

# Foxton Conservation Area Appraisal



South  
Cambridgeshire  
District Council

**Prepared by**

Foxton Parish Council

**in collaboration with**

The Consultancy Team

Planning and New Communities,

South Cambridgeshire District Council

2018

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unless otherwise stated.

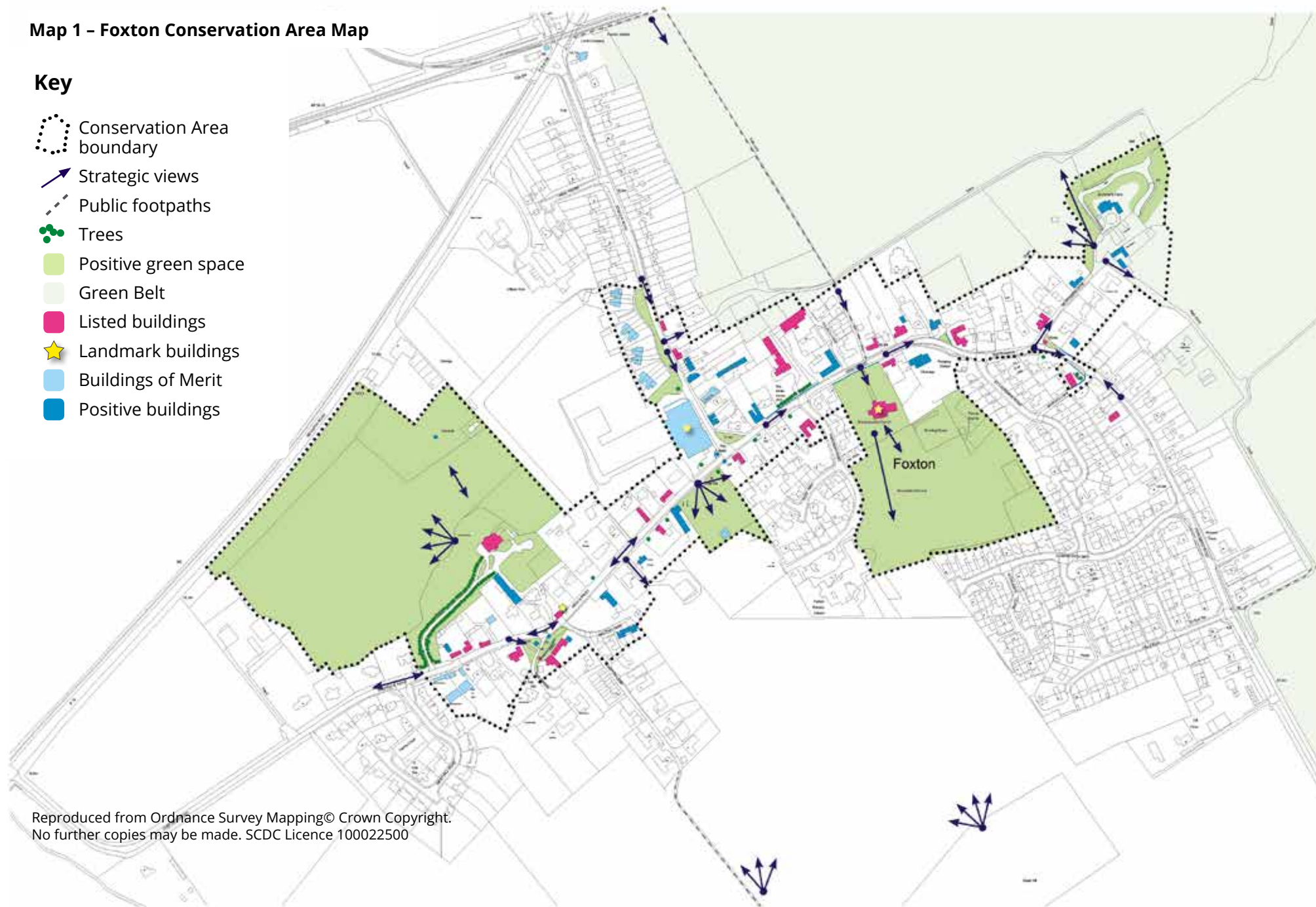
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**Map 1 – Foxton Conservation Area Map****Key**

-  Conservation Area boundary
-  Strategic views
-  Public footpaths
-  Trees
-  Positive green space
-  Green Belt
-  Listed buildings
-  Landmark buildings
-  Buildings of Merit
-  Positive buildings



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# 1.0 Introduction

## 1.1 Conservation Areas and Appraisals

1.1.1 A conservation area is an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Under this Act, Local Authorities have the powers to designate such areas and use their legal powers to safeguard and enhance the special qualities of these areas through positive management of change. The Act also requires Local Planning Authorities to review their conservation areas from time to time, including reviewing the boundaries.

1.1.2 Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area.

1.1.3 A conservation area appraisal aims to define and analyse the special interest which constitutes the character and appearance of a place. Having identified those special qualities, any future change, whether to individual buildings, building groups or the village as a whole will be based on this understanding of the past and present character of the village. Future change will be managed to ensure that it makes a positive contribution towards preserving or enhancing its special character.

1.1.4 The appraisal will provide information and guidance to those wishing to carry out works in a conservation area, including those that do not necessarily require planning approval. It will therefore be a useful source of information for

property owners, agents, applicants and members of the public who live or work in the village. A clear definition of the elements which contribute to the special interest of a place will enable the development of a robust policy framework for the future management of the area, against which any application for development can be considered.

### 1.1.5 The principal objectives of the Appraisal are:

- A. To define and record the special character and interest of Foxton
- B. To ensure that future development affecting the conservation area preserves or enhances its character and appearance
- C. To raise public awareness of the aims and objectives of the conservation area designation and stimulate the local community's involvement in the protection of its character
- D. To assess the action that may be necessary to safeguard the special interest of the area and to identify opportunities for enhancement
- E. Review the boundaries of the conservation area

### 1.1.6 Foxton Conservation Area

1.1.7 Foxton conservation area was originally designated in 1972. South Cambridgeshire District Council has worked with members of Foxton Parish Council to jointly produce this conservation area appraisal. Part of the work undertaken was a review of the conservation area boundary. The 1972 Conservation Area boundary was very small,

covering only a small part of the medieval High Street, and did not include the majority of listed buildings in the village, including the grade I listed St Laurence's church. Through the work undertaken to produce this appraisal, it was established that the special qualities that exist in Foxton extend, and remain clearly evident, far wider than the original boundary. Following public consultation, the boundary was extended and this appraisal adopted in 2018.

### 1.1.8 Public awareness

1.1.9 Community involvement and raising public awareness is an integral part of the process behind producing and adopting a conservation area appraisal and needs to be approached in a pro-active and innovative way. Involving the community helps to bring valuable understanding and 'ownership' to proposals for an area.

1.1.10 Appendix C explains how the local community has been involved and contributed to this appraisal.

## 1.2 Planning Policy and Guidance

### 1.2.1 National Planning Policy

1.2.2 The National Planning Policy Framework (NPPF) adopted in 2012, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF includes conservation areas as heritage assets in Section 12: (Conserving and Enhancing the Historic Environment), and in terms of NPPF guidance, includes conservation areas as designated heritage assets. Great emphasis is placed on considering the significance of heritage assets, including their setting when changes are proposed.

### 1.2.3 Guidance

1.2.4 The Foxton Conservation Area Appraisal and management strategy have been prepared in accordance with Historic England guidance, in particular Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016), with reference to Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

### 1.2.5 Local Planning Policy

1.2.6 South Cambridgeshire District Council has local planning policies in relation to heritage and conservation areas. Policy CH/5 in the adopted Development Control Policies DPD (July 2007) relates to Conservation Areas, and states planning applications for development in or affecting conservation areas will be determined in accordance with both national policy and guidance, and conservation area appraisals.

The Emerging Local Plan is due for adoption in 2018. Policy NH/14 in the emerging Local Plan relates to Heritage Assets including conservation areas and undesignated assets identified in conservation area appraisals; the policy states that development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings.

1.2.7 South Cambridgeshire District Council also has a Supplementary Planning Document: Development Affecting Conservation Areas (adopted in 2009), which also provides guidance for change within conservation areas at a district wide level.

1.2.8 This appraisal is intended to be adopted by South Cambridgeshire District Council. It will therefore be a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It contains a Management Strategy which identifies issues, proposals and policies for the conservation and enhancement of the area.

## 1.3. Summary of Special Character

1.3.1. The special character of Foxton Conservation Area derives from the following elements:

- A. Medieval High Street with a strong linear character;
- B. Large number of listed timber frame buildings and the Grade I listed St Laurence's Church;
- C. Development of the University tutorial press works and associated cottages;

- D. Collection of buildings and small village greens around changes in alignment of the High Street at the market stead green, the cross, vicarage corner, and entrance to Mortimers lane;
- E. Traditional craftsmanship, embodied in original building materials and architectural features;
- F. Mix of building forms – some gables to the road, some hips and half hips, feature chimneys, steep pitched roofs;
- G. Mix of materials – timber frame, render, brick (red and buff), thatch, peg tiles, pan-tiles, slates, brick, flint and clunch boundary walls;
- H. Predominance of green spaces, mature trees and hedgerows;
- I. Foxton House pastoral parkland setting;
- J. Rural setting and views between the village centre and the hilltops to the south

## 2.0 Location and context

2.1 Foxton lies 7 miles south of Cambridge City, west of the M11 motorway. The site of the historic village was well chosen. It nestles in the river plane between tributaries of the Cam, and winds around the base of two small hills to the south which shelter the village from prevailing winds.

2.2 The village was historically linked to arable farming and many buildings date back to the medieval period. The historic core was made up of

dwelling and agricultural buildings, developed in a characteristic linear fashion which remains clearly legible. Today, most of the buildings in the village are residential, and agricultural buildings have been converted to residential use, though there are still some farms on the edge of the village.

2.3 The village has facilities such as a railway station, primary school, a village hall, playing fields, a village shop, a public house and a church.

The 1908 University Tutorial Press building is prominent in the village centre. Now known as Burlington Park, it has been extended and provides commercial premises for a range of businesses. Foxton remains surrounded by agricultural land, and the eastern side of the village abuts the Cambridge green belt.



**Fig 2 - Strategic Landscape - Flat River Plane (View from high ground near Barrington)**



## 3.0 Historic development

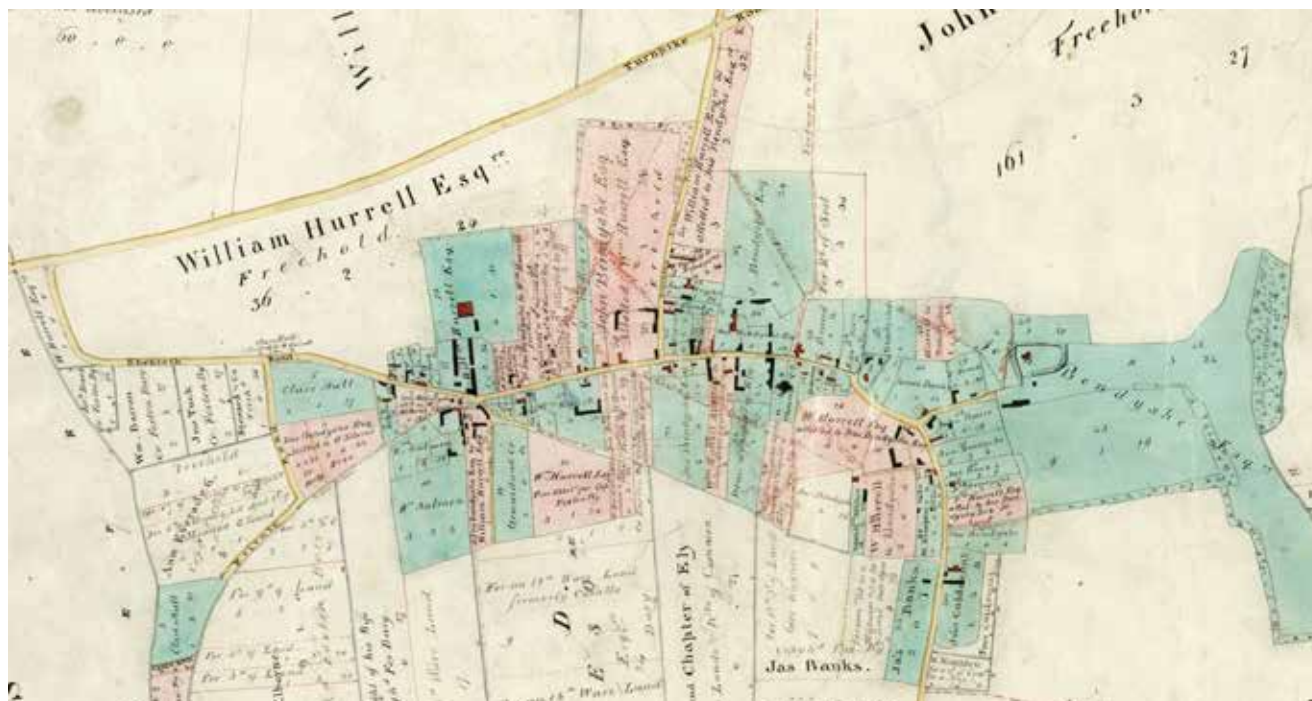
3.1 The following chapter is a summary of Foxton's historic development which is based on a more comprehensive account prepared by Dr Colin Grindley and titled 'Foxton's Historic Context'. An updated and indexed edition will be published on the Parish Council website in 2018.

