>th</sup> and early 20<sup>th</sup> century buildings
- Buildings almost consistently 2 storeys, with only a very few rising to 2.5 storeys

### ***Landscape***

- River Cam and Stourbridge Common, both outside Conservation Area, but very important to its setting and history
- Open space adjacent to river important reminder of former ferry crossing point
- Surviving large private gardens running down to river

***Negative Factors***

- Inappropriate alterations to unlisted traditional buildings
- Clutter of street furniture and signage at entrance to foot/cycle bridge
- Traffic along the High Street

## 9.0 ISSUES

9.1 ***Inappropriate development***, particularly along the High Street has eroded the historic character of significant areas of Chesterton. The lack of townscape quality due to some redevelopment schemes is the main reason for the divided Conservation Areas, as there is so little of merit surviving between them.

9.2 ***The threat of redevelopment*** is constant. Where a building is considered to contribute positively to the character and appearance of the Conservation Area, any development proposals would need to fully justify the loss of such building(s) and demonstrate how the scheme respects the key characteristics set out in Section 8.0 of this Appraisal.

9.3 ***Traffic*** volumes along the High Street are high and resulted in traffic calming measures being installed in the 1990s. These measures include raised tables at junctions and speed bumps which unfortunately increase the prominence of the highway with the associated signage and paintwork, despite being more sensitively designed than most. This contributes to the low townscape quality of the High Street.

9.4 ***Works to existing buildings*** are often minor and do not require planning permission, but are damaging to the character of the individual building and collectively can seriously erode the character of an area. Many properties have replacement uPVC windows and doors and / or have had traditional roof coverings replaced with concrete tiles. There is no Article 4 Direction in place in either Conservation Area.

9.5 ***Designation of an Article 4 Direction*** to control such minor works could be considered to prevent further erosion of the areas' special interest. There is also special provision for historic buildings (both listed and in the Conservation Area) under Part L of the Building Regulations. This offers scope for flexibility in applying Building Regulation requirements that might otherwise harm the character of such buildings.

9.6 ***A Conservation Area boundary review*** has been undertaken as part of the Appraisal process. There are areas outside the current boundaries which are considered to be of sufficient merit to be included within the Conservation Areas. The current boundaries are very tightly drawn.

9.7 As a result of this review it is proposed to extend the Chesterton Conservation Area as follows:

- South along St Andrew's Road;
- West to include some parts of Elizabeth Way, including the parts of the Recreation Ground which are currently excluded;

- West to include Chesterton Road as far as Elizabeth Way;
- North to include Aldham House and Cottages and workshops on Union Lane, and part of the High Street; and
- East to include the whole of Church Street.

9.8 It is also proposed to extend the Chesterton Water Lane Conservation Area as follows:

- North to include parts of the High Street and most of Ferry Lane; and
- West to include Thrift's Walk.

9.9 Both of these proposed extensions can be seen visually in the maps on the following two pages.

9.9 **Several Buildings of positive townscape value** have been identified during the review of the Conservation Areas. Some of these are of considerable merit displaying good traditional detailing and contribute much to the streetscene. Consideration should be given to designating some of these buildings as Buildings of Local Interest. Those considered to be of sufficient quality to be designated as BLIs are briefly described in Appendix 3.



