

Chesterton Conservation Area Ferry Lane Conservation Area Appraisal & Management Plan



May 2022

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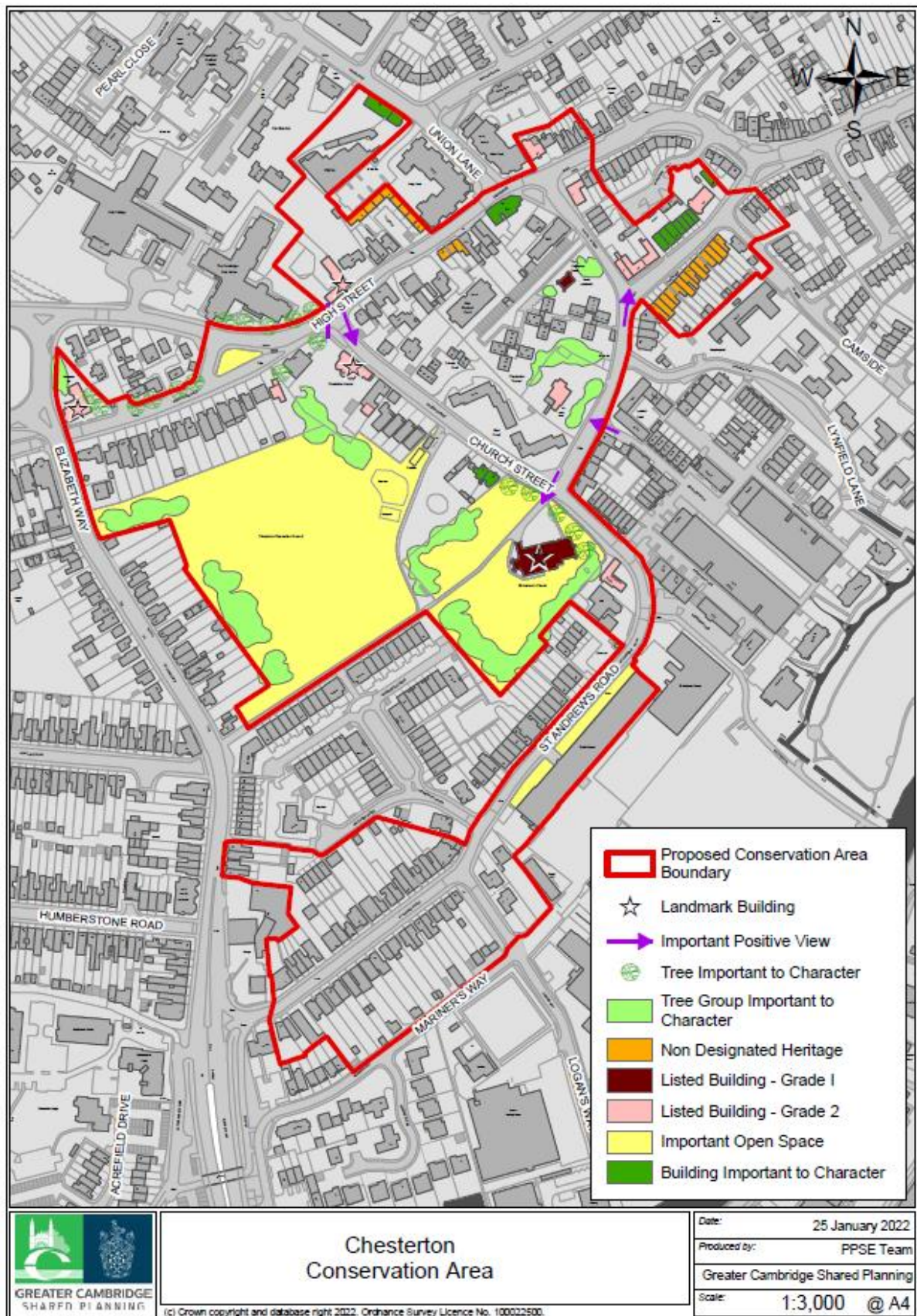
1.Introduction