### 3.2 Archaeology

3.2.1 Records and artefacts indicate pre-historic activity within the parish area from 10,000 years ago. Human settlement occurred in Foxton, possibly as early as the late-Neolithic age (2,900 -2,200 BC), on a site close to Foxton / Shepreth brook. This is near where there are late Bronze-age, Iron-age settlements, and a large Romano-British settlement.

3.2.2 Iron-age settlements also existed at Barrington Road (800 BC-42AD), and Hurrell's (Herod's) farm (200 BC-42AD). At Mortimer Lane, there was settlement activity ranging from the late Iron-age to the post-medieval period (200 BC-1900 AD), and an early Saxon to 12th century feature (410-1200 AD) has been uncovered. There is evidence Roman villas were located in Caxton Lane and Hoffers Brook farm, with Roman finds also located in Malting Lane.

3.2.3 The numerous archaeological finds and written evidence from late-Saxon, Norman and Medieval times, reveal a simple, but well-connected, community engaged predominantly in arable farming, seemingly as a continuum of earlier nearby Bronze-age, Iron-age, Belgic, and Romano-British farmsteads and settlements.



**Map 2 – Enclosure Map of Foxton from 1830**

### 3.3 Early History

3.3.1 During the late Saxon period (846-1065), there were three manors in Foxton. The holders of the manors in the north-east and centre of the village had royal associations. The central manor was the largest and most influential. It was passed down to the first Abbess of Chatteris Abbey, who held baronial court at Foxton manor to which the Abbey's tenants in many villages across South Cambridgeshire owed suit. Foxton was once a far

more influential settlement than is immediately obvious today.

3.3.2 In the Domesday Book of 1086, the village was referred to as Foxtetune, and later Foxton. The combination of fox and tun is thought to mean 'farm where foxes abound'.

### 3.4 Evolution of the Settlement

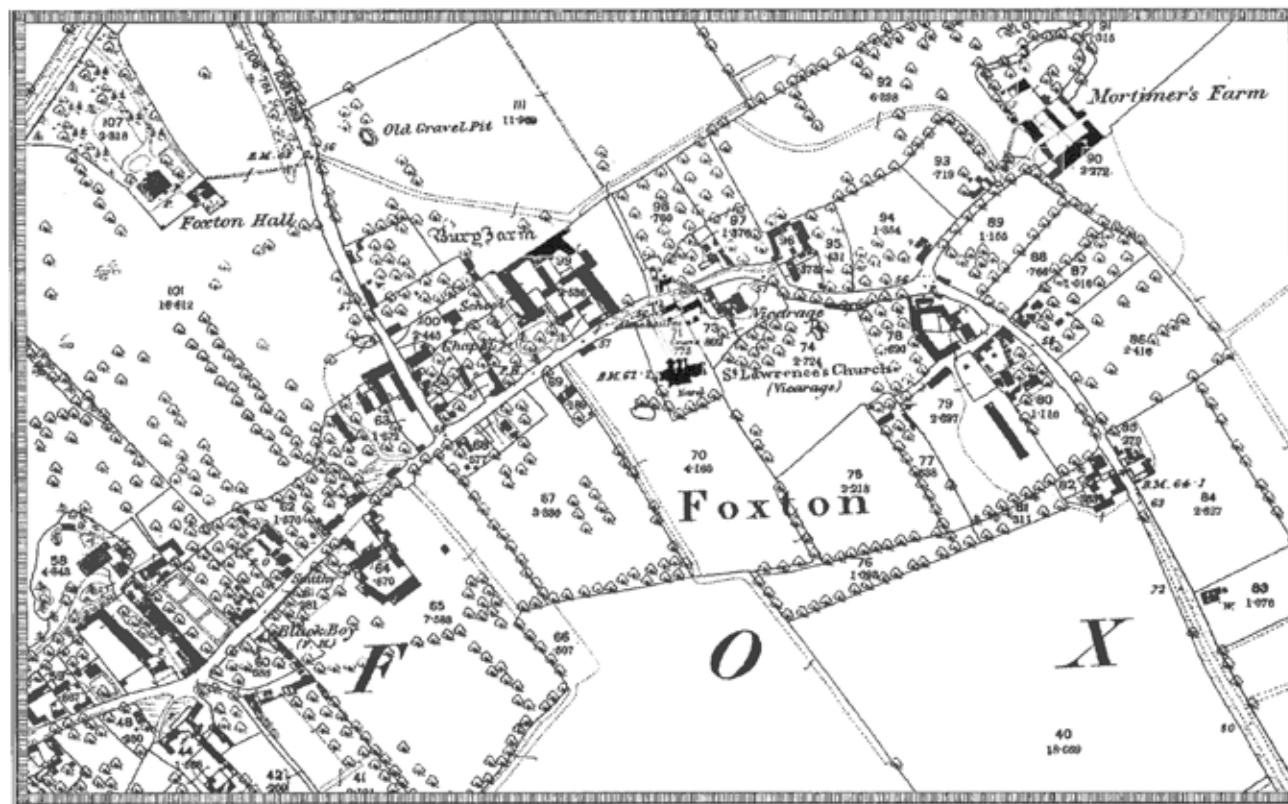
3.4.1 The current historic core of Foxton grew in a linear arrangement between the Saxon farmsteads at each end of the village. The agricultural

community lived in timber framed dwellings in closes with accompanying barns and outbuildings interspersed along both sides of the High Street.

3.4.2 The village's shape was determined by the lie of the land, which also made it possible to divert water from the nearby brook into a man-made rill alongside the main village street. The street was connected to a water supply and to existing tracks, footpaths and the prehistoric ways in the area. The earliest surviving building is St Laurence's church, parts of which date from the late 12th / early 13th century.

3.4.3 On both sides of the main street, buildings were erected of irregular sizes and spacing, with differing set-backs from the street, roof forms and chimneys. The form of the village grew organically in this manner over time. Barns were arranged in closes; dwellings overlooked meadows or had views to common areas, meadows and arable fields beyond. The population of Foxton and the limits of the village were settled by the late 15th century, and remained stable for around 350 years, until the early 19th century. The OS map, of 1886 (map 4) shows that apart from the Georgian and a few early Victorian buildings, the village form was much the same as that laid down in the early Tudor period.

3.4.4 The village began to grow more rapidly from the Victorian age. Infill development occurred along the High Street, Station Road and Fowlmere Road. This infill of buildings has changed the historic rural character of the village, and has resulted in fewer gaps along the street and lanes. Consequently this allows only occasional views to the countryside, parkland and fields, heightening the significance of those open areas and vistas that remain.



**Map 3 – County Series Map of Foxton 1886**

3.4.5 In addition to the church, the Bury and many other listed buildings in Foxton, significant buildings include Foxton House, built in 1825 which has a parkland setting. In Stockers Lane (now Station Road), the former Wesleyan Methodist chapel was built in 1880 and three years later the adjacent purpose-built board school was constructed. The new railway line into Foxton brought Victorian railway architecture to the north of the village at the

end of the 19th century (see map 5). The University Tutorial Press buildings and associated workers cottages were built in the centre of the village in the early 20th century, and the Rural District Council built some early council houses on Station Road. The modern estate developments that took place from 1955 onwards, have changed the size and edges of Foxton village. However the historic core remains clearly legible.



### 3.5.13 Phase V: Victorian to early-20th century (19th – 20th centuries)

3.5.14 Some Victorian infill occurred, including the Methodist Chapel, the Board School building, a small terrace of four houses in Stocker's lane (now Station road), individual houses on the High Street and detached and semi-detached houses on Fowlmere Road. The Cambridge to Shepreth branch line railway station, signal box and inn opened in 1866 on Cambridge Road. New businesses were established and ribbon development occurred along the A10 and Barrington Road. The University Tutorial press building at Station Road was built along with houses in the village for key workers, as a model village scheme in South Cambridgeshire. The Rural District Council also built social housing on Station Road.

### 3.5.15 Exponential Growth

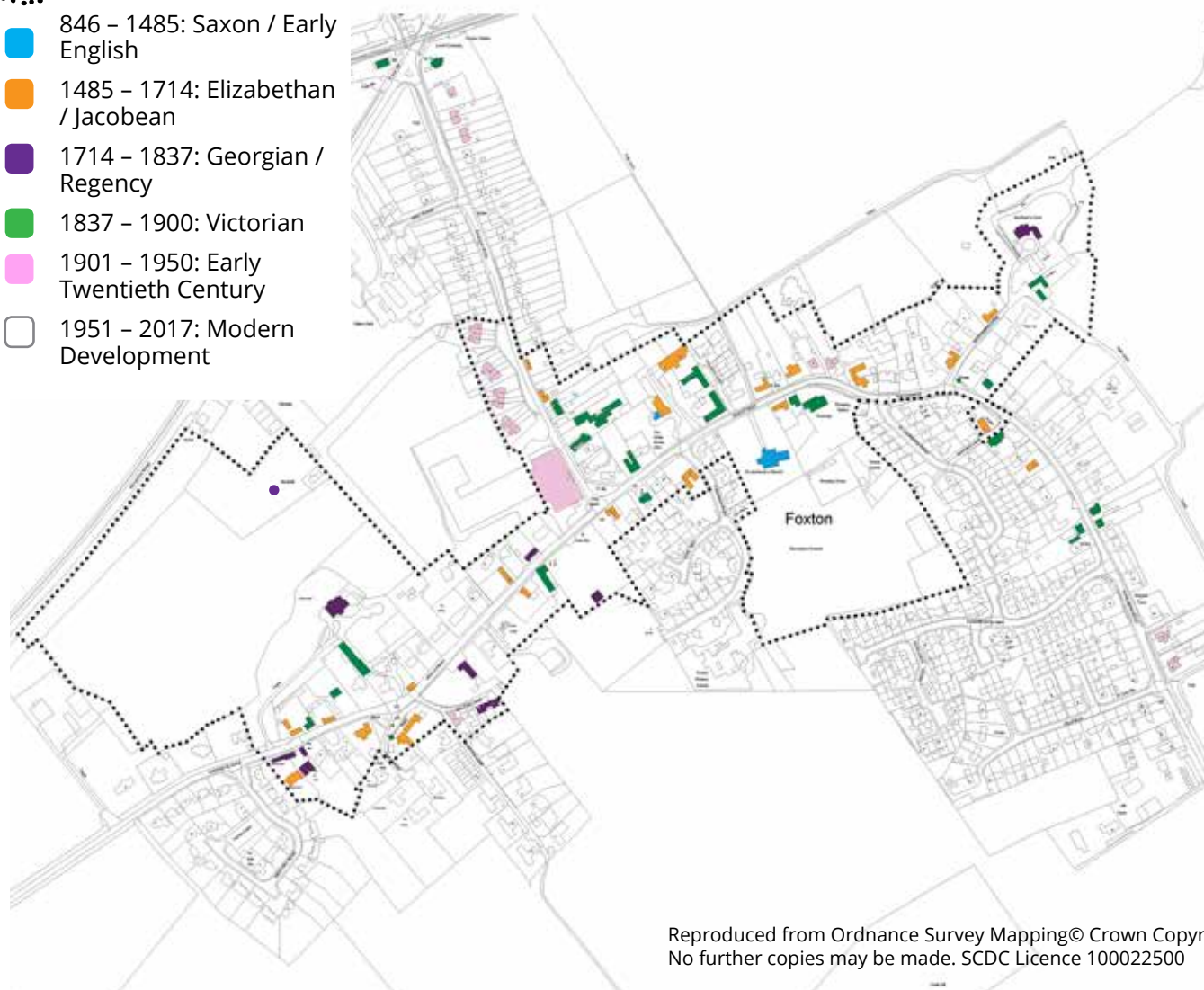
### 3.5.16 Phase VI: Modern estate developments (20th – 21st centuries)

3.5.17 The first council house estate was built at Hill Field, off Fowlmere Road in 1955 to address housing needs. The 1971 Local Plan proposed sites for estate development which occurred at West Hill Road, St Laurence Road, Illingworth Way, Rowlands Close and Station Road / Hall Close, resulting in exponential growth. Since then, further infill and additional estate development has taken place.

