

# GAMLINGAY

## CONSERVATION AREA APPRAISAL



**South Cambridgeshire District Council**

**Adopted: 08/03/2000**

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## **INTRODUCTION.**

This document is one of a series produced by the District Council which look individually at South Cambridgeshire's Conservation Areas.

The purpose of this appraisal is twofold:

- To act as a guide for development control in the Conservation Area.
- To identify the features which contribute to the special character of Gamlingay and those features which could be enhanced.

## **THE REASONS FOR THE CONSERVATION AREA.**

The designation of a Conservation Area is recognition of the architectural quality and historic interest of the area. The reasons for the designation of a Conservation Area include the quality of the buildings, the spaces in between them, the landscape, trees, and street furniture. All of these factors can affect, and combine to form, the character of the area.

The following section is an analysis of these features showing why Gamlingay warrants its Conservation Area status. It will also identify areas where these features have been eroded, lost or replaced.

The Conservation Area was designated in 1973 and includes the whole of Church Street, the built up section of Church End, all of Church Lane, the northern and southern sections of Stocks Lane, the majority of Mill Street, and the whole of Station Road.

## **VILLAGE DEVELOPMENT.**

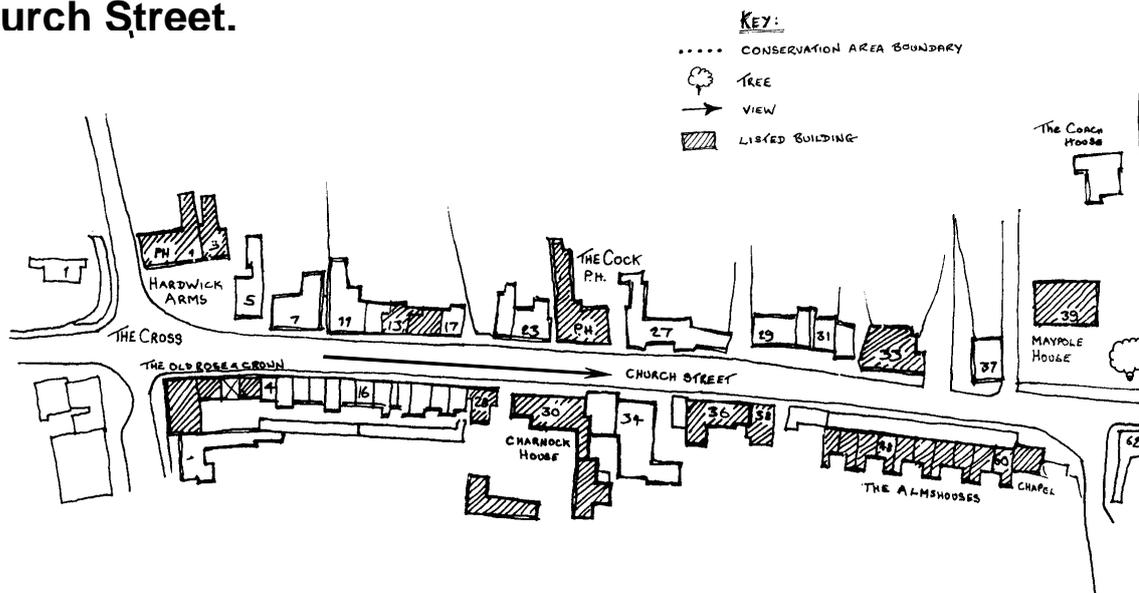
Gamlingay is a substantial village which probably developed from a number of hamlets. Evidence of these hamlets is discernible at Dutter End, Green End, Dennis Green and also possibly at the central cross-roads. It is likely that the amalgamation of these hamlets occurred not simply through expansion but by the laying out of a regular planned village.

Gamlingay has the character of a small town in spite of losing its market after a fire in 1600, and today still has traditional shops which have long since disappeared from surrounding villages. The fine church, the large number of substantial houses and the relatively large number of pubs add to this atmosphere of urbanity, and result in a Conservation Area of unusually high quality.

## **NOTE ON THE TEXT.**

Within this document are descriptions of buildings under the heading, "Buildings of Special Note". This list is intended as a guide to buildings which exemplify the character of Gamlingay, but it is not exhaustive. Buildings not included in the list should not therefore be assumed to be without interest.

## Church Street.



Church Street is a thoroughfare of exceptional visual quality with a high proportion of listed buildings. At the junction with Mill Street and Church Street, known as 'The Cross', there is an important open space of an almost square like quality created by the gravelled area in front of 'The Hardwicke Arms', no. 3, and no. 5 Church Street, three buildings which also form a group. No. 2 Church Street is also visually linked to this space and additionally is a very strong punctuation to this corner. It is unfortunate that the architecture of the western side of 'The Cross' is not of similar quality.

To the west of The Cross Gamlingay County first school has been included as a building of local architectural and historic interest, and the playing field next to it as a former area of common land which still demarcates the gap between the main village and Green End, which grew up almost as a separate settlement. To the north of The Cross (on Waresley Road) there is a small triangular green area bounded by a row of mature trees, with a number of traditional cottages along the north west perimeter. This has been included as it forms a picturesque composition at this entrance to the village, which ameliorates some of the rather incongruous modern development nearby. It also performs a similar function as part of the view out of the village.