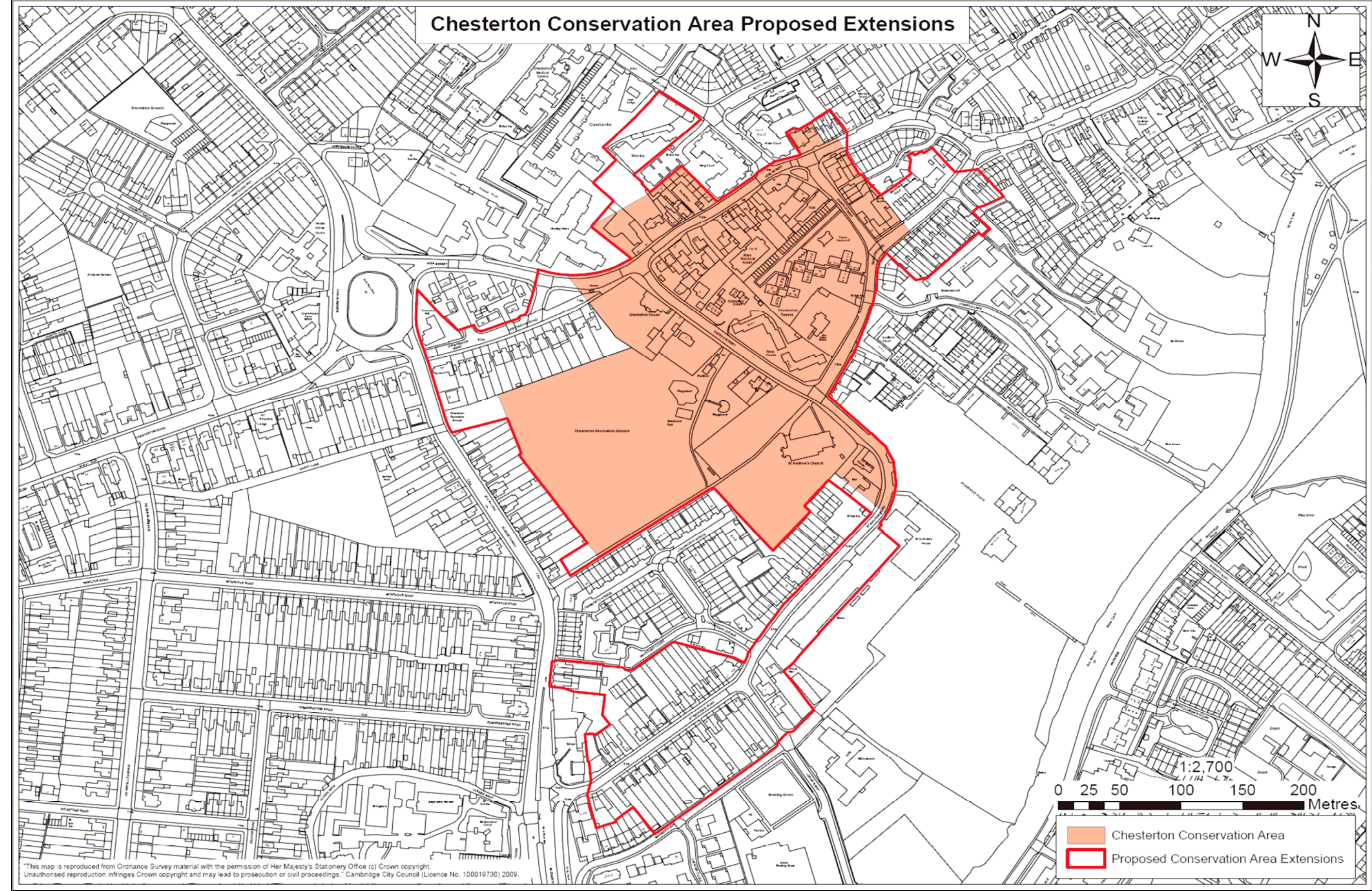


FIGURE 50. PROPOSED BOUNDARY EXTENSION FOR CHESTERTON CONSERVATION AREA



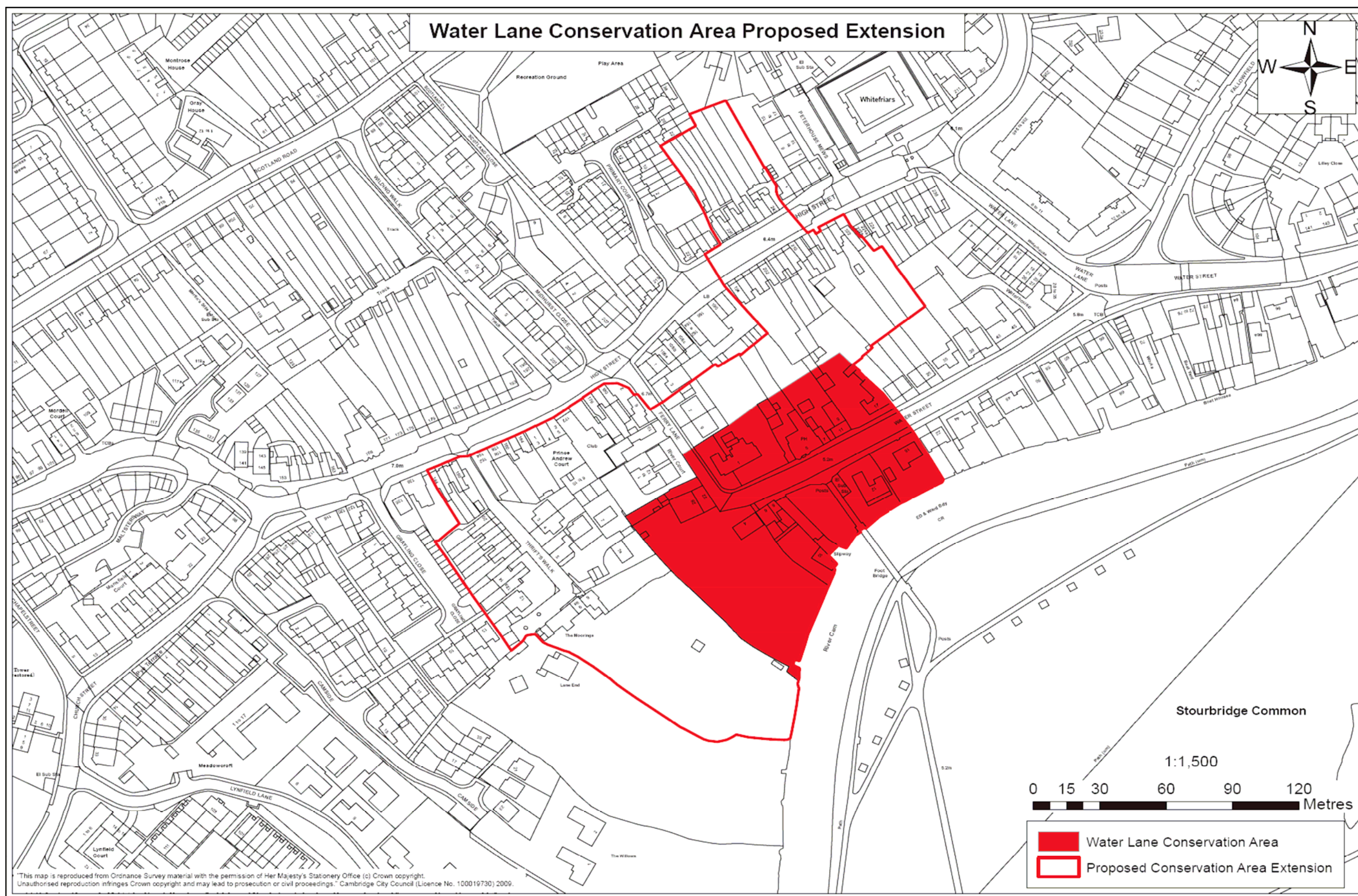


FIGURE 51. PROPOSED BOUNDARY EXTENSION FOR WATER LANE CONSERVATION AREA



## **10.0 GUIDANCE**

10.1 The following guidance supplements the policies within the Local Plan and aim to protect and maintain the features of the area that have been identified as important.

10.2 The scale, form, massing and detailed design of new buildings should respect and harmonise with the key characteristics of the area. All building proposals (extensions and new) should meet the requirements of the relevant Local Plan policies listed in Appendix 1 as they apply to the Chesterton context.

10.3 New buildings must respect the character, constraints and opportunities of the site and surrounding area. The City Council will encourage innovative designs in appropriate locations.

10.4 The City Council will require proposals for alterations to traditional buildings to respect the character and appearance of the building, neighbouring properties and the Conservation Area. They should reflect the use of consistent materials in the area. Consideration will be given to the imposition of Article 4 directions to secure preservation of original features.

10.5 The City Council will seek to safeguard buildings identified as being of local interest to ensure that repairs, alterations and extensions are sympathetic to their character.

10.6 Any new build associated with trees should allow such existing mature trees that warrant retention, sufficient space so that they continue to be recognised for their intrinsic qualities. The building should be placed in such a way that the trees assimilate the new construction into the existing environment.

10.7 If new building does occur, it is important that the key elements of the landscape that create the character of the Conservation Area are designed into the new development.

10.8 The City Council will identify opportunities for landscaping improvements, including tree and shrub planting, which will benefit the residents and character of the Conservation Area.