### Key

-  Conservation Area
-  846 – 1485: Saxon / Early English
-  1485 – 1714: Elizabethan / Jacobean
-  1714 – 1837: Georgian / Regency
-  1837 – 1900: Victorian
-  1901 – 1950: Early Twentieth Century
-  1951 – 2017: Modern Development

Map 5 – Indicative map of building ages



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## 4.0 Village form and landscape

### 4.1 Village Form

4.1.1 The main street through Foxton village (High Street etc.) follows the contour of the land, and the line of a geological fault. The principal manor farmstead is near the centre of the village, and two smaller manors were located at its South-West and North-East ends. By the beginning of the Tudor period, individual dwellings and outbuildings had been built along both sides of the connecting streets creating the linear form which is still very evident today. The buildings within the conservation area today reflect the historic evolution and character of the village, with their irregular size and spacing, differing setbacks, roof forms and chimneys.

### 4.2 Routes

4.2.1 Three statutory footpaths based on ancient routes link Foxton to the neighbouring villages of Fowlmere, Newton and Shepreth. These form part of the positive landscape setting to the village. The footpath opposite the church running north up to the station is the only one within the conservation area. Historically there were 17 footpaths and tracks crossing the village, which were discontinued by the enclosure order of 1830.

### 4.3 Landscape Features

4.3.1 The built form of the village wraps itself around the base of the two hills to its south. In so doing, it naturally encloses the meadows and arable land between the village centre and the two hilltops. This form makes an important contribution to the setting and significance of the conservation area; views from within the village which connect to this open land are of particular importance.

4.3.2 A prominent feature is the hilltop deciduous woodland wildlife habitat created by villagers who helped the County Council to plant trees in the 1980s, under a government sponsored initiative to create new woodland habitat and improve countryside access.

4.3.3 Much of the land to the north and east of the village is Green Belt land, in particular wrapping around Mortimers Lane and encompassing the wet moat.

### 4.4 Strategic Views and Vistas

4.4.1 There are attractive panoramic views from and through the open spaces of the village centre, and towards the village from the nearby hilltops to the south. Within the conservation area, these are most prominent from the wildflower meadow surrounding the dovecote which provides an important visual link from the medieval village and its wider rural setting. (Views from the historic village over the open pastoral land would have once been common, but infill development has substantially reduced the visual connection to its rural setting.) From the ridgeline of the hills to the south there are also significant views north over the intervening arable farmland, back to the village (see figs 8, 9). The village recreation ground and the adjacent arable land up to Chalk Hill lie on former glebe land that was controlled by the church; there are strong views over this land between the church and high ground.

### 4.5 Landmarks Buildings

4.5.1 Given the relatively low scale of development, the winding rural roads and the largely enclosed nature of the village, views of landmark buildings and features are limited.



**Fig 5 - The Green with common stream and pump**



**Fig 6 - Wide verges at the western approach**



**Fig 7 - Pinch point on eastern approach - view towards thatched roof at 1&3 Mortimers Lane**

4.5.2 The three main landmark buildings in Foxton are St Laurence's Church, the former malt house with its high, conical roof topped by chimney stack, and the 1908 former press buildings.

#### 4.5.3 **St Laurence's Church**

4.5.4 St Laurence's church, with its square crenulated tower and flèche, is visible in the wider landscape. The views to the church from Chalk Hill and West Hill, and from the recreation ground closer at hand, together with views from the church to the hills over the wider landscape to the south, form an important part of its setting and contribute substantially to the significance of this grade I listed heritage asset and the character and appearance of the conservation area.

#### 4.5.5 **Former Malt House**

4.5.6 Nestled within character area one (see Chapter 5), views from outside the village towards the Malt House are more limited than towards the church, yet the conical roof and brick chimney of the Malt House can be seen from afar. Views from the south towards the malt house (fig 7) contribute significantly to the rural and historic character and appearance of the conservation area.

#### 4.5.7 **Former Press Buildings**

4.5.8 Despite the substantial size of the original press building, its location at the heart of the village amongst other buildings and surrounding mature tree planting, does restrict the opportunities for distant views of this building, which is really only visible within character areas one and two (see Chapter 5).

### 4.6 **Green Infrastructure**

4.6.1 The conservation area has a distinct rural character, strongly reinforced by the abundance of mature trees, hedgerows, grass verges and planting. There are many tree preservation orders within the conservation area.

4.6.2 Generally, the open green spaces within Foxton fall into three categories:

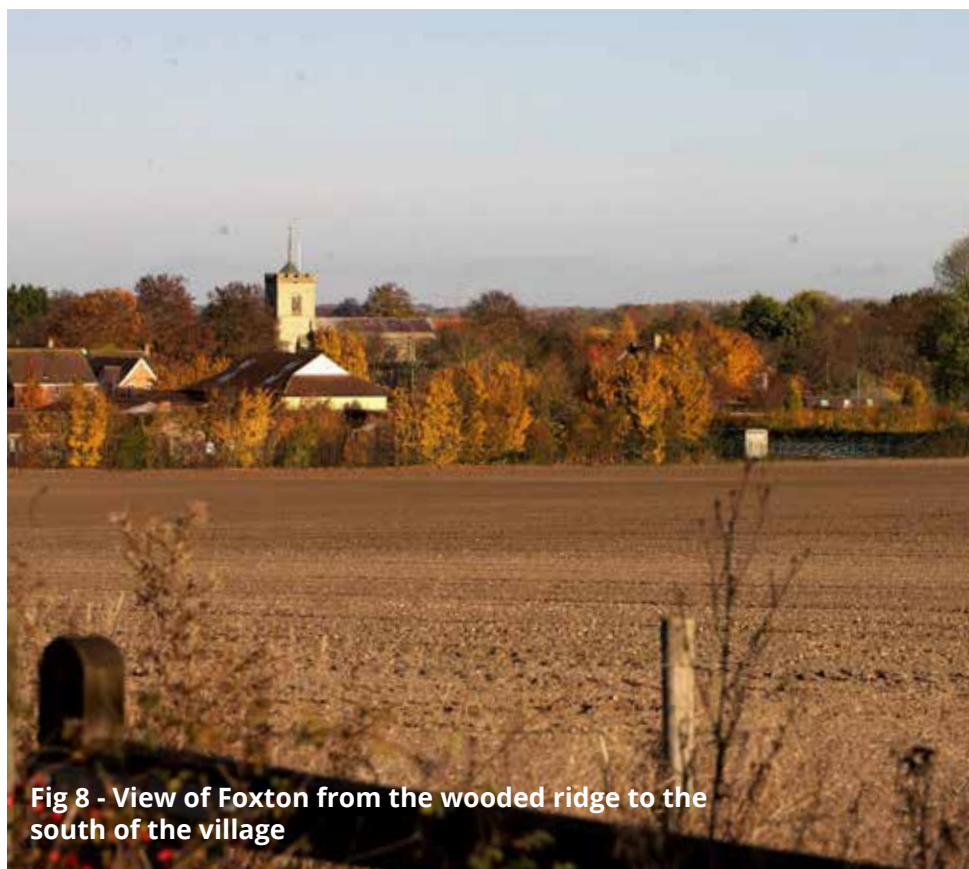
- A. Small triangular greens along the High Street;
- B. Wide verges at the side of roads;
- C. Meadows surviving from medieval times;
- D. Former glebe land.

4.6.3 The small village greens are found at changes in the alignment of the High Street and at the junction with Station Road. These pocket green spaces vary in size, the largest contains the market stead and a tiled channel for the common stream (fig 5). The small greens contain grassed areas with single specimen trees and form the setting of listed buildings. Two contain listed water pumps (The Green, and the junction with Mortimers Lane).

4.6.4 The greens and the wide grass verges provide a rural feel to the village. The largest of the roadside verges is the banked green on Station Road (fig 25), which was the remnant of Welbore's farmstead parkland after the press houses had been built. On the High Street opposite the church there is another wide medieval verge, at the back of which the common stream ran.

4.6.5 The wide medieval verges along Shepreth Road (fig 6) are a prominent feature on the approach to the village and are important to the setting of the conservation area. On arrival in the historic settlement, the verges taper and property boundaries continue adjacent to the road without wide verges. Modern development west of the conservation area boundary is set back, maintaining the verges through into the historic core.

4.6.6 The meadows surrounding and incorporated into Foxton have a mix of functions and ownership. Some are publicly accessible (such as the dovecote wildflower meadow), some are in private ownership and remain as managed meadows (such as those North East of Mortimers Lane), some form the pastoral parkland setting to Foxton House, and others are now publicly owned, such as the recreation ground which was formed on medieval glebe land which surrounded the church, now owned by the Parish Council.



**Fig 8 - View of Foxton from the wooded ridge to the south of the village**



**Fig 9 - View from Fowlmere footpath to Caxton Lane and towards the former Malt House**



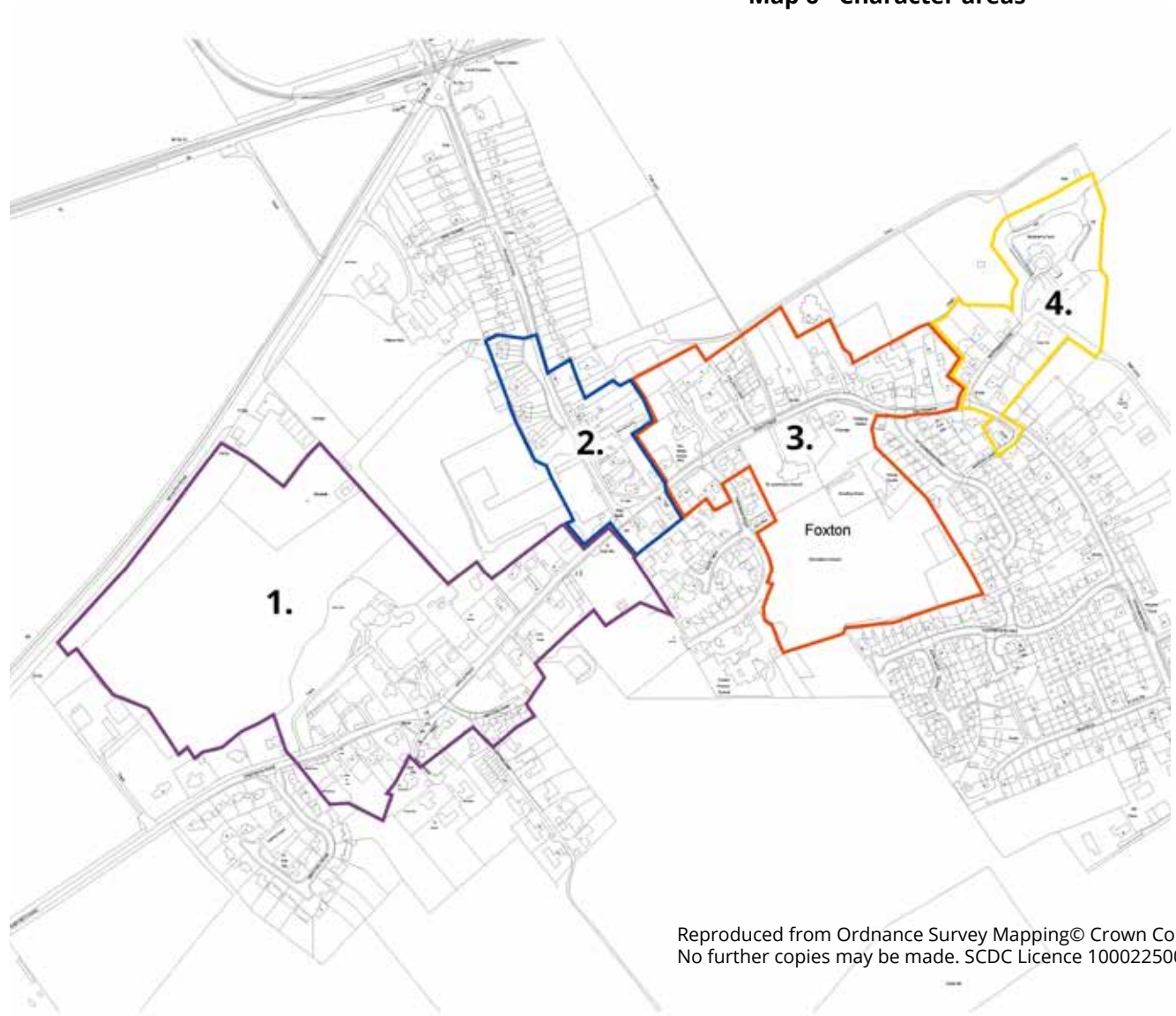
**Fig 10 - Footpath from Fowlmere. View of Foxton Woodland hilltop planting over a medieval field**

## 5.0 Character areas

5.0.1 The medieval origins of Foxton are still clearly evident in its layout and the architecture of some of the oldest remaining buildings. The infill development that has taken place since then can also be clearly distinguished, and has changed the character of the village into something more varied and multi-phased in nature.