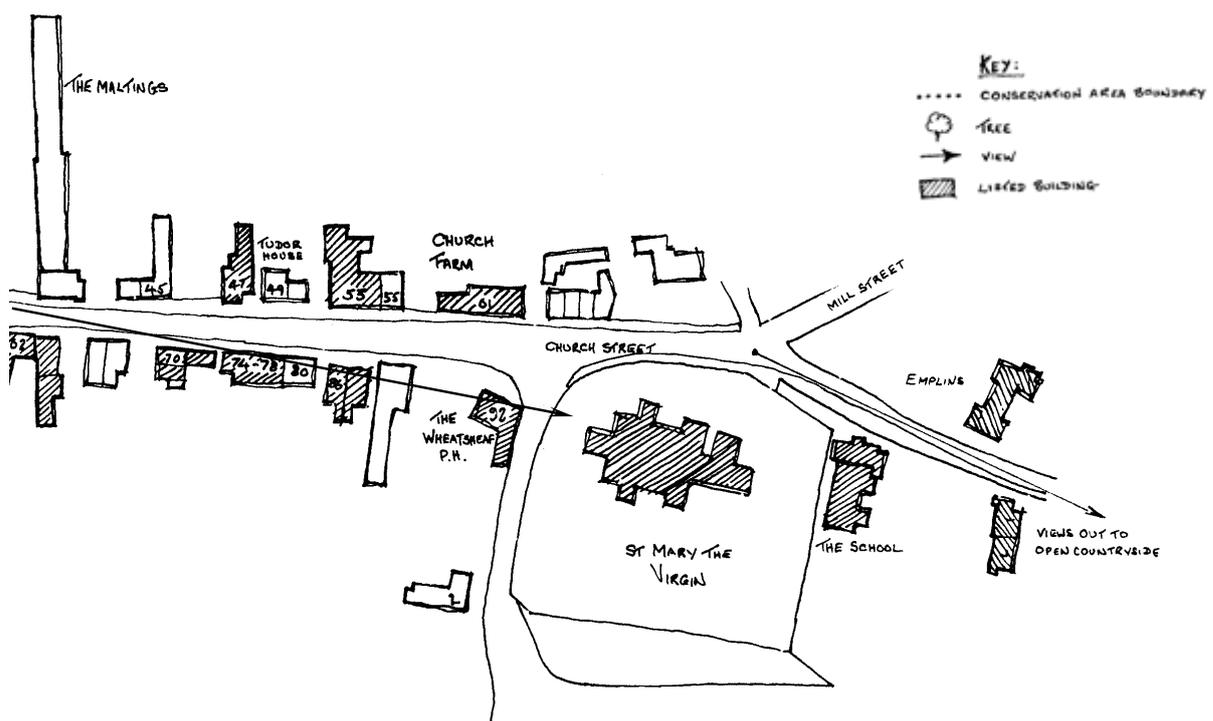
- **Buildings of Special Note.**

- No 1, (Hardwicke Arms P.H). Public house, 1703 and altered on the front late C19. (Brick, painted white and slate roof 1870). Red brick ridge stack square and of four flues with recessed panel to front. Date 1703 and initials WCM set in recessed panel. Listed grade II.
- No 2, (Old Rose and Crown), House, formerly public house. Late C17, extended and repaired C19. Brick, Flemish bond, painted white, and modern tile roof hipped to north end. Two storeys, refronted C19. Listed grade II.
- No.3. House, C18. Timber framed, rough cast rendered and plain tiled roof. Ridge stack rebuilt in white brick above the ridge. Two storeys. Two first floor flush frame C19 wood casements. Two similar windows at ground floor and doorway. Listed grade II.

- Nos. 13 & 15. House, now two dwellings, mid to late C16, and small C19 outshut at rear. Timber framed plaster rendered and plain tiled roof. The red brick ridge stack inserted C17 has clasping corner pilaster shafts with capitals and base with recesses between. This may be the Guildhall which is referred to in documents prior to its dissolution c1530. Listed grade II.
- No.28. House and shop. Late C16 or early C17. Altered on the front, C19 and late C20. Timber framed, rendered first floor and brick ground floor. Plain tiles to original steeply pitched roof. C18 red brick ridge stack. Listed grade II.
- No. 30 (Charnock House). House, circa 1700 and late C18. Red brick Flemish bond with some patterned brick. Plain tiled roof and wood modillion eaves cornice carried round west gable end (as at No 1, Mill Street) and partly obscuring the kneeler of the c1700 end parapet. Asymmetrical facade reflects the two principal building periods. Seven window range of recessed hung. Six panelled door with rectangular fanlight and glazing bars. The west end has the c1700 dark red brickwork with clear red rusticated brickwork surrounds to the window and door openings. The rest of the house is of the lighter red brickwork, probably C19. Listed grade II.
- Barn, Drying House and outbuildings at Charnock House. c1700. Timber framed, brick infill and redbrick casing of similar construction to the domestic wing of the house. Listed grade II.
- No 33. House. C18, much restored, and extended at the rear. Timber framed, rendered and tiled, mansard roof. Single flue ridge stack. Two storeys and attic. Two dormers. Two first and ground floor windows, in original openings. Central doorway. Listed grade II.
- No.36. House, Early C17, 1712 and C19. Timber framed plaster rendered and modern tiles to original roof. C18 ridge and end stack and C17 stack to south end of crossing. Diagonally set shafts on rectangular base. The house was probably renovated by Mary and John Smith, married 1711. John Smith was a collar maker. Listed grade II.
- The Cock Inn. Late C16 or early C17 extended at the rear. Timber framed, plaster rendered. Tiled roof with ridge stack of late C17 or early C18 having recesses in each face. There has been an inn on the site since 1435. It is likely that the present inn was built by John Russell in late C16. By his will of 1583 he left gifts to the poor of Waresley and Gamlingay and directed that a memorial should be erected on the house end of the inn. This may be the emblems at the east end, although they have a closer similarity with the C18 plasterwork at No 36 Church Street. Listed grade II\*.
- No 38, (Butchers Shop). C19. Red brick front wall with yellow brick dressings. Common brick to side and rear walls. Pantiled roof with dentilled cornice of alternating red and yellow bricks. Single storey. Listed grade II.
- Avenells Farmhouse. House, C16 and mid C17. Timber framed, plaster rendered and plain tiled roofs. Red brick ridge stack, C17, re built in part. Plan of double ended hall house. Two storey main range C16 but much altered mid to late C17.