10.9 The demolition of buildings and structures that contribute to the character of the Conservation Area will be resisted.

10.10 Changes to significant building lines and buildings of positive townscape value will be resisted.

10.11 The City Council will encourage the proper repair of traditional buildings by giving advice and grant aid.

10.12 Traditional boundary treatments should be retained, and their reinstatement, where appropriate, will be encouraged. If they cannot be reinstated, a consistent approach to design, materials and alignment will be encouraged to ensure they respect the character of the Conservation Area.

10.13 New developments should include boundaries, landscaping and planting appropriate to the character of the area.

10.14 Development proposals must have regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area and, in particular, to opportunities to consolidate the townscape.

10.15 The City Council will require any proposed alterations to roofs to be guided by the Roof Extensions Design Guide.

## **11.0 SUMMARY**

11.1 This Appraisal has sought to identify what is special and unique about the Chesterton and Water Lane Conservation Areas, and the proposed extensions. The Appraisal has also endeavoured to highlight the issues that are affecting the character and appearance of the areas in order that they can be addressed.

11.2 The Chesterton Conservation Area comprises a significant area of open space, a designated City Wildlife Site (St Andrew's Churchyard) and a Protected Open Space (the Recreation Ground), whilst both Conservation Areas contain an attractive mixture of buildings, some of which are statutorily protected. It is apparent that both components of the Conservation Areas, the natural and built, are fundamental to the special interest of the areas, and both elements should be considered to be of equal importance and treated accordingly.

11.3 The contents of this document, which highlights the importance of all the natural and manmade features that are the essential components of the Chesterton and Water Lane Conservation Areas, should be consulted in any aspect of development of the Conservation Areas in the future.