5.0.2 Though all parts of the conservation area have similarities in built form and positive characteristics, four distinct areas within the conservation area have been identified, which each have unique characteristics of their own. The boundaries of these four areas are shown on the Character Area Map. This chapter describes the distinct character and prevailing characteristics of each area.

**Map 6 - Character areas**



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## 5.1 Character Area 1: High Street West - Agricultural

5.1.1 Character area one extends along the High Street (which turns into Shepreth Road) south west from the junction with Station Road, to the driveway to Foxton House, including both the parkland setting of Foxton House and the wildflower meadow surrounding the Dovecote. The main street through the character area is largely straight, apart from one distinct change of direction at the village green.

5.1.2 This end of the village has a more agricultural character. The land between historic farm steads has been infilled over the years with housing, but the more informal character is still evident, and is strengthened by views south over meadows and agricultural land which are not so evident in the other character areas.

### 5.1.3 Uses and Scale

5.1.4 The predominant buildings within this character area are houses, interspersed with occasional former agricultural outbuildings. This is the result of infill development, and the conversion or replacement of barns. A few small paddocks have been retained along the south of High Street. Buildings range from single to two storey, and some of the thatched cottages have rooms in the roof.

### 5.1.5 Arrangement and Typology

5.1.6 Generally, the oldest surviving buildings (predominantly grade II listed in this location) are sited closest to the road, and therefore have most

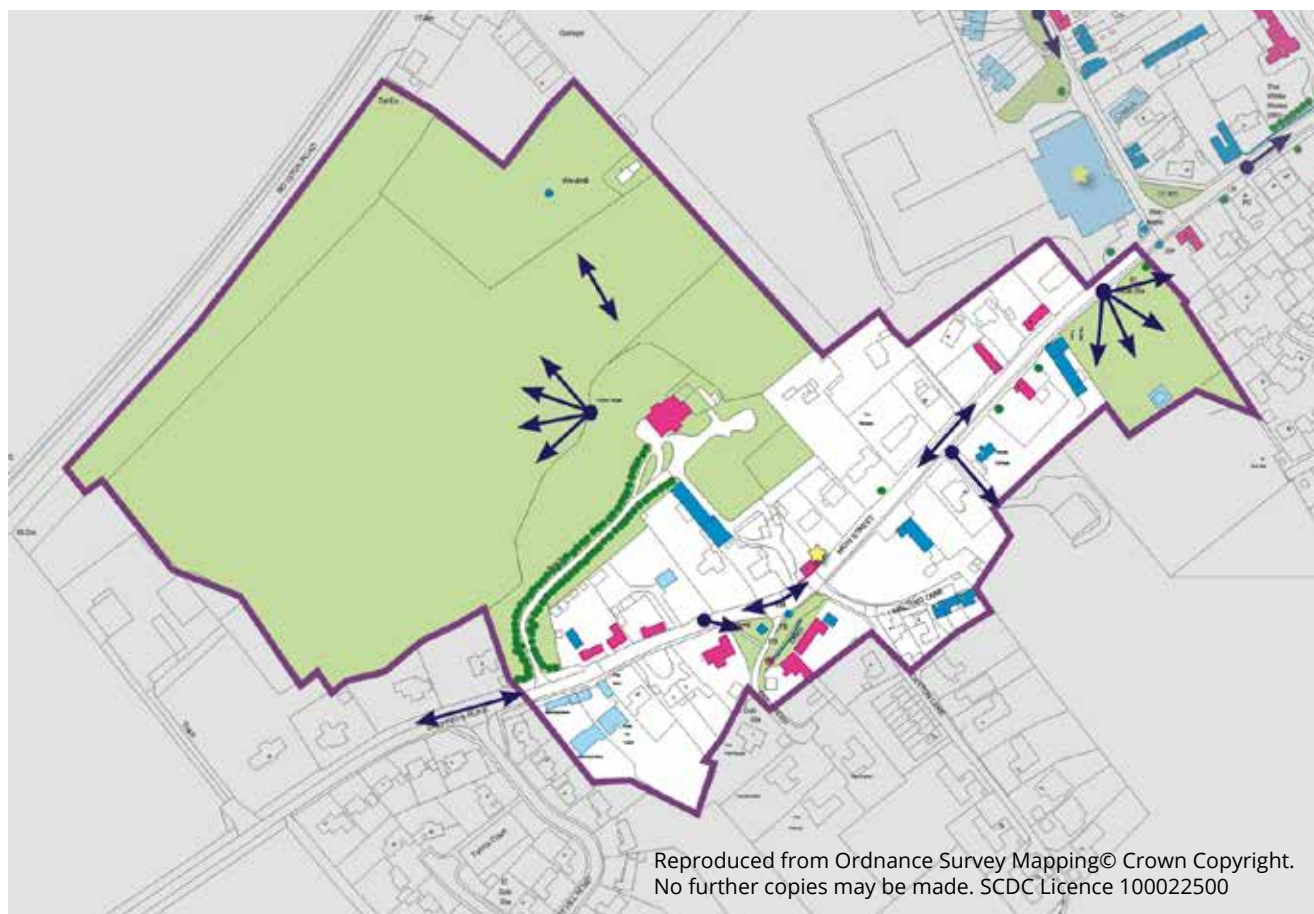
### Key

-  Character Area boundary
-  Strategic views
-  Trees

-  Positive green space
-  Green Belt
-  Listed buildings

### Map 7 - Character Area 1

-  Landmark buildings
-  Buildings of Merit
-  Positive buildings



prominence within the street scene. They are also arranged into two distinct groups (one near the Dovecote and the second around the village green). This clustering also adds to their prominence (fig 11, 13).

5.1.7 Most of the buildings within character area one are detached and set in their own grounds. Generally the building and their roofs address the road, though a few gables face the road. A terrace of clunch block cottages sits along Malting Lane, which is notable for its informal character and tighter packed cottages of traditional construction (see fig 12).

5.1.8 There is some twentieth century infill housing in this character area, especially between the two historic clusters of buildings, but most modern houses are set back considerably from the road with well planted frontages, some including important trees, which limits their impact on the character of the area (fig 16, 18). Generally, the form (roof pitch) and materials of twentieth century development do not enhance the conservation area.

5.1.9 Foxton House (fig 19) lies in the north of this character area, and is screened from view by the mature woodland planting south of the building. It is a grade II listed, well-proportioned Georgian double-pile country house built in gault brick with a shallow slate roof, and Regency veranda.

5.1.10 As an important local property Foxton House and its grounds have always been separated from the High Street while remaining an integral part of the village. The formal entrance is at the edge of the historic core of Foxton and marks the tapering transition from wide verges along Shepreth Road to roadside boundary treatments (see Chapter 4); the secondary access was off the High Street within the historic core.

5.1.11 Both led on to the house, gardens and parkland. The house is set within gardens and extensive designed parkland. This setting remains readily apparent and is a strong contributor to the significance of the building; the contribution of

Foxton House to the historic core of the village is understood in this context.

5.1.12 There is a connection across the former parkland to the windmill (fig 20), now south of industrial units, which pumped water to Foxton House. Its machinery is still present.

### 5.1.13 **Materials and Architectural Detailing**

5.1.14 The majority of the historic buildings are rendered, and painted white. This includes both listed buildings and non-designated historic buildings. Brick is used almost predominantly for the twentieth century buildings, which do not relate so positively to the character of this end of the village.

5.1.15 One notable exception to this is the Malt House, which is a very striking building in red brick. This building is a landmark within the character area due to its prominence on the street, relating to its siting close to a bend in the road, but also its unusual conical roof profile, with timbered gables, and its use of red brick (see fig 14).



Fig 11 - 29, 35 High Street (left) and 18 High street (right) have strong group



Fig 12 - The Maltings



Fig 13 - 1, 2 The Green

5.1.16 The roofs of positive buildings are generally finished in clay peg tiles with pantiles or slate used only for outbuildings. Four of the listed buildings are longstraw thatch. Pantiles and concrete tiles have been used more in the twentieth century housing, but these materials do not relate so positively to the character of the historic houses. Substantial chimneys, sometimes with distinct

architectural profiles are a strong feature of this end of the High Street (see fig 15).

#### 5.1.17 **Boundary Treatments**

5.1.18 Boundaries are generally more informal in this character area, reflective of the more agricultural character. Hedgerows are the most

common boundary treatment, some are quite high which occasionally restricts views and increases the sense of enclosure to the street. Some houses have open front boundaries with well planted gardens, others have timber post and rail or picket fences. Low gault brick boundary walls are more common nearer to the green.



Fig 14 - Malt House, High Street (grade II)



Fig 15 - Chimney details

### 5.1.19 Open Spaces

5.1.20 There are three main areas of open space within this character area, each with its own identity. The wildflower meadow surrounding the Dovecote (see fig 17 and front cover) is a community meadow, providing a pedestrian link to the school, as well as a setting for the distinctive dovecote. The meadow also provides a rare break in built form which allows views out to the countryside beyond the village envelope.

5.1.21 The open green of the market stead is a triangular grassed area at the divergence of streets near where the High Street turns into Shepreth Road (see figs 5, 13). The common stream (the ancient water supply for the village), still exists in front of house numbers 1, 2 and 4 The Green. The green has an informal character. Although bisected by a lane, the kerbs are not continued and the houses have open frontages which bleed into the space which create the informal character.

5.1.22 The third area of open space is around Foxton House. When the country residence was built in the nineteenth century, a wooded driveway and large parkland setting was created around it with specimen trees and open views, most of which still survive. Although this space is not publicly accessible, this area is very important to the setting of Foxton House, and forms a significant part of the conservation area.

### 5.1.23 Verges, Footpaths and Roads

5.1.24 The High Street generally has pavement at only one side, which minimises the need for kerbs

etc and provides a more rural feel to the village (figs 11, 16).

5.1.25 The wide medieval grass verges extend along Shepreth Road to the entrance to Foxton House which reinforces the rural character of this part of the conservation area.

### 5.1.26 Trees and Planting

5.1.27 Character area one is very green in character, with mature trees, hedgerows and gardens contributing significantly to its rural and informal character. There are a number of significant large trees along the High Street which enclose and define the route in parts. Gaps between buildings are largely filled with trees in back gardens, and the skyline is predominately formed by trees rather than roofs.

### 5.1.28 Views

5.1.29 The views over the undeveloped meadows to the south of the High Street (such as the Dovecote meadow, see fig 18), provide important visual connections to the surrounding countryside. There is also a glimpsed view of the arable fields from the agricultural access lane between 12 and 14 High Street (fig 21).

5.1.30 From Foxton House, the views over the former parkland setting are also important, as are the views of Foxton House from Villiers Park.

5.1.31 The change in direction of the High Street at the market stead creates two distinctive views, one looking south west down the High Street towards the malt house and village green beyond.