- No 39, (Maypole House), Villa. Early C18, but mainly early C19. Red brick and hipped slate roof and paired internal stack. Double pile. Double fronted and two storeys. Range of three recessed twelve pane hung sashes under stuccoed arches with raised key blocks. Two similar ground floor windows flank a central pedimented door way with pilastered doorcase and dentil frieze. Listed grade II.
- Nos. 42-60. Terrace of ten almshouses. 1665. Redbrick, Flemish bond. Tiled roof, end parapets on kneelers and deep overhang at eaves with moulded wood cornice. Five symmetrically disposed and shared red brick ridge stacks. The centre has a tablet with a shield of arms above flanked by two upright oval windows with moulded brick architraves. Almshouses were built with an endowment from Sir John Jacob. Listed grade II\*.
- Gamlingay Pharmacy occupies a small house with a C19 classical shop front and parapet. Unlisted.
- Chapel, 1745. Local red brick. Plain tiled with end parapets, repaired, on kneelers. Deep overhang at eaves with moulded brick cornice and large wood scroll brackets. Single storey on plinth. On north side three steps with stone treads lead up to doorway in rebuilt arch. East end has original opening to a modern three light casement. The rear wall, however has an original three light cross frame casement. Inside segmental plaster ceiling on wood cornice. Listed grade II\*.

Heading east, Church Street soon narrows and for a short section is lined on either side by C19 terraced housing in red and yellow brick with slate roofs. The houses here are very regular and sited on the back edge of the pavement, giving a “hard” appearance to this portion of the street. At this point there are views right to the far end of Church Street where ‘Emplins’, a house of considerable importance within the village and the church can clearly be seen beyond a large number of other listed buildings which are seen as the land drops to the east. This view is of superlative quality and by it the character of the whole street can be gauged. The yew tree in the grounds of No. 39 forms part of this view and is a fundamentally important element in the visual quality of this scene.





*No. 62 Church Street*

Beyond Nos. 19 and 26, the appearance of Church Street begins to soften, with detached and semi-detached buildings of differing styles and periods becoming more prevalent, resulting in irregular rooflines and rhythms of windows, gables, doors and chimneys.

Nos. 23, 30, 'The Cock' public house and 'Avenells' form a very good group. This area is the small shopping area of the village which has a good variety of shops, an important facet of Gamlingay which is a living and working village. Gable ends are a prominent and characterful element in this part of the street scene. It is unfortunate that the small modern development, Nos. 29 – 31a did not use materials with local character but instead used concrete pantiles and modern bricks.

The Almshouses are the *piece de resistance* of Church Street. A wholly intact row of ten C17 almshouses with a chapel at the end, this piece of philanthropic architecture lifts Church Street from being simply very good to being of quite exceptional quality.

### **Buildings of Special Note.**

- Maltings. Maltings, kiln and warehouse C17, C18 to C19. Red brick and tiled roof. The kiln is at south end with cut down stack . Two storeys with modern openings to warehouse. Unlisted
- Range at rear of No 45. Cottage. C17, much altered C20. Timber framed, brick and roughcast render. Tiled roof with later ridge stack. Two storeys. Two C19 casements at first floor. Openings at ground floor removed. Unlisted.
- No 47 (Tudor House). House, C16 and late C17. Timber framed plaster rendered and plain tiled roof with stack between front and rear ranges. Listed grade II.
- No 53. House, Late C17 or Early C18. Red brick, Flemish bond C19 and late C20 alteration. Tiled roof and parapet gable ends on kneelers and moulded brick eaves cornice. Listed grade II.
- No 61, (Church Farmhouse). House, Mid C16 and late C17 or early C18. Altered particularly on the front in C19 or C20. Timber framed, part roughcast rendered and part white brick casing. Plain tiles to original steeply pitched roof. Listed grade II.