## 12.0 REFERENCES

An Inventory of the Historical Monuments in the City of Cambridge: Part II, RCHME (1988)

Cambridge New Architecture, Philip Booth & Nicholas Taylor (1965)

The Buildings of England: Cambridgeshire, Nikolaus Pevsner (2002)

A History of the County of Cambridge and the Isle of Ely: Volume 9 (1989)

URL: <http://www.british-history.ac.uk/report.aspx?compid=15307>

## 13.0 APPENDICES

### 13.1 Appendix 1 - Cambridge Local Plan 2006 Policies

#### Cambridge Local Plan Policies

The Town and Country Planning Acts require Local Planning Authorities to produce a “development plan” which sets out a framework of policies to guide future planning decisions.

The Cambridge Local Plan 2006 provides the bones on which this report is hung, and the policies through which its aims will be delivered in terms of development control. The most relevant policies are summarised below.

#### ***Sustainable Development***

##### 3/1 Sustainable Developments

*Development will be permitted if it meets the principles of sustainability.*

*Where major development is proposed, developers should complete the Council's Sustainable Development Checklist and prepare a Sustainability Statement and submit both with the planning application.*

**3.6** Sustainable development is widely recognised as development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving this in practice requires environmental issues to be integrated with economic and social considerations in decisions that are made during the design, planning and construction phases of a development. The Council has prepared, and adopted as Supplementary Planning Guidance, the Cambridge Sustainable Development Guidelines, which provide guidance and sources of information and advice on how development proposals can become more sustainable, for example by:

A: reducing the use of natural resources, including energy and water throughout the lifecycle of the development;

B: making more efficient use of land by prioritising and maximising the use of brownfield land and building at densities of at least 30 dwellings per hectare net (and higher where appropriate);

C: safeguarding and enhancing the historic built environment;

D: protecting and enhancing wildlife and the natural environment;

E: minimising waste and pollution to land, air and water (including noise, vibration and light);

F: siting and designing development to reduce the need to travel, especially by private car; and

G: reducing the need for new build by retaining and reusing existing buildings.

**3.7** For the purposes of this policy, major development is defined as residential development of 10 or more dwellings or a site area of 0.5 hectares or more, or other developments where the new gross floor area is 1,000 square metres or more.

#### ***Protecting the Natural Environment***

##### 4/3 Safeguarding Features of Amenity or Nature Conservation Value

*Developing proposals should seek to enhance features of the landscape, which are of importance for amenity or nature conservation. Development resulting in adverse effects on or loss of those features will not be permitted unless this is unavoidable and there are*

*demonstrable and over-riding wider public benefits. Where damaging development is permitted, the Council will require:*

*A: Mitigation measures to minimize the adverse effects;*

*B: Reinstatement of equivalent replacement of the feature affects; and*

*C: Proposals for long-term management.*

#### 4/4 Trees

*Development will not be permitted which would involve the felling, significant surgery [either now or in the foreseeable future] or potential root damage to trees of amenity or other value unless there are demonstrable public benefits accruing from the proposal, which outweighs the current and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.*

### **Protecting the Built Environment**

#### 4/10 Listed Buildings

*Development affecting Listed Buildings and their settings, including changes of use, will not be permitted unless:*

*A: it is demonstrated that there is a clear understanding of the building's importance in the national and Cambridge context including an assessment of which external and internal features and aspects of its setting are important to the building's special interest; and*

*B: the proposed works will not harm any aspects of the building's special interest or the impacts can be mitigated to an acceptable level for example by being easily reversible; or*

*C: where there will be an impact on the building's special interest, this is the least damaging of the potential options and there are clear benefits for the structure, interest or use of the building or a wide public benefit; and*

*D: features being altered will be reused and/or properly recorded prior to alteration.*

*Works for the demolition of Listed Buildings will not be permitted unless:*

*A: the building is structurally unsound for reasons other than deliberate damage or neglect; or*

*B: it cannot continue in its current use and there are no viable alternative uses; and*

*C: wider public benefits will accrue from development.*

**4.35** The desirability of preserving Listed Buildings and their settings and features or special architectural or historic interest, which they possess, is a material planning consideration.

**4.36** It is vital that applicants fully understand the importance of the building before considering alterations and that the full potential impacts of the works are clearly understood. It is particularly important that the full impact of modern Building standards concerning such aspects as fire prevention, sound and thermal insulation and disabled access are properly addressed at the earliest Design stage. Pre-application meetings are strongly recommended to ensure that conflicting standards can be accommodated without jeopardising the Special interest of the building.

**4.37** Applicants considering works to Listed Buildings are advised to read informed Conservation (English Heritage 2001) and BS 7913 Guide to the Principles of the Conservation of Historic Buildings (1998) before considering works.