- 1.1 Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- 1.2 This document sets out the special architectural and historic interest of Chesterton and Ferry Lane Conservation Areas and aims to fulfil the City Council’s duty to ‘draw up and publish proposals for the preservation and enhancement’ of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.3 This document covers all the aspects set out by Historic England on conservation area appraisals and management plans, including an analysis of the special character of the conservation area and recommended actions for the management of the area in order to preserve and enhance its character.
- 1.4 The Chesterton and Ferry Lane areas are two of seventeen designated conservation areas in Cambridge and both were designated on 25 February 1969. The boundaries of both conservation areas were most recently amended on 23 June 2009.
- 1.5 Between 2018 and 2022, the Chesterton and Ferry Lane Conservation Area appraisal was subject to review by the Greater Cambridge Shared Planning Service Historic Environment Team and the Heritage Watch Group of Cambridge Past, Present and Future in collaboration with local residents. The character of the conservation area was recorded and compared with previous data to track the extent of change and development in the locality. CPPF have made a photo survey of the area in 2018 available [on their website](#).

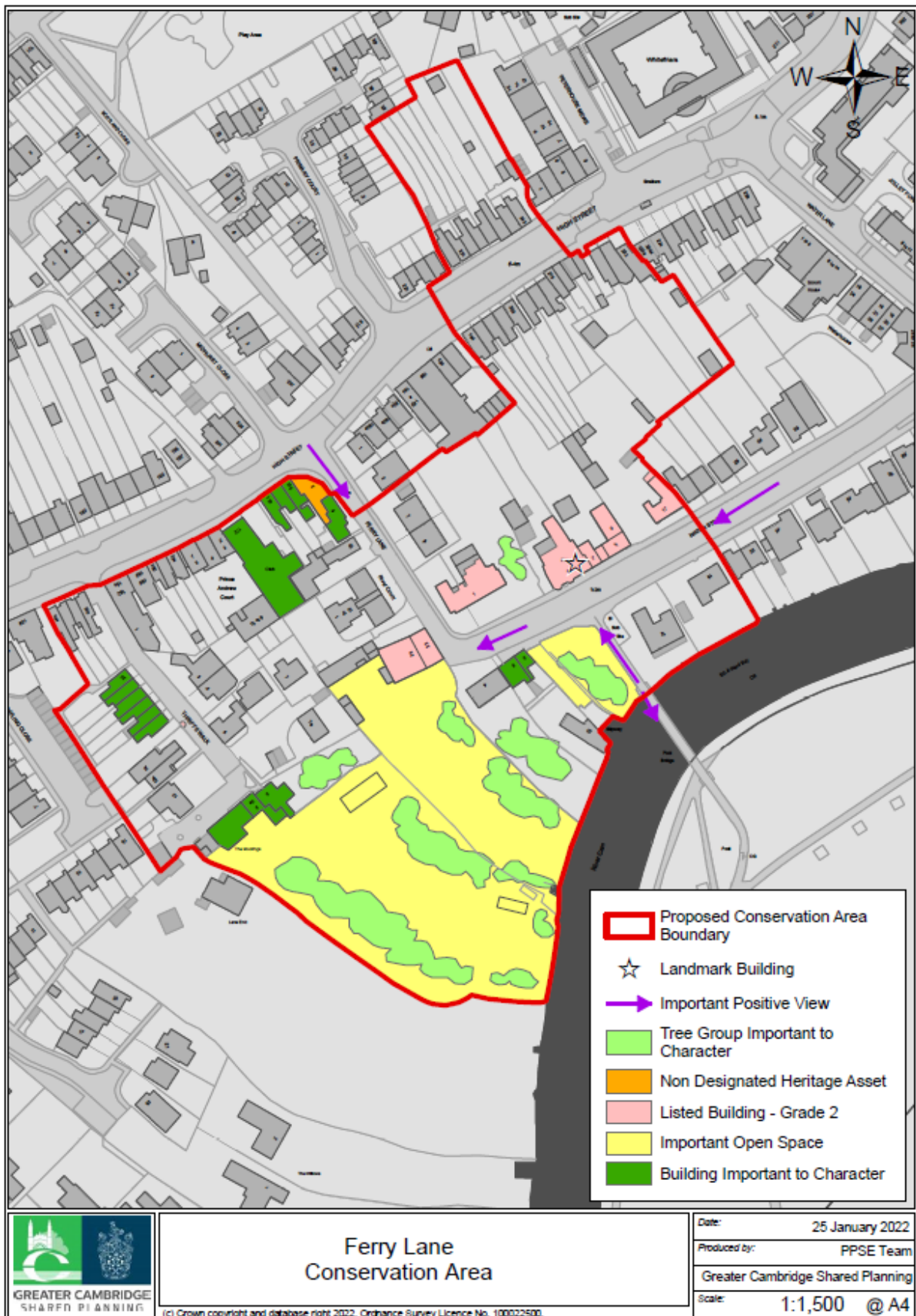
2. Statement of Community Involvement

- 2.1 Following survey work, a draft appraisal and management plan for Chesterton and Ferry Lane Conservation Areas was published on the Shared Planning Service between 25th February and 25th March 2022. Cambridge Past, Present and Future and the local elected members of CCC were notified by email. The consultation was publicised in a press release. Parties were invited to respond to the draft through an online survey which elicited 11 responses. The responses were summarised in a report to the Planning Portfolio Holder and revisions made to the draft appraisal accordingly.

Chesterton Conservation Area Map



Ferry Lane Conservation Area Map



3. History and development

3.1 Location and setting

- 3.1.1 Chesterton is a suburb of Cambridge located approximately one mile to the north-east of the city centre. It lies on virtually level land, varying between 15m and 7.5m AOD, with the highest areas in the south-west and the lowest in the north-east towards the out-lying fen. Its soil lies largely over gault clay, covered in places with chalk marl, but mostly with beds of gravel, and alluvium adjacent to the river.
- 3.1.2 The Chesterton Conservation Area covers part of the original village centred around the Parish Church of St Andrew. The smaller Ferry Lane Conservation Area lies a short distance to the east, adjoining the River Cam around which this area is focussed. The two areas are approximately bounded by the River Cam, Elizabeth Way (part of the Cambridge Ring Road) and Chesterton High Street. The population of the wards comprising the ancient Chesterton parish is approximately 29,000.