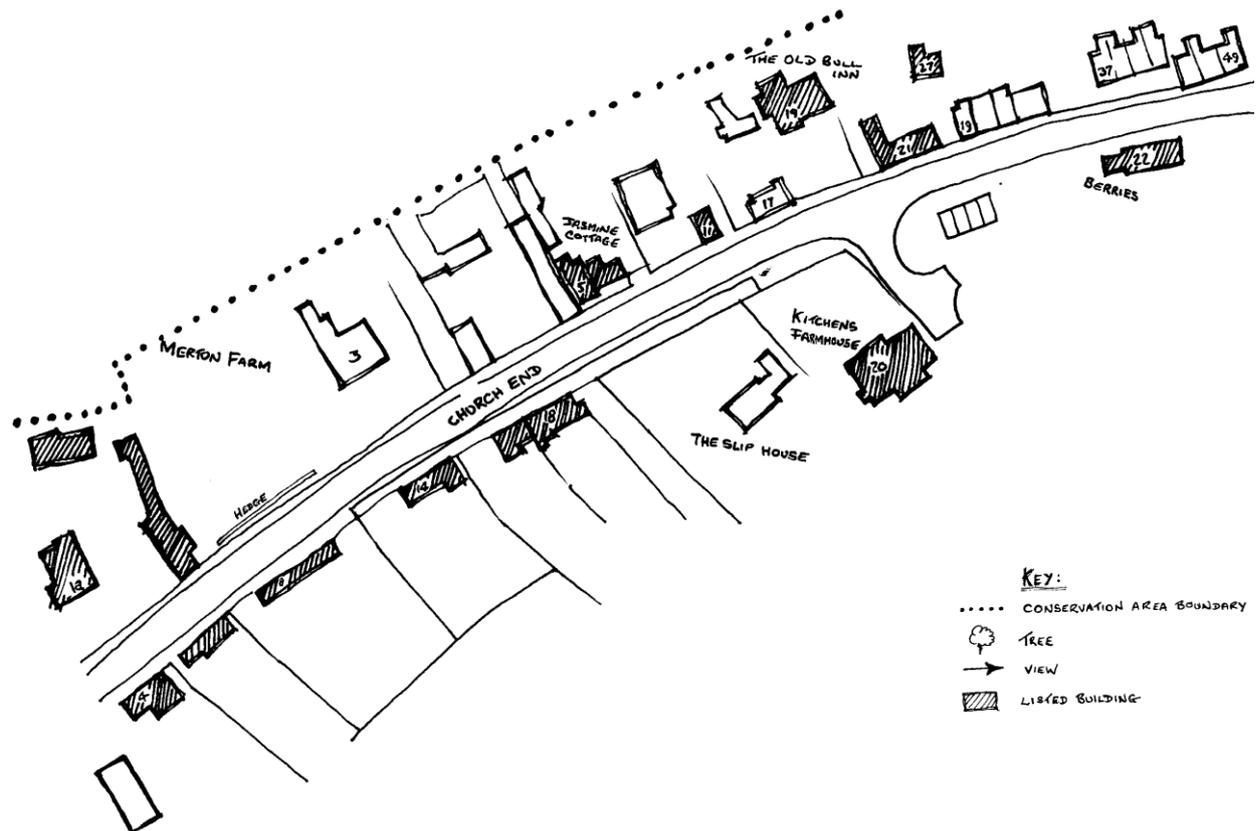
- Nos. 62 & 64. Pair of houses and shop, C18. Timber framed, roughcast rendered and plain tile roof. Shared ridge stack, C18, rebuilt above the ridge. Timber framed, rendered and tiled.
- No 64 was the Royal Oak P.H. in the late C17. Listed grade II.
- Nos. 66 and 68 are a good pair of C19 red brick semi detached houses with twelve pane sash windows and rectangular fan lights. Nos. 43 and 45 are later Edwardian semi-detached houses in good original condition.
- Nos. 70 and 72. House, Late C17 or Early C18. Red brick, Flemish bond C19 and late C20 alteration. Tiled roof and parapet gable ends on kneelers and moulded brick eaves cornice. Listed grade II.
- Nos. 86 & 88. Handed pair of houses. Mid C19. Gault brick and stucco dressings. Listed grade II.
- The Wheatsheaf P.H. House, C17, C19. Timber framed, plaster rendered and plain tiled roof at two ridge levels. Listed grade II.
- Church of St Mary the Virgin. Parish Church, Of C13 origin extensively rebuilt in C14 to C15. Carstone and fieldstone with clunch and limestone dressings. Listed grade I.
- Churchyard Wall. Medieval, repaired. Fieldstone wall with limestone gabled coping with roll moulding to ridge. Listed grade II.
- School and school house, now parish room and cottage, 1848. Patterned brickwork of red brick stretchers and yellow brick headers. Slate roof. Internal stacks. Cottage is two storeys. Lozenge shaped leaded lights and ovolo mullions to two first floor casements. The tympanum of the pediment has a winged cherub head and garlands of fruit, flowers and ears of corn. Bracketed central corbel supporting a floral knot. The reredos bears some resemblance to work carried out by Wren at Merton College Chapel and in the City churches. Listed grade II.
- Telephone Kiosk. Type K6. Designed in 1935 by Sir Giles Gilbert Scott. Listed grade II.

At this point Stocks Lane joins the street from the east. The open space created by this is punctuated by three important buildings; the almshouse chapel, No. 62, an L-shaped C17 timber framed building which wraps around the corner, and No. 39, "Maypole House" a red brick C18 villa set in its own grounds which include the very large Yew tree which contributes so much to the street as a whole.

The Old Maltings, currently a garage and car show area, has consent for a substantial development of housing, which will form a new village street (albeit a dead end). The Maltings building is to be converted for residential use. In order for this development effectively integrate visually, the detailing and materials will have to be entirely appropriate and of the highest quality. Beyond the Maltings is a further allocated site which lies just outside the Conservation Area boundary. In order that consistency is achieved between the two developments, the quality of layout, house design, detail and materials used will have to be the similar to that in the Conservation Area.

Near to the junction with Church Lane the street opens out. The church yard, the forecourt of 'The Wheatsheaf', the gardens of 'Emplins' and the gardens of nos. 71 and 73 combine to give this more spacious character. The church, The Wheatsheaf, 'Emplins' and the school are an excellent group; through a gap between Emplins and the school there are valuable views out to the open countryside beyond, at the point where Church Street turns to become the more rural Church End.

## Church End.



At the corner of Church End and Church Street the townscape becomes less consistent – newer buildings around both sides of the bend have an adverse affect on the settings of a number of listed buildings, most notably Emplins and the church. The quality of the townscape is quickly reasserted however with a succession of listed one and a half storey cottages running along the back edge of the footpath on the southern side of the street, nos. 4, 6 and 8, which form a group of buildings strongly defined by type. The most striking feature of these cottages are the simple roofs unpunctuated by dormer windows, being fenestrated at first floor level only at the gables. They are also characterised by their black tarred brick plinths.

Opposite are some barns which have been converted in a manner which has made them appear to be new buildings. This is somewhat unfortunate as the previous rustic and aged character of the barns contributed much to the street scene.

The tall hedge opposite no. 8 is an important feature.

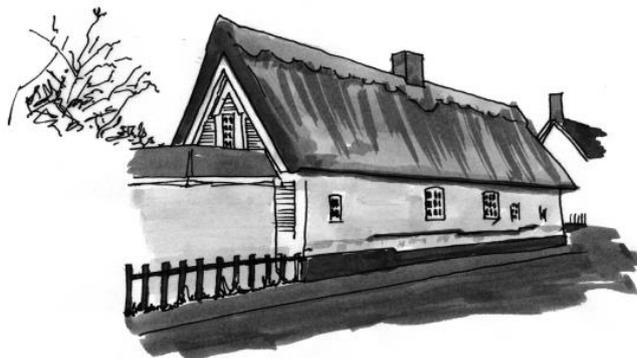
On the southern side of the road many of the houses have small grassed areas between the road and the house, some of which are planted out.