**4.38** Cambridge does not have a legacy of derelict historic buildings and demolition of Listed Buildings is rarely justified. To demonstrate that a building has no viable alternative use, it would be necessary for the building to be advertised on the open market at a realistic price and be demonstrated that no sensible interest was shown in the building.

#### 4/11 Conservation Areas

*Developments within, or which affect the setting of or impact on views into and out of Conservation Areas, will only be permitted if:*

*A: they retain buildings, spaces, gardens, trees, hedges, boundaries and other site features, which contribute positively to the character of the area;*

*B: the design of any new building or the alteration of an existing one preserves or enhances the character of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it; and*

*C: a new or intensified use will not lead to traffic generation or other impacts which would adversely affect the area's character.*

*Outline applications will not be accepted in Conservation Areas.*

**4.39** When considering applications, which are within or affect the setting, or views into and out of a Conservation Area, the desirability of preserving or enhancing, the Area's character or appearance is a material consideration.

**4.40** When considering the demolition of buildings, which contribute positively to the character of a Conservation Area, the same tests that would apply to the demolition of a Listed Building will be applied (see Policy 4/10).

**4.41** Cambridge's Conservation Areas are relatively diverse. Consequently the City Council is committed to the systematic appraisal of its Conservation Areas and these appraisal documents define the Area's special character and include guidance for preserving and enhancing this as SPG/SPD.

#### 4/12 Buildings of Local Interest

*Although not statutorily listed, Buildings of Local Interest merit protection from development which adversely affects them. The demolition or alteration of such a building will only be permitted if the building is demonstrably incapable of beneficial use or reuse or there are clear public benefits arising from redevelopment.*

**4.42** There are over 1,000 buildings in Cambridge which, although unlikely to meet current criteria for statutory listing are nevertheless important to the locality or the city's history and architectural development.

**4.43** Guidance on the approach to be adopted when considering works to such buildings, and the criteria by which buildings will be added to the list in future, were produced and agreed by the Council as material considerations in 2005.

**4.44** Although these are not statutorily Listed Buildings, the Building Regulations do allow a more flexible approach to meeting the required standards to be adopted when altering Buildings of Local Interest. Applicants should not rigorously seek to follow the Building Regulations where this would damage a key feature of interest.



## 13.2 Appendix 2 - Listed Buildings and Buildings of Local Interest (BLIs)

### **CHESTERTON CONSERVATION AREA**

#### **Listed Buildings**

##### ***Chesterton Tower, Chapel Street***

Grade I. Mid 14<sup>th</sup> century. Stone rubble, patched with brick and with clunch and Ketton stone ashlar dressings. Half-hipped plain clay tiled roof with plain eaves. 2 storeys. Rectangular plan with entrance in the NE side and octagonal corner turrets and a rectangular garderobe projecting on the North, West and South angles. Lower storey vaulted in 2 bays with hollow chamfered ribs and carved bosses. Some original windows. Listing NGR: TL4629459804 (RCHM 305).

##### ***Church of St Andrew, St Andrew's Road***

Grade I. Principally 14<sup>th</sup> and 15<sup>th</sup> century with 19<sup>th</sup> alterations. Rubble and a little flint with freestone and clunch dressings; spire of ashlar, restored 1847. Slate and lead roof. 14<sup>th</sup> century buttressed and embattled west tower. Spire lit by two tiers of crocketed dormer windows. Doorway at west end of south aisle. Windows Perpendicular, apart from the easternmost window of south aisle which is Decorated. South aisle buttressed. North vestry of 16<sup>th</sup> century. Nave and aisles embattled, north porch embattled and pinnacled. Gargoyles to north and east aisles, and tower. Small carved figure on south face of tower, by top of eastern buttress. Listing NGR: TL4627959623 (RCHM 60).

##### ***1 Chapel Street***

Grade II. 18<sup>th</sup> century. Timber-framed, rendered and painted. Tiled roof. 2 storeys and attic. Various modern windows including one attic dormer. Modern door. Listing NGR: TL4630159861.

##### ***5 Chapel Street***

Grade II. Early 19<sup>th</sup> century. Gault brick with tiled roof hipped at an angle. Two storeys. Forms part of the same development as Nos. 13 & 14 Church Street, but is less distinguished. Stucco surround to central round-headed doorway and eaves cornice with bricks projecting diagonally. Listing NGR: TL4633459807 (RCHM 314).

##### ***Chesterton Hall, Chesterton Road***

Grade II. Early / mid 17<sup>th</sup> century. Red brick with stone dressings. Tiled roof. 2 storeys with attics. Symmetrically designed front to Chesterton Road. Built on L-shaped plan with a small block in the re-entrant angle and an octagonal tower on the NW. Rectangular stairtower and porch added on the north of the west wing in the 19<sup>th</sup> century. Moulded brick string course at first floor level and plain eaves. Mullioned windows of 5-, 3- and 2-lights are of 19<sup>th</sup> century stonework including the small oriel window in the middle of the first floor; windows on the lower floor are transomed. Wall continues up flush to form the face of three dormer windows with inset semi-circular parapetted gables. The west end of the west wing has plat-bands and finishes in a shaped parapeted gable springing from kneelers composed of oversailing courses of brickwork. Listing NGR: TL4597559723 (RCHM 309).