- 3.1.3 The area remains strongly linked to the River Cam, which, despite modern development along its banks, is still visually connected to the conservation area by the open former ferry crossing point, now the Green Dragon's pub garden. The trees lining the river and those within Stourbridge Common on the other side provide a verdant backdrop to the conservation area which has an open character despite the relative lack of greenery within its boundary. Excellent views along the river, across to Stourbridge Common and into the conservation area are afforded by the foot/cycle bridge at the southern edge of the area.

Below: attractive river views from the pedestrian bridge towards and out of the Ferry Lane Conservation Area



3.2 Historic development

- 3.2.1 The ancient parish of Chesterton probably originally extended across the river as part of an Anglo-Saxon royal vill (or territory), but when a burh (an Anglo-Saxon defended site) was established at the river crossing (Magdalene/Bridge Street) in the 8th century, the area south of the river was separated from the rest of the parish. Chesterton continued as a rural vill, although it still contained the 5-acre suburb, which became the site of the royal castle built in 1068 (Castle Street).
- 3.2.2 Signs of human activity, from the Bronze Age onwards, have been found in the parish and by 1086 Chesterton had 24 peasant households. The historic village was situated by the river with development concentrated along the High Street (so named in 1293); the Church and the manor house were located to the southwest off Church Lane, renamed Church Street in the 1850s. A back lane to the north, mentioned in 1600 and renamed Scotland Road by 1881, was linked to the west end of the High Street recorded by 1325 and renamed from the 1840s Union Lane after the Chesterton Union Workhouse built there. Smaller lanes led south off the High Street, including what is now Chapel Street which linked west to Church Lane (Street) and Ferry Lane which ran south from the middle of the High Street to Water Street (so named by 1580) beside the river.
- 3.2.3 Chesterton had grown to contain at least 80 messuages (house with its land and outbuildings) and 5 cottages with around 80 resident landholders in 1279. Subsequent natural expansion was supplemented by the immigration of people from the surrounding area, including outside the county. By 1637, the village's population had recovered from the plague of the previous century and at least 140 occupiers are recorded. Some timber-framed dwellings of the late 16th or 17th century survive along the eastern end of Water Street, but most timber-framed cottages still surviving in the 1950s were demolished by the 1980s as a result of 20th century rebuilding and road widening.
- 3.2.4 Until the Enclosure Act was passed in 1838, the area around the village remained predominantly farmed for arable, with three open fields, probably cultivated on a triennial rotation from the Middle Ages. After Enclosure the southern two thirds of the parish were steadily encroached upon by the suburban growth of Cambridge, although small plots had been sold, often to Cambridge tradesmen, from the 1810s onwards. The village's form changed little, however, until after the 1870s, when some building began to occur off the main roads. A row of 10 grey-brick cottages had been built at Thrift's Walk in 1851, but these had disappeared by the first edition OS map (1888).