Opposite nos. 16 and 18 is a small farmyard behind a wall, a valuable agricultural survival of timber framed buildings with pantiled roofs.

The Slip House is a modern dwelling set in substantial grounds which are well treed. This is an important open space.

Kitchen's Farm on the southern side of the street makes a substantial contribution to the quality of Church End. It is unfortunate that its setting has been compromised to a degree by the modern highway standards and buildings of Dutter End, but the grass verge and garden fronting it still give an important feeling of spaciousness and informality to this, the largest building on Church End.

Thereafter the northern side of Church End is given over to terraced housing of the C19 and mid C20, undistinguished, but ultimately compatible with the character of Gamlingay.



### **Buildings of Special Note.**

- No 1. Farmhouse, 1793. Timber framed, plaster rendered and plain tiled roof with south west gable end stack rebuilt above the ridge.
- Barn, 20 yards north of No 1. Barn, Late C18. Timber framed, weatherboarded and corrugated iron roof. Three bays. Listed grade II.
- Barn, 20 yards north west of No 1. Barn, Late C18. Timber framed, weatherboarded.
- Five bays. Corrugated iron to original roof.
- No 2, 'The Emplins'. House, formerly rectory house. Mid to late C15. Open hall with north and south cross wings. Extension added and floor and stack inserted C16. Timber frame exposed, with rendered wattle and daub infill. Plain tiled roofs. Listed grade II\*.
- No. 3 is a gault brick house with peg tiled roof of the latter half of the C19. It has a large canopy over the door and dropped dormers. Unlisted.
- No 4. Cottage, C18. Timber framed, roughcast rendered and part cased in brick, painted, on the front wall.
- Nos. 5 and 7, (Jasmine Cottage). House, 1653. Timber framed, now roughcast rendered and plain tiled roof. Ridge stack with four conjoined shafts on rectangular base with moulded cornice. Listed grade II.
- No 6. Cottage, Circa 1700, C18 to C19 and late C20 renovation. Timber framed on brick and rubble stone plinth with rough cast rendered walls. Original pitch to roof now with modern pantiles, formerly thatched. Listed grade II.

- No 8. Cottage, Mid to late C17, and small C18 extension at each end. Renovated. Timber framed, part exposed in rear wall, and rendered. Listed grade II.
- No 11. Cottage, C18 or C19. Timber framed, part plaster and part roughcast rendered, C19 plain tiled roof.
- Farmhouse, mid C17, extended C18 at rear. Timber framed, plaster and roughcast rendered, some brick. Two storeys. Listed grade II.
- No 14. House, C18. Timber framed, rendered and pantiled roof, steeply pitched. Central stack rebuilt above the ridge.
- No.17 stands out from the rest of the houses on Church End, being constructed of a vibrant red brick which has been mellowed since it was built in the C19. Unlisted
- Nos. 16 and 18. House, now two dwellings. Late C16 or early C17. Timber framed, plaster and roughcast rendered on rubble stone plinth. Plain tiled roof. Listed grade II.
- No 19, (Old Bull Inn). House, formerly inn. Mid-late C17. Timber framed, rendered and cased in white brick, painted on the front. Red brick ridge stack, repaired, of four diagonally set linked shafts on rectangular base with moulded cornice. Listed grade II.
- No 23, (The Manor House). Farmhouse, Early or mid C16, late C16 and small additions to east wing, C19. Timber framed, exposed on the front, rendered to sides and rear. Plain tiled roof. Ridge stack to main range, C18, cut down above the ridge. On a moated site. Originally the bailiffs' house of the manor of Merton, but from 1362 it was leased. In 1491 it was leased to Thomas Byrd for twenty years, and in 1522 to Richard Clarke of Potton, who may have built much of the present house. Listed grade II.
- Dovecote at No 23, (The Manor House). Dovecote, Late C17. Red brick, English bond, and pyramidal, tiled roof rising to four gables with landing stage openings. Doorway in west wall. Inside there are some nesting boxes remaining. Possibly contemporary with a barn, now demolished, which was dated 1660. Listed grade II.
- No 97, (Merton Grange) House, Early C18 and mid to late C19 alterations and addition. Red brick, rendered in C19 and double gable plain tiled roof with modillion eaves cornice. Listed grade II.
- Stable at No 97, (Merton Grange). Stables, C19, Red brick, Flemish bond. Plain tiled roof with parapetted eaves on kneelers and timber clock turret with open sided bell cupola above. One storey and attic. Two hipped dormers with original twenty pane hung sashes. Listed grade II.

## Station Road.

Station Road is outside the historic core of the village and is included due to the presence of Merton Grange with its associated early C18 parkland, the moated site of the former manor of Avenells, and the Manor House, a C16 farmhouse. This area has archaeological interest and should remain undeveloped due to the high visual quality of the landscape.

## Mill Street.

Mill street is the main road from St Ives to Biggleswade and runs on a north/south axis through Gamlingay, forming a cross roads where it meets Church Street. At this point the eastern side of the street forms a stark contrast to the western side. No. Mill Street combines with outbuildings to the south no.2 Church Street to form a good group, whereas buildings opposite are modern shops and offices which owe little to the character of Gamlingay.

There are further shops in more traditional buildings to the south, with many red and yellow brick buildings sited on the back edge of the pavement. Outside nos. 2-6 is a short section of pavement constructed of blue engineering pavements and setts. This is a rare survival and should be retained.