Fig 16 - View northeast along the High Street



Fig 17 - Dovecote Meadow and hills beyond



Fig 18 - 19 High Street

The second view looks south east across the village green to the row of distinctive buildings of medieval origin which address the green.

5.1.32 The view out of the conservation area and village edge is also important along Shepreth Road, over the wide verges and back drop of trees. The substantial set back of the more modern houses beyond the conservation area, ensure that the visual connection to the rural setting of Foxton is strongly retained in this location.



**Fig 19 - Southwest elevation of Foxton House**



**Fig 20 - Windmill north of Foxton House (sails away for repair).**



**Fig 21 - View of countryside from farm access**



## 5.2 Character Area 2: Station Road Historic Trade Area

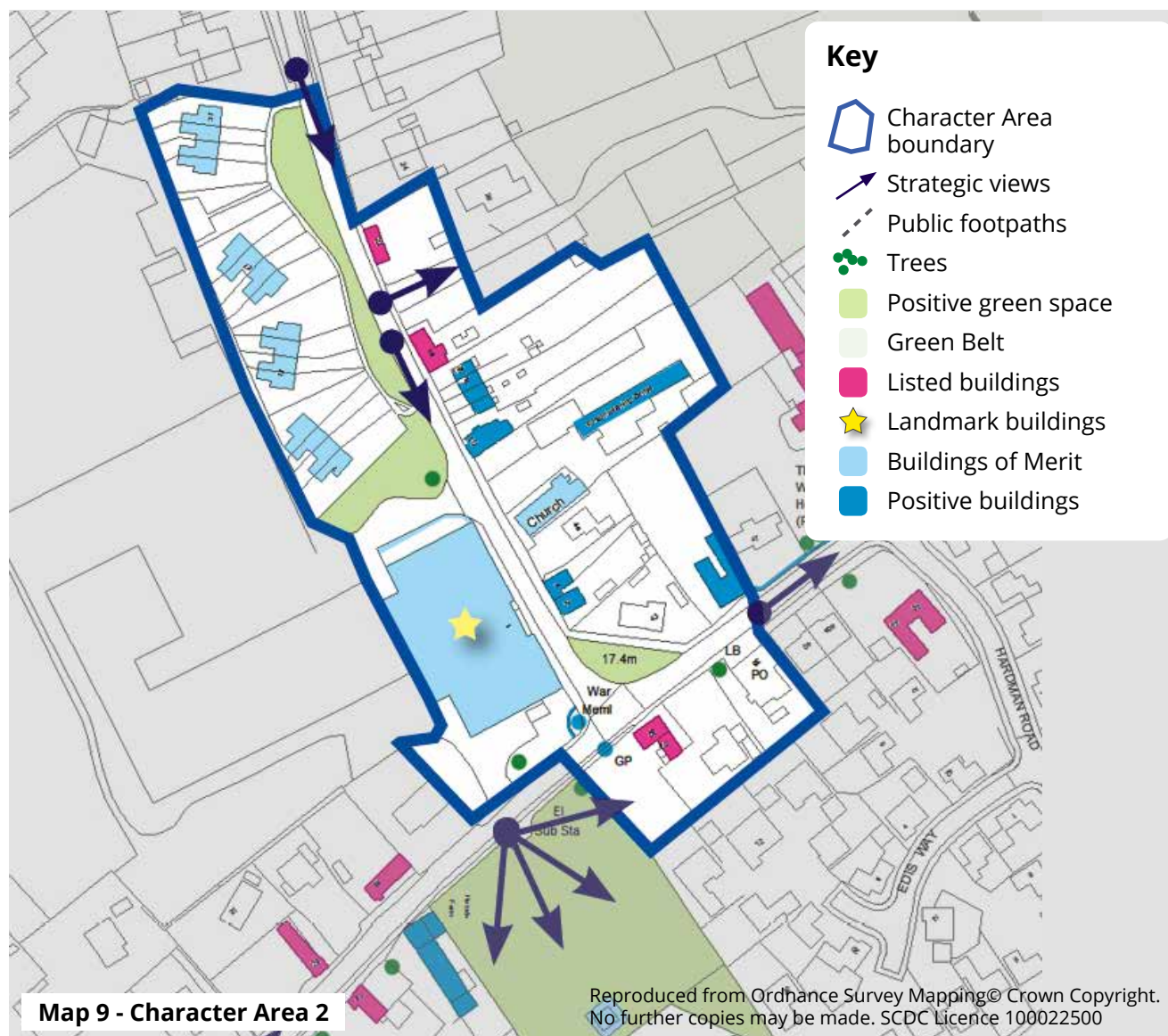
5.2.1 Character area two lies at the heart of Foxton, centred around the former University Tutorial printing press building, at the junction between the High Street and Station Road. Historically, this area contained the trade and commercial functions of the village. The area comprises three listed timber-framed buildings, three distinctive Victorian buildings and a Victorian terrace. Most other buildings are twentieth century development.

### 5.2.2 Uses and Scale

5.2.3 The commercial functions remain today at the former University Tutorial printing press building (now Burlington Park), the post office and the village pub. The area also contains the former board school and former Methodist chapel, interspersed with houses. 16 houses were built at the same time as the former print works, by a benevolent employer who wished to house his workers in a model village development in 1908.

5.2.4 The former press premises is the largest building in Foxton (see fig 22), it has been extended over various phases and it ranges from 1.5 storey to 2.5 storeys. Modern industrial sheds have been built towards the back of the site which represent a form and scale that are out of character with the village and conservation area. The former chapel opposite, is also a taller building though technically it is only single storey. The earliest houses are 1.5 storey thatched cottages, the rest are all twentieth century 2 storey buildings.

5.2.5 At the junction between Station Road and the High Street, Foxton's war memorial is sited on one side (fig 32), and a traditional village sign is sited on the green opposite (fig 31).



### 5.2.6 Arrangement and Typology

5.2.7 Buildings in this character area are either detached or arranged in terraces of four.

5.2.8 Buildings are generally sited close to the road, some close up to the pavement forming a narrow street with a strong sense of enclosure, especially on Station Road around the former print

works. At either end of this narrowing, the sense of space widens. To the south at the junction with the High Street, the village green and village cross at either side of Station Road provide open space, and the wider spacing of buildings along the High Street allows views across into character area one, and the wider landscape setting of Foxton.

5.2.9 To the North of the press buildings, the former press workers cottages are set well back from the road (fig 25) behind long front gardens and a long, banked green (formerly part of Welbore's farmstead and then Foxton Hall parkland alongside Stockers Lane). The four terraces of four cottages are not arranged parallel to the road. This creates a unique character to the street at

Fig 22 - Former press building 'Burlington Park', along Station Road, is the largest building in Foxton



Fig 23 - The White Horse PH



Fig 24 - Former chapel of 1880



this point, and contrasts strongly with the thatched cottages opposite which hug the pavement and the alignment of the road (fig 27).

#### 5.2.10 **Materials and Architectural Detailing**

5.2.11 Nearly all buildings are rendered and painted white, though the roof materials vary from slate to clay tiles to thatch.

5.2.12 Roofs are generally steeply pitched, and gables are particularly prevalent. These are echoed on a smaller scale by the gabled dormers on the former press workers cottages.

5.2.13 Though there are only three historic timber-framed buildings in this character area, they contribute strongly to the character of this area. The two thatched cottages on Station Road, both listed, have characteristic eyebrow windows at

first floor, and are similar in appearance forming a distinctive pair of historic buildings.

5.2.14 The curvature of Station Road restricts the view beyond the gable end of number 22 Station Road, emphasising that this is the northern point of entry to the medieval village (fig 26).

5.2.15 The third historic timber-framed building has a similar appearance with its white render and thatch, and has a prominent position at the end of Station Road.

5.2.16 Three exceptions to the white render, are the Victorian buildings, notable for their gault brick facades. These are the former board school building of 1883; chapel of 1880; and the White Horse public house, which re-opened in 1881 after a fire in 1880.

5.2.17 Red brick is largely restricted to the former printing press building itself, and the nearby boundary walls. The multiple use of gables, mix of red brick and render and hung tiles gives the former print works a very distinctive appearance,

enhanced by its scale and proximity to the road. Original design details on the press building include a variety of roof vents.

#### 5.2.18 **Boundary Treatments**

5.2.19 Where front gardens exist, the boundary treatments are largely hedgerows, though there are some low timber fences. The red brick walls on Station Road at the junction with the High Street give this space a more formal character. A small length of flint wall exists along the High Street.

#### 5.2.20 **Open Spaces**

5.2.21 There are only two open spaces in this character area, the semi-circular green opposite the war memorial, and the long, wide banked green in front of the former press workers cottages, which extends into the entrance to Burlington Park. This long, grassed green containing trees, combined with the more informal orientation of the former press houses and their substantial planted front gardens



**Fig 25 - The former press work cottages (set back from the road)**



**Fig 26 - 22 Station Road, northern entry**



**Fig 27 - Wide green outside Press Cottages**



Fig 28 – 32, 34 High Street

behind hedgerow boundaries, together with a lack of engineering footpaths provides a much more open and rural character to this northern end of the character area.

#### 5.2.22 Verges, Footpaths and Roads

5.2.23 Other than the open spaces described above, this character area does not have any other verges, and footpaths are nearly always immediately adjacent to the road, behind concrete kerbs providing a more formal character within the village centre. The entrances to Burlington Park have an over-engineered feel, which detracts from the rural character of the conservation area.

#### 5.2.24 Trees and Planting

5.2.25 The printing press buildings form a harder, more built up break between the two greener northern and southern ends of this character area. Both green spaces contain trees, as do the gardens of properties which maintain Foxton's green and rural character. The tree at the entrance to Burlington Park is especially significant in terms of scale and presence. The southern side of the High Street where it meets Station Road is much more rural in character than Station Road, with greater spaces between buildings, its hedgerows and skyline of mature trees.

5.2.26 The trees in front of the press buildings along the High Street help to enclose the street at this point, and contribute positively to the rural character of the conservation area.



Fig 29 – Former press building, north facade



Fig 30 – Cottage opposite the green in Station Road

### 5.2.27 Views

5.2.28 The views within character area two are relatively contained.

5.2.29 The curvature of Station Road restricts the view beyond the gable end of number 22 Station Road, emphasising that this is the northern point of entry to the medieval village. Beyond this pinch point there is a significant view south down Station Road, to the listed cottage which addresses the junction, and is framed by wide belts of mixed mature trees.

5.2.29 The developing view along Station Road reveals the north elevations of the former press now Burlington Park and the chapel opposite. Both are viewed in full and make a strong positive contribution to the area. The north elevation of the former press includes a low wall and railing.

5.2.30 There are two lateral countryside views from Station Road, significant in part due to the otherwise contained nature of views within this part of the conservation area. Both form part of the setting of the heritage asset at number 22 Station Road. There is a farm access way between the two thatched cottages on Station Road (numbers 18 and 22), which allows a long view of the surrounding landscape and agricultural setting of the village (fig 33). There is a significant countryside view through the gap between numbers 29 and 31 Station Road, once connected to the parkland beyond and now filtered by trees.