- 3.2.5 Although the population of Chesterton expanded after Enclosure, the village was still not linked to the expanding suburbs of Cambridge in 1910, although it had by this time stretched outwards with more building occurring on the peripheral roads such as Union Lane (formerly Mill Lane) where the Workhouse had been built in the 1830s. The 1903 OS Map, however, shows the impact that the construction (1891-93) of the De Freville Estate ('New Chesterton') had at the southern end of the village with the erection of some housing along what had become Lover's Walk; this became St Andrew's Road later in the 20th century.
- 3.2.6 In 1912, Chesterton Urban District was finally incorporated within the Cambridge Borough; previous attempts to incorporate the District had been rejected by Chesterton's inhabitants in three polls between 1897 and 1909. Thereafter, the built-up area of Chesterton was part of Cambridge and more significant new building works occurred. By the 1927 OS Map, the 'village' was linked to the Cambridge suburbs by continuous ribbon development of middle-class housing along the High Street/Chesterton Road. From the 1930s the emphasis changed from private to public building with the City Council erecting large numbers of houses to the north of the old village.
- 3.2.7 At the same time as the built form of the area was changing significantly, the employment make-up changed from predominantly agricultural work to most of the workforce being employed in Cambridge. In 1911, it was said that as much as three quarters, and perhaps even nine tenths, of the whole population, were employed in the town, many as tradesmen, but also as college servants.
- 3.2.8 By the mid-20th century, the largest single employer was the Pye electronics company. William George Pye founded this company in 1896 and opened the original Pye works off Mill Lane in 1897. The company moved to its site southwest of the church in 1913, erecting a number of workshops and factory buildings over the years until replaced by the distinctive wavy roofed factory built along St Andrew's Road in 1975. The Pye name survives, however, in Pye Terrace along Church Street, which was built in 1901.
- 3.2.9 Following WWII, extensive Council building continued, and the 1967 OS map shows the 'village' of Chesterton surrounded by development on all sides except along the River Cam. Much of the river edge area remained undeveloped flood plain or used as playing fields until very recently; it has now been almost entirely built upon with housing developments.
- 3.2.10 The construction of Elizabeth Way and the road bridge over the river in 1971 swept away Cam Road, part of the De Freville Estate, and changed the road communications network of the area. Until then, a chain ferry known as 'Dant's' had crossed the river at this point. Several ferries had linked Chesterton to Cambridge from the Middle Ages, including one attached to the