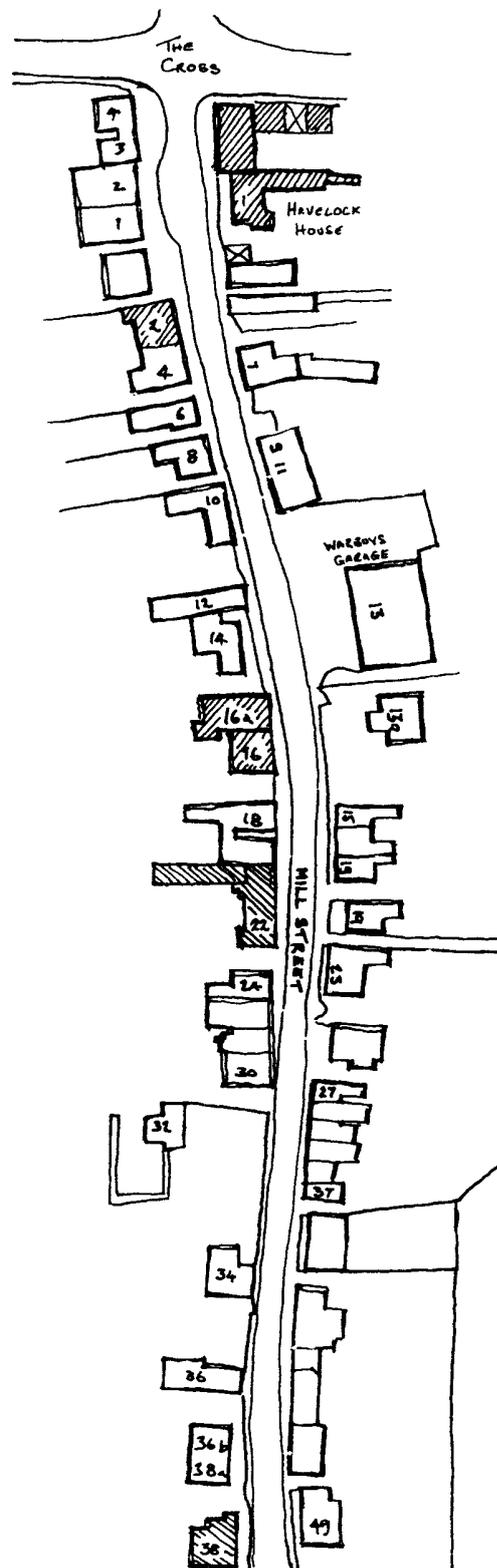
Warboys Garage is a break in the built up frontage which, although unattractive in a strictly aesthetic sense, is a centre of industrious activity often absent from village centres since the departure of agriculture.

From this point the houses become more widely spaced and the siting varies between the back edge of the pavement and set behind small front gardens planted with flowers, shrubs and some small trees. Opposite no.16 there is a high holly hedge with a garden behind, which goes some way to softening the otherwise quite hard street scene at this point.

Outside nos. 24-30 is another section of blue engineering brick pavement, which combine attractively with the characteristic stone steps of the houses which front onto it.

The gardens of no. 32 are an important open space which form with the house a composition of high visual quality.

Nos. 41-47 are a jumble of houses of varying dates from the C18 – C19. The variation in roof heights,



pitches and materials results in a picturesque group, in spite of many of the original features being removed.

Blyth Farmhouse is flanked to either side by the blank walls of various buildings sited hard on the back edge of the footpath. This gives the appearance of a farm complex, but is in part the garages of a housing development that occupies the former farmyard.

Opposite Hope Cottage there is a transition into open countryside – a grass verge, hedges and a mix of mature trees.



No.1 Mill St.

### **Buildings of Special Note.**

- Barn at Blyth Farmhouse. Barn, C19. Local red and burnt brick. Roof now covered in asbestos. Listed grade II.
- No 1 (Havelock House). House, 1688, refronted late C18 or early C19. Red brick, Flemish bond, tuck pointed to front wall. Listed grade II\*.
- No 2. House and shop. Late C18 or early C19. Gault brick, with some red brick to north end wall. Listed grade II.
- No 7. House. Mid C18, repaired late C20. Local red brick and tiled roof with wood eaves cornice. Unlisted.
- No. 8. A C19 reddened red brick house of three bays with fine tuck pointing. It is unusual in that it is baffle entry. Unlisted.
- No 11. Cottage. C18, restored, renovated and altered. Timber Framed, rendered and tiled mansard roof. Unlisted.
- Milestone in garden wall to No 34. C19, Stone painted white with black lettering and shaped top. Listed grade II.
- No.12 C18 timber framed gable end on to the street. Unfortunate windows. Unlisted
- Nos. 14 and 16. Part house Part former shop. C18. A good ridge stack. The shop front is poor modern design replacing a sash in an enlarged opening. Could be improved with grant aid. Listed grade II.

- Nos.15-19. 1905 Edwardian terrace. Red brick with tile roof. Only no. 17 has its original doors and windows intact. Unlisted
- No. 22 House and shop. Late C18 or early C19. Gault brick, with some red brick to north end wall. Tiled steeply pitched roof with flush end stacks, rebuilt. Two storeys. Range of six recessed late C18 or early C19 twelve pane hung sashes with stuccoed arches and raised key blocks. Listed grade II.
- Nos. 24 & 26 are a C19 pair of two and a half storey houses sited gable end on to the street. These have been severely altered and have lost a great deal of their original character through replacement windows, the use of snowcem on the brickwork and concrete roof tiles. Unlisted.
- Nos. 28 & 30. A pair of C19 terraced houses. Very good. Original windows, Cambridgeshire tiled roof. Dentil course. Stone steps. Unlisted.

- No.32 is a gem of a house. C19 red brick with polychrome banding in red, yellow and blue brick. Four pane sashes, four panel doors, three bays, slate roof, vine house to the side. Good decorative brick end stacks. A garden wall with hogs back brick copers. One pier has the date 1885 inscribed upon it. Unlisted.