**Fig 31 – Foxton village sign**



**Fig 32 – Foxton war memorial**



**Fig 33 – views between no. 18 & 22 Station Road of the rural landscape and agricultural setting of the village**



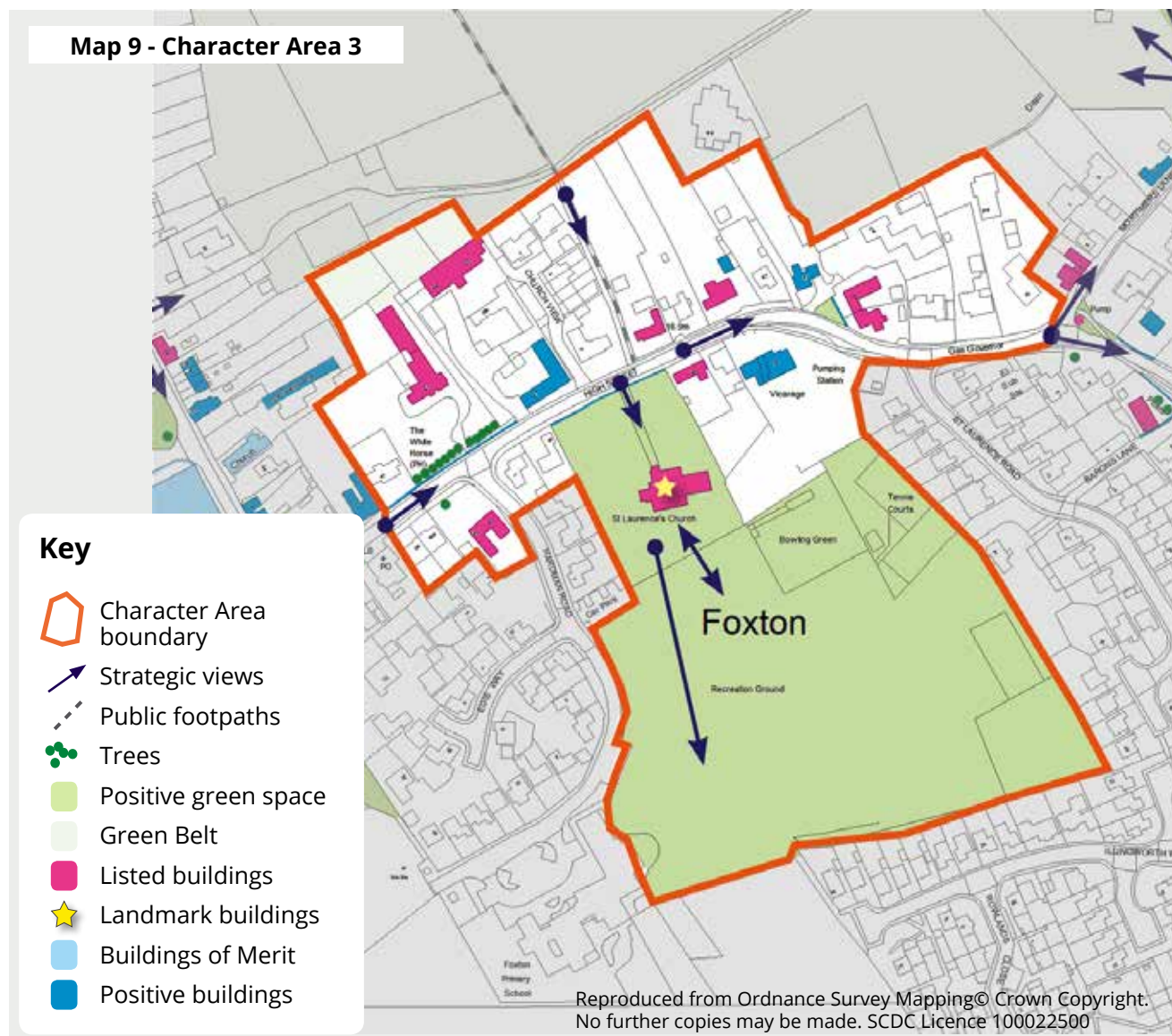
## 5.3 Character Area 3: High Street East – Administrative /Religious centre

5.3.1 Character area three extends along the High Street, north east of the post office and pub, around to vicarage corner. Historically, this was the administrative and religious heart of the village, buildings such as The Bury (fig 34) with its tithe barn and St Laurence's Church (fig 41 and 42) opposite still exist today, and the area is distinguished by its more formal character of larger buildings, set well back from the road often behind walled frontages. East of the church there are a number of thatched cottages, with views terminating at the small green at a curve in the road.

### 5.3.2 Uses and Scale

5.3.3 The largest buildings lie at the heart of this character area. St Laurence's Church is a grade I listed building, built of fieldstone and flint with limestone dressings. The earliest parts date to the late 12th and early 13th centuries, though it has been added to throughout the centuries. The tower was added around 1475, and the church was extensively restored in the Victorian era.

5.3.4 One striking feature of this character area is the continuous walls in front of the Bury and church which extend along the High Street (fig 34 -36); this adds to the formality of this part of the conservation area. The historic manor house known as 'The Bury' is a grade II listed two-storey timber frame house. The barns of its adjacent farmstead include the grade II listed threshing barn to the rear of the site. The barns have been converted into houses, and a former barn on the frontage of the



site is now a single storey dwelling which continues the line of the wall and contributes positively to the character of the area (fig 35).

5.3.5 The other grade II listed buildings within this character area are mainly thatched timber framed cottages, one and a half storey, whereas the modern infill housing is predominantly two storey.

### 5.3.6 Arrangement and Typology

5.3.7 Most buildings in this character area are detached. All the historic buildings face, or are parallel to the road, with the roofs fronting the highway. The timber framed cottages are generally closer to the road behind a small front garden; the modern infill largely follows this positioning. One notable exception to these two arrangements is the recent replacement dwelling adjacent to the Bury which was rebuilt on the footprint of a former

barn. It is built immediately adjacent to the verge, and reads as a continuation of the boundary walls characteristic of this area. The Bury and the church are set substantially further back within their own grounds.

5.3.8 The buildings are set back from the road, which together with the tree presence largely screen the houses from views along High Street. Buildings are only clearly visible as you pass immediately by them. The arrangement of building around vicarage corner, where the road changes direction, is more varied and informal and allows different views of properties as one moves along the road, and is one location where a group of buildings can be clearly seen. The other is the collection of barns (now largely houses) adjacent to the Bury, where the roofs of the buildings are layered one behind the other.

### 5.3.9 Materials and Architectural Detailing

5.3.10 The historic timber frame cottages remain largely thatch and rendered, and the older infill housing is largely gault brick. The twentieth century infill includes red brick elements which detract from this part of the conservation area. Barns are predominantly weather boarded, under pantile roofs. Most buildings have chimneys.

### 5.3.11 Boundary Treatments

5.3.12 The long, largely unbroken walls in front of the church and Bury, give this stretch of the village a distinct character. The church wall is brick with both stone and brick copings, the wall to the Bury and adjacent house is flint.

5.3.13 Away from these principal buildings, boundaries are usually hedgerows, picket fences



Fig 34 – The Bury, High Street is located within the administrative and religious character area of Foxton



Fig 35 – The long wall is continued in the building line of the barn

or brick walls often combined with planting which contributes to screening and green views.

#### 5.3.14 Open Spaces

5.3.15 The open space in this character area is predominantly that which forms the setting of the church, including the church yard, and former glebe land to the south, giving on to the agricultural land and high ground beyond. The open, green character of the former glebe land is retained through the current use of the land as a recreation ground. This provides a green setting to the church and a sense of openness not seen elsewhere in this character area; Historic England GPA3 is clear that it is appropriate to include within a conservation area the setting of buildings which form the heart of the area, as does the church.

5.3.16 The green at vicarage corner is very small, containing a small single tree, but contributes strongly to the rural character of Foxton. Views terminate at the green and adjacent thatched cottage due to the curvature of the road. It is one of the key small greens found in Foxton, see Chapter 4.

#### 5.3.17 Verges, Footpaths and Roads

5.3.18 The carriageway is more formal in this character area, with footpaths at either side of the road for most of its length.

5.3.19 The wide verges along the High Street were formed when the common stream that used to run along the side of the road was infilled. The narrowness of the original bridging arrangements

is also still evident today in the narrow driveway entrances which are characteristic of this area.

#### 5.3.20 Trees and Planting

5.3.21 Character area three is the greenest in character of the four areas. The longer-range views down the High Street are largely dominated by trees, boundary walls and hedgerows, rather than the buildings themselves. The largest tree is an enormous weeping willow in front of the listed cottage at 44, 46 High Street which is mirrored on the opposite side of the road by the mature tree planting in front of the Bury.

5.3.22 There is a continuation of tree planting in front gardens along the High Street, including within the verge at vicarage corner, opposite the green.



Fig 36 – Wall in front of Bury visually leading into building line and churchyard wall continuing opposite



Fig 37 – Green at Vicarage Corner

### 5.3.23 Views

5.3.24 Long range views are limited within character area three, due to the large trees, but there are a number of local views of the only landmark building in the character area, the church.

5.3.25 The primary views of the church are from the High Street, looking over the graveyard. The church is framed by the boundary tree planting.

The historic glebe land behind the church now contains the village recreation ground, which maintains the churches open outlook to the south, in particular there are key views between the church and the high ground to the south.

5.3.26 On the public footpath from the station leading to the High Street, there is a long distance view south to the church tower over the top of the

adjacent fences and houses. At the junction of St Laurence Road, there is a glimpsed view through the trees to the church tower.

5.3.27 From the public path to Fowlmere there is a long distance view of the church, recreation ground and village hall from the woodland on the ridge between Chalk and West Hills (see Chapter 4).



## 5.4 Character Area 4: Mortimers Lane/Eastern Entrance

5.4.1 Character area four was originally part of Mortimer manor farmstead. It is very rural in character. The area comprises Mortimers Lane, the first few houses along Fowlmere Road, and no 2 Baron's Lane near the former farmyard junction with Fowlmere Road, which was the south-eastern extent of the core of the medieval village. Entry to / exit from the conservation area and historic core of Foxton is today marked by a pinch point (see Chapter 4), with views into the area including a thatched roof, tall trees and boundary walls.

5.4.2 A moated manor house at Mortimer's Farm was one of the three earliest buildings erected at Foxton during the late-Saxon period. The manor house was partly rebuilt in 1548, but replaced circa 1840. Most of its substantial wet-moat survives and is thought to be of medieval origin and linked to the town brook. Modern development along Mortimers Lane and ribbon development along Fowlmere Road has now joined Mortimer's Farmstead to the rest of the village.

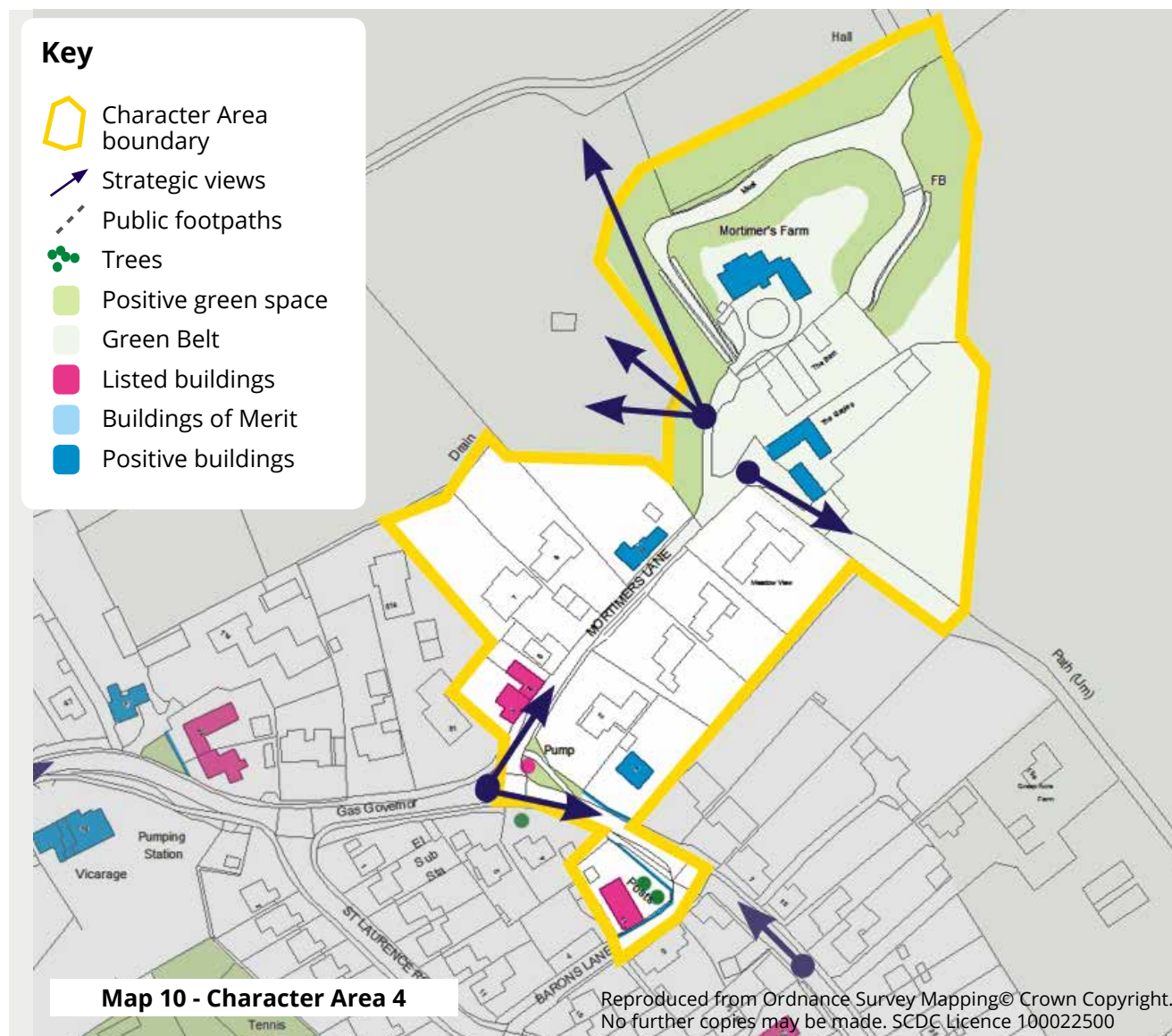
### 5.4.3 Uses and Scale

5.4.4 All buildings in this area are now residential, some purpose built, some on Mortimers Lane are converted barns, and some are historic farmhouses (such as Barons Farmhouse).