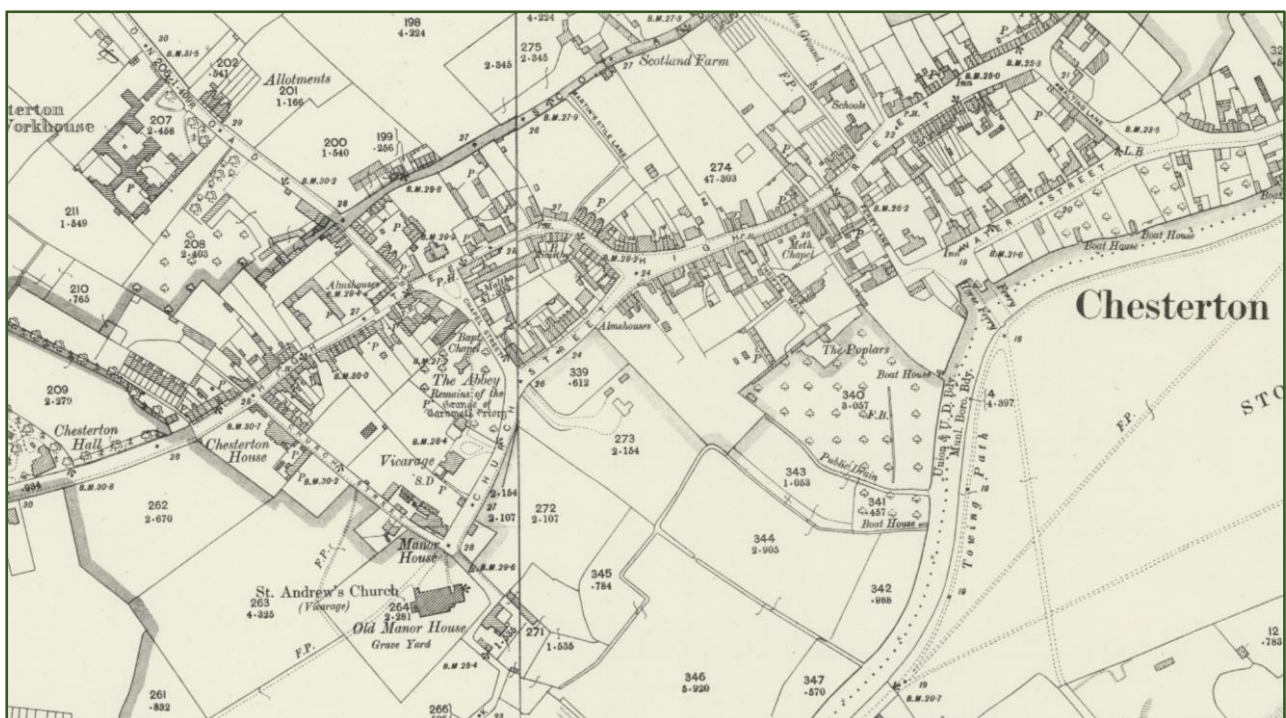
Green Dragon Inn by the mid 18th century which was the easternmost of the three regular ferry crossing points in the 19th century. The other was the Cutter Ferry, replaced by the Victoria Bridge of 1895.

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

Below: river and High Street scenes in the late-19th or early-20th century (Museum of Cambridge)



Below: 1901 Ordnance Survey map showing the extent of undeveloped land around the settlement (National Library of Scotland)



4. Character

4.1 Summary description

4.1.1 Chesterton Conservation Area

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

4.1.3 The area includes fourteen listed buildings (two grade I and twelve grade II) and five buildings of local interest. Most of the listed buildings predate the 19th century and are the surviving examples of the early development of the village. This was before the late-19th/ early-20th century expansion of Cambridge into the village, and the later 20th century redevelopment. There are a number of tree preservation orders (TPOs) within the existing conservation area boundary.

General Character

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

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

Landscape Setting

4.1.6 The centre of the conservation area remains strongly linked to its historic village roots. The open space and trees of the recreation ground and the churchyard provide a verdant setting for the church and the surrounding historic buildings away from the main traffic along the High Street. In contrast, the street trees along Chesterton and St Andrew's Roads distinguish these

areas as forming part of the later 'suburban' development of 'New Chesterton', which was characterized by leafy avenues of middle class villas.

- 4.1.7 The flatness of the land means that few buildings are prominent from a distance with the exception of the Church spire. Buildings assume far more importance in the street scene where some terminate views along routes such as No.81 High Street at the end of Chapel Street and 25-27 High Street at the junction with Church Street.
- 4.1.8 Approaching the conservation area from the High Street, views are limited as the area is mostly entered through modern developments and along busy thoroughfares.

Historic Development

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

4.1.10 Ferry Lane Conservation Area

- 4.1.11 The special character of the Ferry Lane Conservation Area is derived from its position adjacent to the River Cam around which the area developed. The early historic buildings which are grouped around the waterfront highlight the significance of waterborne transport to the area with large houses built in the vicinity and the Green Dragon Inn serving users of the ferry crossing point remembered in the name Ferry Lane.
- 4.1.12 The area includes four grade II listed buildings and one building of local interest. The earliest listed buildings are Nos. 5-11 (odds) Water Street, which includes the Green Dragon Inn; all date from the 16th century. No. 17 Water Street and Roebuck House are 18th century whilst Ferry Corner dates from the early 19th century. There are three Tree Preservation Orders (TPOs) within the Conservation Area boundary.