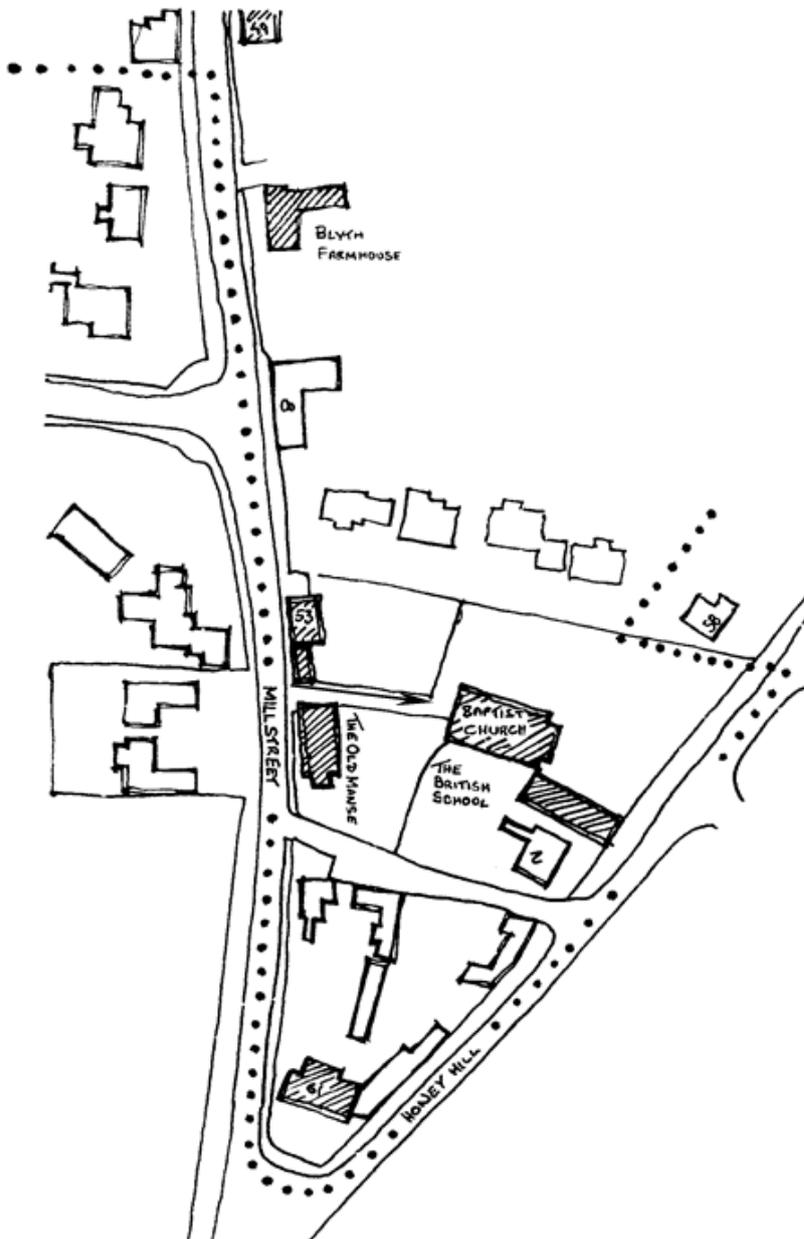


*No. 32 Mill Street.*

- No. 36. A particularly pleasing C19 house in gault brick with a slate roof sited side on to the road with garden wall running along the back edge of the footpath, this house is visible in the round. It is something of a landmark building not least because of the sign, "Royston Fine Ales – Bottled Stout". 12 pane sashes. Slate roof with crested ridge tiles. Unlisted.
- Nos. 27 – 37. A row of two storey C19 terraced cottages of very small scale. All yellow brick apart from nos. 35 and 37. Are still an asset to the street scene in spite of the removal of all of the original windows and doors, although their reinstatement would be a great enhancement. Red headers and a diagonal brick dentil string course at head level. Unlisted.
- No.39. C19 three bay yellow brick with red brick dressings. End stacks and slate roof.
- Blyth Farmhouse. The initials "SM" and the date 1670 were possibly reset in later render over the front door. Timber frame, rendered and tiled roof. In 1664 the house was owned by Stephen Apthorpe. Listed grade II.
- No. 38. House, C18 with C19 rear extension. Timber framed, rendered and tiled. Two storeys. Listed grade II.
- No.47 Another good C19 polychrome brick house. Unlisted.

- No 49. House. c1860 and small later domestic additions at the rear. Red brick and gault brick dressings and details. Slate roof with crested ridge tiles and end stacks. Unlisted.

## Honey Hill.



*Glimpse of the Baptist chapel seen from Mill Street.*

Honey Hill joins Mill Street at what is effectively the southern entrance to the village, next to no. 61 Mill Street (photo on following page). This house provides a strong emphasis to the corner as well as being a very picturesque composition, sited between two mature lime trees. No 6 Honey Hill comprises what formerly would have been the outbuildings to this house and form a good group with it. Further up Honey Hill the Baptist Chapel, the old British School and The Manse form a good, complete group of buildings historically associated by use in an area otherwise somewhat blighted by unsympathetic development and the piecemeal degradation of adjacent buildings. The British School

appears to be somewhat neglected with a movement crack visible on the street elevation. The grounds of the Baptist Chapel are an important open space.

The loss of original detailing of unlisted buildings in this area is endemic, and almost all of the older buildings in this area have lost windows and doors, have had brickwork painted or suffered other works which have resulted in a loss of original detail. The reversal of this trend by the reinstatement of original features is encouraged by the provision of grant aid, however this has so far not been taken up to a significant degree in this area. Nos. 1, 3 and 7 would in particular benefit from such works.