##### ***13 (Westcroft) & 14 (The Elms) Church Street***

Grade II. Early 19<sup>th</sup> century. Gault brick and plastered timber-framed walls with tiled roofs. Two storeys. Built on a symmetrical half H-shaped plan. Symmetrically designed fronts, each with a central doorway with a fanlight set in a round-headed recess of two orders, a window to each side and three on the first floor. Plat band below continuous parapet. Flat brick arches. Listing NGR: TL4634459815 (RCHM 314).

## **22 Church Street**

Grade II. Early 19<sup>th</sup> century. Grey gault brick with slate roof. Two storeys. Three 8/8 sash windows at first floor. Central 6-panel door with a cast-iron traceried fanlight over, flanked by tripartite sash windows with central 6/6 sash and narrow 3/3 sashes either side. Front steps with cast-iron railings. Early 20<sup>th</sup> century extension to left with canted bay rising through both floors. Listing NGR: TL4638059854.

## ***Chesterton House, Church Street***

Grade II. Late 18<sup>th</sup> century, altered and extended late 19<sup>th</sup> century. Grey gault brick. Modern tiled mansard roof. Two storeys and attic with one dormer. Seven openings on each floor. Five windows and two doors (one with broken pediment other with entablature and dentil cornice) at ground floor with two blank windows on the left. First floor has one blank window; others are 6/6 sashes. Listing NGR: TL4615359744 (RCHM 310).

## ***Pigeon House in Garden of Chesterton House, Church Street***

Grade II. 18<sup>th</sup> century. Red brick with hipped gabled tiled roof. Upper floor inserted. Rectangular plan. Plat band and pilaster strips. Listing NGR: TL4616459720 (RCHM 310).

## ***Churchyard and Wall of the Church of St Andrew, Church Street***

Grade II. Medieval stone and later brick wall with stone coping. Listing NGR: TL4630559641.

## ***The Vicarage, Church Street***

Grade II. Circa 1820. Gault brick walls and slate roof behind stone capped parapet with stone band below. 2 storeys. Principal front to SE and entrance on NW. Recessed wall face to front with 4 windows on each floor. Rest c.1800 doorcase in modern porch. Listing NGR: TL4629059731 (RCHM 306).

## **25 & 27 High Street**

Grade II. 18<sup>th</sup> century, altered and north wing added in 19<sup>th</sup> century. Street front is of 18<sup>th</sup> century brown brick to top of first floor window arches; the rest is of 19<sup>th</sup> century gault brick. Two storeys and attics. Front was originally symmetrical of 5 bays with a central doorway. Second doorway inserted when house divided into two tenements. No.27 was the Bowling Green PH. Listing NGR: 4614559798 (RCHM 311).

## ***Hill House, 81 High Street***

Grade II. Early 19<sup>th</sup> century. Gault brick walls with slate roof with parapet. Two storeys. Symmetrical 3-bay streetfront with relatively modern central projecting glazed porch. Reset 18<sup>th</sup> century doorcase. Listing NGR: TL4627359888 (RCHM 313).

## ***The Old Manor House, St Andrew's Road***

Grade II. Circa 1700. Timber-framed and plastered walls with tiled roof. Two storeys with attics. T-shaped plan. Three 19<sup>th</sup> century sashes and three pedimented dormers. Modern door. In the back wing are the only two remaining original windows which have unmoulded timber frames and wrought iron casements. One original red brick stack and one modern. Listing NGR: TL4632159609 (RCHM 308).

## **Buildings of Local Interest**

### ***Baptist Church Hall, Chapel Street***

1842, extended 1863. Grey gault brick. Slate roof behind pedimented front gable. Stone band in 3 bay front with side windows under recessed round-headed arcading of orange brick.

### ***6 Chapel Street***

Early 19<sup>th</sup> century. Grey gault brick. Hipped slate roof. Two storeys, three windows, sashes with glazing bars. Modern door with hipped slate porch.

### ***Pye Terrace, Church Street***

Datestone 1901. Gault brick with red brick detailing. Welsh slate roof. Fourteen two-storey houses. Each house generally L-plan with timber panelled door and tripartite sash window to ground floor. Two tripartite sash windows to upper floor. Gault brick ridgestacks on party wall line.

### ***The Maltings, 41 High Street***

Formerly known as Bell's Corn Deport, prior to conversion to dwellings in c.2005. Buff brick walls with some patches of red brick. Plain clay tiled roof. Two storeys. Formed of two ranges; NW-SE range gable end onto High Street and NE-SW range forming second side of half-quadrangle. Modern windows and doors set in original arched openings.