General Character

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

4.1.14 Formerly focused around river-based trade and industry with many people employed in boat-building along Water Street in the 19th century, the area is today predominantly residential, particularly around the river where only the Green Dragon Inn is in commercial use. Along the High Street, most properties are also residential, but a few have commercial ground floor uses.

Below left: Church Street in Chesterton Conservation Area

Below right: Thrifts Walk in Ferry Lane Conservation Area



4.2 Key characteristics

Chesterton Conservation Area

4.2.1 General

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

4.2.2 Built Environment

- Low concentration of listed buildings and buildings of local interest
- Buildings tend to fall into four categories:

- Vernacular: Buildings from the 18th century or earlier which may have 'polite' facades, but often retain some elements of timber-framing. These are generally substantial buildings and Listed.
- 'Polite' 19th and early 20th century buildings with regular facades and often arranged in terraces or semi-detached pairs. The earlier ones tend to be large detached houses. A few are Listed, many of the better survivals are buildings of local interest.
- Modern: mid-20th century onwards. Often functional in design and of no particular plan. 214 Chesterton Road is the only post-war listed structure (built in 1972). Properties in this category are often of neutral quality, and some negative.
- '21st century: development of this period in both the Chesterton and Ferry Lane conservation areas is widespread, particularly in areas closest to the River Cam. The presence of such development has a neutral/negative impact on the conservation area due to the difference in massing and plot distribution.

4.2.3 Landscape

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

Ferry Lane Conservation Area

4.2.4 General

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

4.2.5 Built Environment

- Cluster of early properties along waterfront; all listed
- Sole boathouse a reminder of former importance of boat-building industry
- Most buildings in area are 19th century speculative development

4.2.6 Landscape

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

4.3 Architectural characteristics

4.3.1 Chesterton Conservation Area

Scale and form	Buildings are generally two or two and a half storeys
Walls	Traditional buildings of gault brick or cased/re-fronted in gault brick. Good quality traditional detailing on many older properties
Roofs	Simple gabled slate roofs predominate, but some plain clay tiled roofs found generally on the earlier buildings a few of which also have mansard roofs with dormers.
Windows	Sash windows, generally plate glass or 2 over 2, although some multi-paned in evidence. Modern casements in recent developments. Inappropriate PVCu windows in some older properties.
Boundary treatments	A large proportion of properties have brick boundary walls, including many with railings. An important aspect of character that maintains a sense of enclosure.

4.3.2 Ferry Lane Conservation Area

Scale and form	
Walls	Gault brick predominates, but many properties are painted. Small range of timber-framed and plastered buildings along Water Street reflecting earliest development of area.
Windows	Sash windows, generally plate multi-paned, although some 2 over 2 and horizontal Yorkshire sash in evidence. Modern casements in recent developments. Inappropriate PVCu windows in some properties.

4.4 Spatial characteristics

- 4.4.1 Chesterton was a small rural village, now subsumed as a suburb of Cambridge, but has developed over a long period of time spanning many centuries. The High Street, along which the village has grown, is still the main thoroughfare in the 'village' although its route has been altered slightly with the construction of Elizabeth Way. It is now also bypassed to some extent by the ring road, which diverts traffic from Elizabeth Way to Milton Road. Old photographs show that the High Street was once tightly enclosed with buildings, but its character is much more open today, as a result of road realignment and significant rebuilding in the 20th century.
- 4.4.2 The High Street is punctuated by a series of small spaces where the larger roads of the 'village' meet. Two of these spaces provide small areas of greenery consisting of grass verges with trees and are vestiges of former road alignments. Beginning at the western end of the High Street, the first of these spaces is the grass verge at the junction of the High Street with Chesterton Road. This area is the result of the road realignment when the High Street (which used to continue along what is now Chesterton Road) was diverted to meet the new roundabout built when Elizabeth Way and the bridge over the river were constructed. As a consequence of this the High Street now has an additional bend in it at this point, where before it ran relatively straight westwards towards the Castle end of Cambridge.
- 4.4.3 The grass verge at the junction with Chapel Street is a reminder of the former small 'village green' which was in the centre of this junction and was where the buses from Cambridge turned around. It was replaced by the existing roadside verge sometime in the late 1960s/early 1970s, probably at the same time as the High Street realignment took place. Further east, the road curves southwards briefly to meet Church Street where there is another grass verge, before continuing eastwards to the junction with Water Lane after which it bends northwards along Green Lane to meet the former Back Lane, now Scotland Road.