At the junction of Honey Hill and Mill Street the open countryside begins abruptly with grass verges filled with cow parsley in summer, mixed hedges, meadows and view out to the belt of mature trees beyond.

Traffic calming on Mill Street is highly intrusive and attempts should be made to rationalise the signage in order to lessen its impact.

### **Buildings of Special Note.**

- Nos.53 and 55 are a terrace of two cottages dated 1721 in a brick panel to the front wall. Local red brick, Flemish bond on high plinth, part rendered and sandstone rubble footings. Each cottage has a flight of four repaired steps up to front door. Associated with a charity originating in the will of Thomas Handley, proved 1740, for the benefit of the minister of the Baptist Chapel. The initials MWNB may possibly refer to members of the Bass family who are recorded as being in Gamlingay in C16. By C18 this property was in the ownership of the Huckle family. These cottages form a good group with the Baptist Chapel, the rear of which has an access adjacent, and the Old Manse. Listed grade II. Hope Cottage (dated 1888) is constructed of red brick with gault brick dressings. It has a six panel door and sixteen pane casement windows, and a slate roof with end stacks.
- The Old Manse. Dated 1761. Timber framed and rendered with a tiled half hipped roof and ridge stack rebuilt at the top. Two storeys and attic. Six steps up to panelled front door with flat hood, dentil cornice and scroll brackets. Lean-to at the rear has now been extended. Adjoining on north side is a pair of gates and piers. Early C19. Cast iron. Fluted piers with bases and capitals having shaped tops. Listed grade II.
- No 61. House. C18, and late C20 restoration. Two storeys and attic, three dormers in roof of south facade. East end part weatherboarded. Red brick, Flemish bond and tiled roof with rebuilt end parapets on kneelers. Unlisted.



*No. 61 Mill Street*

## Summary.

### Important Open Spaces.

- The churchyard.
- The gardens of 'Emplins'.
- The grounds of the Baptist Chapel.
- The gardens of no. 32 Mill Street.
- The gardens of the larger houses on Church End Adjacent to the Street.
- The forecourt of the Hardwick Arms.
- The gardens of Maypole House.
- The gardens of the Slip House.

### The Scale of Buildings.

Almost all of the buildings in Gamlingay are of one and a half to two storeys in height. The spans of individual elements in the buildings are generally between four and six meters.

### Style.

There are a variety of building styles in Gamlingay, ranging from the humble vernacular cottages through to large Georgian villas. Also present are a great many C19 brick terraces, Victorian and Edwardian villas and medieval farm houses. In addition there are present a large number of farm buildings, constructed of weatherboarded timber frame, brick, and flint.

### Detail.

Features which characterise the timber framed buildings include:

- High pitched roofs.
- Clay peg or pantile, or longstraw thatch.
- These buildings have sometimes been encased in brick in the C18-C19, but are for the most part rendered.
- Exposed rafter feet or sprocketed eaves.
- Typically timber side opening casement windows or horizontally sliding sashes, set flush with the outside walls.
- Drip boards set in the gable ends and over the windows.
- Four or six panel, or planked doors.
- Chimneys sited laterally on the ridge of the roof.
- The more prestigious houses are jettied.

### Features which characterise the C18 village houses include:

- Four and six panel front doors.
- Multi-pane vertical sliding sash windows with narrow (12-18mm) glazing bars.
- The higher quality houses often have distinctive cornices.
- Gauged brick arches over windows.

### Features which characterise the later C19 terraced and semi – detached houses include:

- Saw tooth dentil courses at the eaves.
- Four or twelve pane vertically sliding sash windows.
- Four panel doors, some with the top two glazed, occasionally with leaded stained glass.

- Contrasting brick dressings or decorative polychrome brick banding.
- Chimney stacks sited at the gables, flush with the gable walls.

### **Materials.**

Walls - Red and yellow brick, weatherboarded or rendered timber frame, flint, carstone.  
 Roofs – Pantile, plaintile, pegtile, slate and longstraw thatch.

### **Siting.**

Church Street has a very urban built up frontage, with glimpses through gaps to large rural plots behind with rustic outbuildings, formerly used for agriculture. Houses are generally sited on the back edge of the pavement. There is a wide variety of sizes of building on this street with a mixture of gabled ends and eaves creating a syncopated rhythm.

On Mill Street the theme is similar, but less complex, with the majority of houses being on the smaller end of the scale. At its southern end the grain of the street becomes looser, some houses being set further back.

In Stocks Lane, Honey Hill and Church End there is much greater variety in siting and grain which is difficult to summarise but is dealt with fully in the descriptions of these areas.

### **Trees.**

On Church Street and Mill Street trees are not a common feature and this gives the street scene a notably hard urban edge. The Yew in the grounds of Maypole House is an extremely important exception to this, however, and is visible for the entire length of Church Street.

### **Recommendations.**

- Recent expansion of Gamlingay has resulted in only a small portion of the historic core of the village now giving way to open countryside. Where this still does occur this relationship should be retained. It is particularly in evidence along the north eastern portion of Church Street, all of Church End, the southern end of Mill Street.
- The allocated sites at Green End and Church Street ((Local Plan (Deposit Edition) policies Gamlingay 2 and 1 respectively)) in part border the Conservation Area.

At Green End there is a portion of the site overlooking the school playing fields. Particular care will need to be taken when developing this part of the site to ensure that the view across the playing fields is enhanced from that of the present utilitarian industrial buildings. Natural materials, and house designs of a scale and massing common to those in the rest of the Conservation Area will assist in this.

In Church Street a similar approach will need to be adopted, but throughout the development. This is a particularly important site and will affect the settings of a number of listed buildings not only along Church Street but also at Church End. Views through from the Church Street access will be particularly important. Boundary treatments and external finishes and detail will need to reflect those found elsewhere in the Conservation Area.