5.4.5 Buildings on Fowlmere Road are largely 2 storey. Mortimers Lane has a mix of single storey dwellings, some one and a half storey and some two storey at the end nearest Mortimer's Farm.

### 5.4.6 Arrangement and Typology

5.4.7 Buildings and roofs generally face the road,



two exceptions to this are the recent house and garage on Mortimers Lane which present two strong gables to the Lane which is not characteristic to the area. The other exception is Mortimer's Farm with its historic barns (now converted into houses). These buildings are laid out in a more haphazard agricultural arrangement.

5.4.8 Number 8 Fowlmere Road, on the footprint of the earlier dwellings, forms a pinch point in the

streetscape which signals the start of the medieval village core.

5.4.9 Houses are generally detached. The more historic properties are closer to the roads; the modern infill is more set back. Most properties have front gardens, most of the houses along Fowlmere Road are large in size. Generally, the twentieth century infill housing has a neutral impact on the character of the area, although roof pitches and materials are often inappropriate.

#### 5.4.10 **Materials and Architectural Detailing**

5.4.11 The architecture of this character area is very varied. The listed buildings are all rendered timber frame buildings.

5.4.12 Mortimers lane has a higher proportion of vernacular buildings, with examples of thatched cottages and timber clad barns with pantile roofs. There are more formal buildings on Fowlmere road, in gault brick and render.



### 5.4.13 **Boundary Treatments**

5.4.14 Low brick walls or planted boundaries are common along Fowlmere Road. Mortimers Lane is much more rural in character and boundaries are usually defined by hedgerows or planting. Where dwarf walls exist, these are largely obscured by surrounding planting.

### 5.4.15 **Open Spaces**

5.4.16 The only public open space in this character area is the small village green at the junction between Fowlmere Road and Mortimers Lane. This triangular green contains a single tree and the old water pump which has been retained and is grade II listed (fig 48). The water pump reflects

the important role of managed water within the village, both of the common stream (a tiled section remains at The Green) and the moat at Mortimer's Farm.

5.4.17 The land around Mortimer's Farm is lush meadowland (fig 50), and around the farm a medieval wet moat is still visible (fig 47). Both of these features add significantly to the historic and more rural character of this end of the village. The current house within the moat contains elements of the previous 16th century building, although the extent is unknown.

### 5.4.18 **Verges, Footpaths and Roads**

5.4.19 The character of Fowlmere Road reads

as a continuation of the High Street in terms of the carriageway with footpaths on one side or the other, and occasionally on both sides, and limited verges.

5.4.20 Mortimers Lane is much more rural and informal in character, and distinctly different from the other roads and lanes within the conservation area. It is very narrow without footpaths or kerbs, and has verges at each side of the lane for most of its length. Driveways are largely gravelled and the substantial planting either side of the road gives a very green and rural character to this lane.

### 5.4.21 **Trees and Planting**

5.4.22 The substantial tree planting at either side



**Fig 47 - View of moat at east end of Mortimers Lane**



**Fig 48 – Listed village water pump**



**Fig 49 - Mature tree outside Barons Farmhouse at eastern approach**

of the road where High Street turns into Fowlmere Road create a pinch point, and help screen the twentieth century housing which does not enhance the character of the conservation area so positively. The large tree within the curtilage of Barons Farmhouse is significantly taller than the surrounding houses which helps to create a more rural skyline (fig 49).

5.4.23 The end of Mortimers Lane is largely screened by mature trees around Mortimer's Farm and its barns which fill the skyline and reinforce the rural edge of the village.

#### 5.4.24 Views

5.4.25 There are key views out of the conservation area from Mortimers Lane, both local views over the meadows adjacent to the moat (fig 50), and longer views through the trees towards the high ground at Barrington (fig 51).

5.4.26 Views north along Fowlmere Road are directed through a pinch point formed by houses built up against the road and pavement outside the conservation area boundary. Views are directed into the conservation area, taking in the tall trees, boundary walls on both sides of the road, and the thatched roof of 1 and 3 Mortimers Lane, clearly marking entry into the historic core of Foxton.

5.4.26 Though mature trees are prevalent in this character area, gaps in the substantial planting allow some neutral/negative buildings to be more prominent than in other parts of the village along the High Street.



**Fig 50 – Meadowland around Mortimer Farm**



**Fig 51 - Long view from Mortimers Lane to high ground near Barrington**

## 6.0 Management Plan

### 6.1 General Condition

6.2 A comprehensive condition survey of the conservation area has not been carried out as part of this work, but the overall physical condition of the majority of buildings within the conservation areas is generally good.

6.3 Community participation in Foxton is to be commended:

- a. Dovecote – community managed and recently restored;
- b. War memorial - the local community take an active role in maintaining the war memorial.

6.4 The table below sets out detracting elements and opportunity for enhancement in the conservation area.



Fig 52 – Entrance to Burlington Park from High Street, potential for enhancement



Fig 53 – Inappropriate UPVC windows



Fig 54 – Excessively wide entrance, out of character for the area



Fig 55– Entrance narrower in appearance, more appropriate

| Opportunities for enhancement | Description                                                                                                                                                                                                                                                                                                                                                                    | Management proposal                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Footpaths                     | Some footpaths are in a poor condition throughout the conservation area, in particular Station Road (between former press works and cenotaph).                                                                                                                                                                                                                                 | Work with County council highways team to discuss maintenance of the village footpaths.                                                                                                                                                                                                                                                                                                        |
| Public Realm                  | Low quality public realm in places, from clutter, lack of maintenance, overgrown planting, loss of historic street furniture, placement of structures on private property with negative impact on public realm, e.g views of village cross.                                                                                                                                    | Consider re-siting (or replacing with green) dog waste, grit, litter bins which detract from the historic character of the area. Consider renewing or relocating bus stop shelter on Station Road.<br><br>Ensure historic street furniture including signage and post boxes are well maintained to safeguard their future and enhance public realm.                                            |
| Road surfaces                 | Surface of some of roads within Foxton are in a poor condition, in particular Mortimers Lane.                                                                                                                                                                                                                                                                                  | Work with County Council highways team to discuss maintenance of the village roads. Mortimers Lane should retain soft edge without kerbs, see also Malting Lane.                                                                                                                                                                                                                               |
| Overhead cables               | Overhead cables are located throughout the area detracting from the rural character of the area, in particular Mortimers Lane.                                                                                                                                                                                                                                                 | Promote the relocation of cables underground when opportunity arises.                                                                                                                                                                                                                                                                                                                          |
| Boundary treatments (fencing) | Some boundary treatments negatively impact the character of the conservation area. Tall close boarded fencing is generally inappropriate where it impacts views in the conservation area. *                                                                                                                                                                                    | Promote the appraisal to encourage good design. Resist planning applications for inappropriate boundary treatments (close boarded fences) of more than 1m in height. Solid gates should be resisted and more rural 5-bar gates should be encouraged and supported. Low fences and walls with taller planting/hedges are generally more appropriate. *                                          |
| Trees and Hedges              | Chestnut trees behind the church are diseased. These trees negatively impact the setting of the church by blocking important views.<br><br>Hedges forming south and north boundaries to Dovecote meadow are growing tall, blocking key views from the High Street to the countryside beyond. Hedge growing into public realm, around fingerpost at junction with Station Road. | When the trees south of the church are felled they should not be replaced to enhance the setting of the Church and maintain the strong visual connection between the church and its setting.<br><br>Hedges should be reduced in height and maintained as such, or removed.<br><br>Hedges should be cut back away from fingerpost, and maintained within property boundaries along High Street. |
| Solar panels                  | Solar panels have been installed in prominent positions within the conservation area *                                                                                                                                                                                                                                                                                         | Promote best practice guidance on installing solar panels in a conservation area, promoting more sensitive approach to the installation of solar panels. Historic England guidance may be found at<br><br><a href="http://www.historicengland.org.uk/advice/your-home/saving-energy/generating-energy/">www.historicengland.org.uk/advice/your-home/saving-energy/generating-energy/</a>       |

|                                         |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Windows                                 | Some non-listed buildings have replaced traditional windows with modern upvc. Removing traditional architectural features and materials harms the character and appearance of the conservation area. *                                | Promote guidance on traditional windows, outlining their positive contribution to the character of a conservation area. When planning permission is required, the loss of traditional windows should be resisted and the use of suitable modern windows supported where appropriate. Historic England guidance is extensive, e.g: <a href="https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/">https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/</a> |
| Streetlights                            | Modern streetlights are located throughout the area detracting from the rural character of the area.                                                                                                                                  | Engage with County Council highways team to discuss the installation of any new and replacement streetlights within the village.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Burlington Press/<br>Former print works | Modern industrial buildings to the rear of the site detract from the traditional design and character of the site. Wide, visually open vehicular accesses to the site do not reflect the positive character of the conservation area. | Any alterations or new buildings on the site should be designed to preserve and enhance the character of the conservation area. A landscaping strategy should be required to reduce the visual impact of the entrances/exits on High Street and Station Road.                                                                                                                                                                                                                                                                                           |

6.5 \*One mechanism that could be used to better control change within conservation areas is through the use of Article 4 Directions. These Directions remove certain permitted development rights to certain properties, to ensure elements that are considered to make a positive contribution to the character of the area are given additional protection.

6.6 Other Recommendations to best protect the character of the conservation area:

- a. Where appropriate, encourage retention of trees, hedgerows, green verges and front gardens to protect rural character;
- b. Large areas of hardstanding should be minimised to retain rural character;
- c. New build buildings should have a footprint, orientation, set back from road, scale and detailing which relate well to the positive characteristics of the conservation area. Material palettes should be minimised. Red brick should generally be avoided for new build within the conservation area.
- d. Alterations to, or replacement of, buildings that do not make a positive contribution to the conservation area should be carefully designed to enhance the character of the area, by reflecting the more positive elements of the character areas;
- e. Ensure historic street furniture including signage and post boxes are well maintained to safeguard their future;
- f. Encourage replacement of name-plate missing from press cottages. Each block of four dwellings bore the name of English poets – Addison (No.7-12), Byron (No.15-21), Chaucer (No.23-29), Dryden (No.31-37);
- g. Archaeological investigation should be encouraged before any new development.