### ***40-46 (evens) High Street***

Mid-late 19<sup>th</sup> century. Gault brick cottages with slate roofs. Two storeys plus basements. Three round headed door ways with brick arch over and stone imposts, each with window opening with gauged brick flat arches to right. Only No.46 retains sash windows, that to ground floor of 6/6, upper of 2/2. Smaller round-headed doorway enclosing passageway to rear between Nos. 42 & 44; small round headed window to right. Gault brick ridgestacks surviving to Nos. 44 & 46.

## **WATER LANE CONSERVATION AREA**

### **Listed Buildings**

#### ***22 & 28 (Roebuck House) Ferry Lane***

Grade II. 18<sup>th</sup> century. Partly timber-framed and plastered walls, partly of brick and some stucco-facing. Tiled roof. Two storeys with attics and cellars. The south-eastern part of house comprises a nearly symmetrical unit with a central doorway with a flat hood flanked by 2 windows to each side and 5 windows on the first floor. Listing NGR: 4661359885 (RCHM 316).

#### ***1a & 1b (Ferry Corner) Water Street***

Grade II. Early 19<sup>th</sup> century. Grey gault brick. Hipped slate roof. Two storeys. Pilasters at either end of the street front range which has four 8/8 sash windows on each floor. Listing NGR: TL4663359906.

#### ***5 (Green Dragon Inn) and 7-11 (odds) Water Street***

Grade II. 16<sup>th</sup> century. Plastered timber-framed walls and tile roofs with timber eaves cornice. Range of 4 tenements with projecting first floor. Two storeys with attics. Window-frames containing hung or horizontal sashes are all 19<sup>th</sup> century. Two 3-sided bay windows to Inn. Between Nos. 7 & 11 is a carriage-way the full height of the ground floor, providing access to No.9 which occupies the wind at the rear of No.11. Listing NGR: TL4667259916 (RCHM 317).

#### ***17 Water Street***

Grade II. Early 18<sup>th</sup> century. Timber-framed with brick skin and plain tiled roof which is hipped to the east. Two storeys. West gable and end stack are of original brickwork with attic level platband. Central late 20<sup>th</sup> century door behind trellis porch. One 19<sup>th</sup> century 8/8 horned sash either side to each floor. Listing NGR: TL4669459932 (RCHM 318?).

#### ***Chesterton Gas Lamp, Thrift's Walk***

Grade II. 19<sup>th</sup> century Gas lamp. Cast-iron standard with copper lantern. Tall fluted standard with surviving ladder-bar. Curving corner brackets support glazed lantern which is surmounted by elaborate central vent and accord finial. A finely detailed and unusual survival, still operated by gas and having a double gas-mantle. Listing NGR: 4653659859.

### **Buildings of Local Interest**

#### ***2-4 (even) Ferry Lane***

Late 19<sup>th</sup> century corner building, formerly Ye Five Bells Temperance House. Two storeys. Formerly symmetrical front of red brick, painted at first floor level. Artificial slate roof. Two shop windows either side of central, now blocked (rendered) entrance. At north end of elevation is a door. Slightly offset above each shop window is a modern uPVC casement window. Central blind window feature at first floor. Centrally positioned eaves red brick stack.



### 13.3 Appendix 3 - Recommendations for designating as BLIs

#### **Chesterton Conservation Area**

##### ***180 Chesterton Road***

1930s house. Two storeys. Rendered walls with corrugated pantile roof. Casement windows and one modern rooflight. Gabled porch on north elevation. Substantial expressed red brick gable stack to west end. Slightly off centre red brick ridgestack and offset gable stack to east end.

##### ***Mansfield Almshouses, Church Street***

Late 19<sup>th</sup> century. Row of four single storey almshouses. Modernised frontage, each with door on left side, central square bay window and timber gate on right. Sweeping shared clay plain tile roof with shaped gable to NE. Small gault brick ridgestacks with single tall red chimneypot on party wall line. Small front gardens enclosed by low gault brick walls with simple painted railings. To the rear is a pair of later 20<sup>th</sup> century almshouses (Nos. 1&2) of similar design, but with a slate roof.

##### ***11 & 12 Church Street***

Mid-late 19<sup>th</sup> century. Formerly known as Manor Cottages. Grey gault brick with red brick detailing. Slate roof with decorated shared central ridgestack. Two storeys. Originally mirror pair of 2 bays each with doors at each end enclosed by gabled porches with arched doorways and decorative barge boards. Single sash at ground floor with two sashes at first floor; that above door narrower. All sashes 3/3 with red brick surrounds and arched heads. No.12 extended by one bay in later 20<sup>th</sup> century.