Chesterton Conservation Area

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

- 4.4.5 Given its relatively compact size the conservation area contains a sizeable number of listed buildings. St Andrew's Church and Chesterton Tower are both grade I listed buildings. St Andrew's Churchyard and wall are also listed, but at grade II, as are Chesterton House and its pigeon house, the Vicarage (now known as Glebe House), Nos. 1 and 5 Chapel Street, Nos. 25 & 27 and 81 High Street, Nos. 13 & 14 and 22 Church Street and The Old Manor House on St Andrew's Road. The Maltings, Nos. 42-46 (evens) on the High Street and No.6 Chapel Street, Pye Terrace, Church Street, Church Hall and number 6 of Chapel Street as well as numbers 42-46 (even) and Bells Corn Depot situated upon the High Street are all locally designated as a building of local interest.

High Street

- 4.4.6 The High Street contains remnants of the historic route that it is, with a handful of older houses interspersed amongst the significant later redevelopment that has mostly eroded its character. As a result, the townscape is rather fragmented with no overall building grain or line and little consistency in materials and detailing.
- 4.4.7 Generally, the older buildings tend to front the High Street and are located on the back of the footpath or behind very small front gardens, the exception being The Maltings which is set in a courtyard arrangement because of its 'industrial' origins. The majority of the modern buildings which are most evident on the south side of the road, are set further back within their gardens and do not have much of a street presence.
- 4.4.8 There are two particularly notable buildings on the High Street. Hill House (no. 81) is a grade II listed grey-brick early-19th century building, with a symmetrical front and an elaborate early-18th century doorcase reused from an earlier house. Further west on the north side of the road is the grade II Listed Nos. 25 & 27 High Street which has a brown brick 18th century street front with the rest of 19th century grey gault brick; the 2 over 2 sash windows also date from the mid-19th century. Both Hill House and no.25-27 play important roles in defining the northern ends of Chapel Street and Church Street respectively. To the east of this property is The Maltings, formerly known as Bell's Corn Depot before conversion to dwellings in recent years. They retain much of their 'industrial' character, complementing the existing industrial use along Union Lane. Opposite The Maltings are Nos. 40-46, also Buildings of Local Interest, consisting of a short terrace of 19th century properties which adjoin the post office.
- 4.4.9 Other older properties along the High Street include further early-19th century grey-brick cottages built singly or in terraces, such as the row of five properties to the east of No.81 High Street, their original character now unfortunately eroded by rendered walls, replacement windows and altered

openings. The Haymakers on the south side of the road, although also altered, is of historic interest, having opened in 1850-55 and being one of only three public houses to have survived from the twenty or so that opened in the first half of the 19th century.

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

Chesterton Road

- 4.4.11 Chesterton Road was formerly the High Street until it was diverted with the construction of the Elizabeth Way roundabout; only the grade II Listed Chesterton Hall dates from the route's early history. This part of the former High Street remained undeveloped with the exception of the Hall and its extensive grounds until the early 20th century when the existing regularly spaced semi-detached dwellings were erected on the south side.
- 4.4.12 Chesterton Hall is a Jacobean red brick mansion with a symmetrical three bay front to Chesterton Road. Its setting was considerably altered with the construction of the Elizabeth Way roundabout which was built on its grounds, separating the Hall from its stable buildings, a very small part of which survives within the modern Coach House Court on the other side of the roundabout. The west elevation of the Hall is now very visible from the street; its shaped gable end and 19th century square tower is particularly prominent. The Hall's setting was further compromised in the later decades of the 20th century with the construction of the modern housing development immediately to its east.
- 4.4.13 The south side of the road is characterised by the regular rhythm of the early 20th century dwellings which are, with a few exceptions, all identical mirror pairs of red brick with gabled fronts and recessed central doorways with simple timber slate-roofed canopies. Within this group is another early 20th century pair of dwellings, but they are of simpler design with bay windows and only a red brick front elevation; the other walls are of buff brick.
- 4.4.14 At the western end of the south side is an attractive substantial rendered 1930s property which complements the Hall in terms of scale. At the other end of the street are three detached dwellings from the mid 20th century of different character, including the unusual No.214 Chesterton Road, Grade II

Listed. Constructed in 1971, the highly creative and experimental design by Marcial Echenique OBE has remained relatively unaltered, forming part of a group of low-cost, innovative houses built by architects teaching at Cambridge.