**Fig 56 - Negative boundary treatment**

# Appendix A - Index of designated heritage assets

| Recorded                   | No     | Address                               | Grade | Note                                                                                                | Present building | Heritage UID's |
|----------------------------|--------|---------------------------------------|-------|-----------------------------------------------------------------------------------------------------|------------------|----------------|
| 1593                       | 51     | High Street Central manor (The Bury)  | II    | Late Saxon manor owned by Manne then Aelfwen Mannessune, Rebuilt For Sir Richard Warren             | 1593             | 1967 52112     |
| 1225                       |        | St Laurence church, High Street       | I     | Recorded 1225, Chancel & nave late 12/early 13. Extend early 14C, c1475 & 15C. restored 19C         | Late C12 to 14C  | 1967 52120     |
| 1450                       | 1, 3   | Mortimer Lane                         | II    | Merryman resided in 1450. Rebuilt by Will Gybson c 1575. Subdivided c 19C                           | 1575             | 1985 52122     |
| 1470                       | 50     | High Street. (Severalls)              | II    | John Ketty II resided 1470. Rebuilt 1560 for John Everard. Rebuilt ridge & end stacks.              | 1560             | 1971 52121     |
| 1480                       | 2      | Barons Lane. (Barons Farm House)      | II    | Kylyngworth resided c 1480. Rebuilt c 1560 by George Wells. Ext altered & added to late 19C 1560    | 1560             | 1985 52098     |
| 1484                       | 5      | High Street. (Carshalton cottage)     | II    | Resident Wm Porter 1484. Half fallen down by 1580. Richard Dunnbridge bought site & rebuilt         | 1586             | 1985 52107     |
| 1490                       | 4      | The Green. (cottage on the green)     | II    | Richard Peppercorn resided in 1490, rebuilt 1501. Altered 1583. Extra room in Hall 1620             | 1501             | 1985 52104     |
| 1492                       | 2      | The Green. (Home Farm House)          | II    | John Lowe resided 1492. Rebuilt c1550 as Stocks farm for John Fuller. Enlarged c1660                | 1550             | 1985 52102     |
| 1492                       | 18     | Station Road                          | II    | Robert Wells resided 1492. Rebuilt by Thos Wells c 1582                                             | 1582             | 1997 52125     |
| 1492                       | 61     | High Street. (Pound cottage)          | II    | John Garold resided. Cottage rebuilt by Wm Brestbone c 1580. Extend W slightly later                | 1580             | 1985 52114     |
| 1494                       | 32,34  | High Street                           | II    | John Hobbs resided 1494, then John Spencer until 1508. Rebuilt by Will Alleyn. Enlarged 18C         | 1560             | 1967 52118     |
| Late 15C                   | 65     | High Street. (Orchard cottage)        | II    | Residence John Ameys late 15C. Rebuilt Thos Wells 1650. Fire damaged & rebuilt 1745 Mansard roof    | 1745             | 1985 52115     |
| 1500                       | 18     | High Street. (Tumble twist cottage)   | II    | John Thirlowe Owned house & rented farm in 1550. John Fuller rebuilt 1540. Altered c 1660           | 1540             | 1967 52117     |
| 1508                       | 73, 75 | High Street.                          | II    | Robert Vireley, butcher 1508. Rebuilt by Richard Allen 1620. Enlarged as 2 cottages. Wm Briggs 1907 | c 1620           | 1985 52116     |
| 1542                       | 1      | The Green                             | II    | Wm Sturmin resided 1542. Rebuilt For Wm Yewle 1570. Extended W 1678                                 | 1570             | 1967 52101     |
| 1492                       | 1      | High Street                           | II    | John Keye resided 1492. Rebuilt c 1550 For John Fuller. Rebuilt c1720. Extended 1835 by Wm Barron   | 1550             | 1985 52105     |
| 1570                       | 22     | Station Road                          | II    | For John Rayner. Little changed in 400 years                                                        | 1570             | 1997 52126     |
| 1575                       | 29     | High Street. (Michael House)          | II    | Originally Michaelhouse farmhouse, (incorporated into Trinity coll. 1546). Remodelled 18C           | 1575             | 1981 52110     |
| 1590                       | 44, 46 | High Street                           | II    | Residence of Rayners for over 100 yrs. Richard Beaumont rebuilt & enlarged 1637. 2 houses 1972      | 1637             | 1985 52119     |
| Circa 1600                 | 20     | Fowlmere Rd.(former Primrose Hill)    | II    | This was a Mortimer site. C 1600. Built for Thos Sympton 1645. Altered 1780 Exterior 20C            | 1645             | 1985 52100     |
| C17 - C18                  | 57, 59 | High Street.                          | II    | Timber boarded threshing barn.                                                                      |                  | 1985 52113     |
| Circa 1705                 | 13     | High Street. (Malt house)             | II    | Built by Thomas Wallis c 1705. Part of Foxton House 1830. Converted to cottage c 1860               | c 1705           | 1967 52109     |
| 1792                       | 35     | High Street (Cottesmore)              | II    | By John Bendyshe. Altered 20C                                                                       | 1792             | 1985 52111     |
| 1825                       | 11     | High Street. (Foxton House)           | II    | Extended late 19C                                                                                   | 1825             | 1985 52108     |
| C1830/40                   | 3      | High Street                           | II    | Handed pair of cottages                                                                             | c 1830/40        | 1985 52106     |
| 1873                       |        | Mortimer Lane. (water pump)           | II    | Cast Iron. Henry Bamford & sons, Uttoxeter                                                          | 1873             | 1985 52123     |
| C19                        |        | The Green. (water pump)               | II    | Cast Iron with wood casing.                                                                         | C19              | 1985 52103     |
| <b>Milestones</b>          |        |                                       |       |                                                                                                     |                  |                |
| 1783                       |        | Royston Road, A10 Foxton              | II    | Cambridge 7, London 44                                                                              | 1783             | 1985 DC85568   |
| 1783                       |        | Cambridge road, A10 Foxton            | II    | Cambridge 6, London 45                                                                              | 1783             | 1985 DC86706   |
| 1730                       |        | B1358 Newton road Foxton              | II    | VIII miles to Cambridge. Most elaborate of series along old Cambridge to London Road.               | 1730             | CCC MCB18065   |
| 1701                       |        | Verge. Orchard Cottage, High St       | II    | Post medieval milestone: London 44 miles                                                            | 1701             | CCC MCB18062   |
| <b>Scheduled Monuments</b> |        |                                       |       |                                                                                                     |                  |                |
| 43AD - 409AD               |        | Roman settlement site SE of West Hill |       | Roman settlement site SE of West Hill                                                               | 43AD - 409AD     | SMC 216        |

## Appendix B - Index of local Buildings of Merit

Local buildings of merit within Foxton have been identified as part of the preparation of this Foxton conservation area appraisal and boundary review. Buildings of Merit are buildings or structures which are not nationally designated as listed buildings, but which are nevertheless of local historic and architectural interest.

Historic England Advice Note 7: Local Heritage Listing (May 2016) states that 'local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list to be better taken into account in planning applications affecting the building or site or its setting.'

The following criterion set out by Historic England form the basis for selection.

### 1. Age

The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

### 2. Rarity

Appropriate for all assets, as judged against local characteristics.

### 3. Aesthetic Interest

The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.

### 4. Group Value

Groupings of assets with a clear visual design or historic relationship.

### 5. Archaeological Interest

The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### 6. Archival Interest

The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.

### 7. Historical Association

The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

### 8. Designed Landscape Interest

The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.

### 9. Landmark Status

An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

### 10. Social and Communal Value

Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.



Fig 57 - Former Railway Tavern

## Buildings of Merit

| No                                                             | Address                    | Notes                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Foxton buildings of merit within the Conservation Area</b>  |                            |                                                                                                                                                                                                                                                                           |
| 3a                                                             | Shepreth Road              | West Hill Farm house (Bartholemews). Barretts resided there from 1492 until 1595. Rebuilt c 1597 & 1880. Cart sheds, stables along road frontage. (Coneygate, part of a pre-historic way from Barrington ford to Fowlmere ran along the west side of this farm) (fig 59). |
| 3                                                              | Shepreth Road              | Was part of Bartholemews (fig 58).                                                                                                                                                                                                                                        |
| 7                                                              | High Street                | Victorian house (fig 61).                                                                                                                                                                                                                                                 |
|                                                                | Jenkins Lane meadow        | Rayner's Herod's farm dovecote building of 1706, restored 2006 (front cover and fig 17).                                                                                                                                                                                  |
|                                                                | Land north of Foxton House | Windmill associated with Foxton House built 1825 (fig 20).                                                                                                                                                                                                                |
| 1-5                                                            | Station Road               | University Tutorial Press building of 1908 (fig 22).                                                                                                                                                                                                                      |
| 7-37                                                           | Station Road               | 16 Press cottages of 1908, built in four blocks of four (fig 25).                                                                                                                                                                                                         |
| 6                                                              | Station Road               | Former Methodist Chapel building 1880 (fig 60).                                                                                                                                                                                                                           |
| 8                                                              | Station Road               | Former Board school building of 1883.                                                                                                                                                                                                                                     |
| <b>Foxton buildings of merit outside the Conservation Area</b> |                            |                                                                                                                                                                                                                                                                           |
| 1                                                              | Royston Road               | Clunch cottage (fig 62).                                                                                                                                                                                                                                                  |
|                                                                | Cambridge Road             | Former railway tavern (opened in the 1860's) now Everglades (fig 57).                                                                                                                                                                                                     |
|                                                                | Railway signal box         | ECR signal box, built for the Cambridge to Shepreth branch line, which connected the GNR London line to Shepreth into Foxton & Cambridge in 1867 (fig 63)                                                                                                                 |



Fig 58 - 3 Shepreth Road



Fig 59 - 3a Shepreth Road



Fig 60 - Chapel, Station Road



Fig 61 - 7 High Street



Fig 62 - 1 Royston Road



Fig 63 - Signal box

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## Appendix C - Statement of community involvement

Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in addition to notifying the Secretary of State and Historic England, a local planning authority is required to publicise the intention to designate a conservation area by a notice placed in the London Gazette and a local newspaper. The local authority must follow the same publicity procedures to vary or cancel a designation as required to designate.

Beyond these requirements, community involvement is vitally important to the production of a conservation area appraisal and boundary which accurately reflects the special interest of the area. It is important that the community can be involved from the beginning of the process, identifying issues and debating options from the earliest stages.

'Local communities may be involved in many ways with conservation areas, not only by consultation of both communities and owners... and by proactive assistance in identifying the general areas that merit conservation area status and defining the boundaries, therefore adding depth and a new perspective to the local authority view.' – Historic England Advice Note 1, Conservation Area Designation, Appraisal and Management.

Community involvement has been at the heart of the review of the Foxton Conservation Area throughout the process. In 2012, public response to the Foxton Parish Plan included requests that a review be undertaken of the conservation area. The History Society was then briefed and produced a report on the history of Foxton by the end of November 2013, followed in April 2014 by a report on the Historic Context of Foxton produced by Colin Grindley

provided to South Cambridgeshire District Council (SCDC) by Foxton Parish Council.

These documents provided a basis for the production of a draft conservation area review document by Colin Grindley, submitted by Foxton Parish Council to SCDC in December 2015. Since March 2016 SCDC has been working in collaboration with Foxton Parish Council to take the appraisal to adoption. The evidence provided in these reports was used at a major public enquiry in 2016.

An early draft of the conservation area appraisal was presented by Foxton Parish Council in March 2017 and jointly taken to Public Exhibition on 2nd May 2017, followed by a public meeting. The public exhibition was held at the Village Hall and advertised in The Laurentian and on posters around the village. Feedback was received via questionnaire and verbally. The public reaction to the appraisal and boundary review was in general positive. Feedback from this event, along with feedback from Historic England, Cambridgeshire County Council and South Cambridgeshire District Council, resulted in amendments to the scope of the appraisal and proposed boundary. Notably, the station area was omitted from the proposed conservation area and the recreation ground included.

The draft Conservation Area Appraisal was taken to Public Exhibition on the 21st November 2017, advertised in The Laurentian and by letter to all residences within or near to the proposed Conservation Area or Buildings of Merit.

Following the exhibition, the draft Appraisal was taken to the Council's Planning Portfolio Holder Meeting in December 2017 for scrutiny prior

to going out for formal Public Consultation. The public consultation ran for 8 weeks from 15th December 2017 to 9th February 2018, with a Public Meeting on the 15th January. Letters were sent to all 537 residential address and 12 business addresses in Foxton parish. The Parish, District, and County Councillors were informed in writing of the consultation, together with specialist consultees at SCDC, Cambridgeshire County Council, Historic England, and other relevant national and local stakeholders. The consultation was further advertised in The Laurentian, on the front page of the SCDC website, and on social media. The appraisal, maps, and additional information were available on the SCDC website and in hard copy at Foxton Village Hall and South Cambridgeshire Hall in Cambourne.

Responses were received through online and paper surveys, and to a dedicated email address. There were 51 responses to the Public Consultation; 46 resident, 2 private sector consultant, including one of behalf of a resident, 1 business owner, Historic England and Natural England. The Public Consultation showed strong support for the proposed appraisal and boundary extension. Comments received have been considered in detail by SCDC and Foxton Parish Council, and the proposal amended as appropriate. A short report on the consultation responses was made available ahead of the Council's Planning Portfolio Holder Meeting in March 2018.

At the Council's Planning Portfolio Holder Meeting in March 2018 this Conservation Area Appraisal and the alterations to Foxton Conservation Area were endorsed by SCDC.



# Foxton Conservation Area Appraisal



**South  
Cambridgeshire**  
District Council