##### ***Nos. 26-29 Church Street***

Terrace of four late C19 two-storey cottages arranged as pairs. Gault brick, gable ends rebuilt and Nos. 26 and 28 repointed. Single window range plus door all with gently arched red-brick heads and painted sills. 2/2 sliding sash timber windows with horns and flush panelled doors. Slate roofs, that to No.26 relatively modern and has modern rooflight. Short brick ridge stacks between Nos. 27 and 28 and on end gable of No.29. That to No. 26 has been removed. Dwarf garden walls with half-round copings survive.

##### ***Nos. 4-10 (even) Elizabeth Way***

Terrace of four late 19<sup>th</sup> century two-storey houses. Gault brick with red and gault brick dentil course. Slate roof. Two bay range, arranged as two mirrored pairs divided by a central passageway. At ground floor door s have arched heads with expressed keystones drip moulding. Painted canted ground floor bays with decorated parapets, substantial colonettes and plate glass sash windows. At first floor level are single and paired plate glass sash windows, the pair are set over the bay and separated by a colonette. Gault brick ridge stacks with red brick bands.

##### ***Nos. 25-29 (odd) St Andrew's Road***

Block of three early C20 two-storey terraced houses. Gault brick with red brick dentil course and head and sill banding. Slate roof with single rooflight to No.25 and pair of rooflights to No.27. Two bay range. At ground floor door s have arched heads with expressed keystones drip moulding. Painted canted ground floor bays with decorated parapets and plate glass sash windows. At first floor level are single and paired plate glass sash windows, the pair are set over the bay and separated by a colonette. Brick ridge stacks between Nos. 25 & 27 and on gable end of No.29.

***Nos. 35-39 (odd) St Andrew's Road***

Block of three late C19 two-storey terraced houses. Gault brick, though No. 35 now painted. Slate roofs, though that to No.35 is modern and Nos. 35 and 37 have rooflights. Two bay range. The ground floor have doors with arched heads with expressed keystones and imposts. Painted canted ground floor bays with plate glass sashes and decorated parapets. Adjacent to the door to No.39 is a passage door with simple rectangular head. This house is consequently slightly wider than the others. At first floor level are two plate glass sash windows with simple rectangular heads and above a dogs-tooth eaves course. Dwarf walls with half-round copings.

***41 & 43 St Andrew's Road***

Pair of early 20<sup>th</sup> century two-storey houses built as a block of four with the much altered Nos. 45&47 and forming a terrace from No.35-47. Gault brick with red brick sill and head bands and dentil course. Slate roof – No.41 with rooflight. Two bays. Ground floor panelled doors are set together with upper panels glazed and plain rectangular fanlight. Adjacent paired plate glass sashes separated by colonette, which together with the chamfered heads are all of stone. First floor 2/2 sashes with similar heads and painted sills. Brick ridge stacks on party walls with adjoining properties.

***Nos. 21-27 (odd) Union Lane***

Early 19<sup>th</sup> century. Formerly Aldham House and Cottages. Forms one block with cottages at south end. Gault brick with slate roof. Arched brick window heads.

Pair of cottages with central doors flanked by a window at ground floor; that to No.25 a 2/2 sash. At first floor 3 window openings; northernmost small 4-light casement. Expressed gable stack. Rendered gable elevation.

House has entrance in north gable end with simple flat porch canopy. Street (east) elevation has three ground floor windows; southernmost is a mullioned window, the other two are 2/2 sashes. One 2/2 sash set between floor levels towards north end. Four 2/2 sash windows at first floor. Gable has two 2/2 sashes either side of offset door. Two 2/2 sashes at first floor. Two eaves stacks at south end on front elevation; one mid-slope stack at north end, and one substantial mid-slope stack on rear elevation.

## **Water Lane Conservation Area**

### ***6-8 (even) Ferry Lane & 176 -180 (even) High Street***

Mid-late 19<sup>th</sup> century. Flanking development to corner BLI (Nos. 2-4 Ferry Lane). Grey gault brick and slate roofs. Two storeys.

Nos. 6-8 Ferry Lane: Painted brick with recessed later 20<sup>th</sup> century range to south. Main 19<sup>th</sup> century range of 6 bays, with two doors and four 6/6 sash windows at ground floor. Six windows at first floor; southern four are 6/6 sashes, other two are modern replacements. Truncated gault brick ridgestacks.

Nos. 176-180 High Street: Three houses each with door to right and flanking window with 2 windows above. Shaped stone window and door heads. Doors with rectangular fanlight. Substantial decorative gault brick ridgestacks with red brick detailing on party wall line.

No. 176 most intact with 6/6 sashes and 4-panelled timber door, but painted window and door heads. No.178 has 4-panelled timber door, but modern windows. No.180 has painted brick, modern door and modern shopwindow inserted in place of ground floor sash although the original shaped window head survives. Two 6/6 sashes at ground floor.

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