4.4.15 No. 216 Chesterton Road was built in 2015 by Freeland Rees Roberts in a restricted corner plot taken from Chesterton House's garden. The property is of note for its rotating car platform, necessitated by its awkward plot. The road ends in the good brick boundary wall of Chesterton House which fronts Church Street.

4.4.16 The early 20th century properties have solid detailing with large multi-paned timber windows, some of which have been replaced with PVCu. The original doors are typical of the period with a glazed upper panel, letterbox underneath and three vertical solid lower panels. Tile hanging is used on the bay windows between upper and lower floors, and the recessed open porches have simple, but attractive timber columns. The Hall has heavy detailing with stone mullioned and transomed windows and distinctive semi-circular gables in the attic storey.

Union Lane

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

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

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

Chapel Street

- 4.4.20 Chapel Street is a short linking street, connecting Church Street to the High Street, named after the Wesley Chapel erected at its junction with Church Street in 1904. A plaque in the wall of the recent pastiche 'Georgian' development on the corner of Lynfield Lane commemorates the 27 Chapel's location with the reused date stones from the Chapel. The street has an eclectic collection of buildings, almost all of which are of high townscape value and either statutorily or locally listed.
- 4.4.21 The wide entrance to the road from the High Street is flanked by the grade II listed No.1 Chapel Street on the east side and Rose Cottage, a Building of Local Interest, on the west side. No.1 Chapel Street is an 18th century timber framed and rendered property of two and a half storeys with a tiled roof set on the back of the footpath, while Rose Cottage is set back from the street behind a small front garden enclosed by railings. It is typical of most of the 19th century development in Chesterton, being of gault brick with a slate roof, but is larger than some of its contemporary development, being a double fronted property with plate glass sash windows, and a modern porch addition.
- 4.4.22 Immediately to the south of Rose Cottage is the former Baptist Chapel; a large gault brick structure built in 1842 and extended in 1863. Its pedimented three bay gable front dominates the street front, while its round-headed arcading is a feature of views northwards along the street. It is a Building of Local Interest. Further south, past a row of garages which serve the 1963 Chesterton Tower development, is the Chesterton Tower itself which is the most significant property along Chapel Street. St Andrew's Church was appropriated to the Abbey of St Andrew at Vercelli in Italy and the Tower is thought to have been the home of the resident proctors who exercised the patronage of the Abbey. It is a grade I listed structure and is a rare example of the home of a foreign appropriator, dating from the mid-14th century. It was once known as 'The Abbey' and located within the gardens of The Vicarage on Church Street, but today gives its name to the Chesterton Towers flat development that surrounds the building. The good brick boundary wall of Glebe House encloses the development. Just south of the vehicular entrance to Chesterton Towers is a wooden gateway set within the brick boundary wall; this originally accessed a path that led to the Tower.
- 4.4.23 Opposite Chesterton Towers and forming part of the grade II listed row of properties along Church Street, is No.5 Chapel Street which is also grade II Listed and dates from the early 19th century. It, together with Nos. 13 and 14 Church Street, forms an attractive focal point at this junction of Chapel and Church Streets. Between the grade II Listed Nos. 1 and 5 Chapel Street on the east side of the street, is a short terrace of three mid-20th century properties (Nos. 2-4) which replaced an earlier terrace on the same site.

Church Street

- 4.4.24 Church Street forms a loop off the High Street, connecting with St Andrew's Road, Lynfield Lane and Chapel Street before meeting the High Street again where it bends southwards. Its north-south leg and the western half of the east-west leg is quite loosely developed in contrast with the section east of Chapel Street which has a much more regular and tighter grain reflecting its later development, particularly along the south side.
- 4.4.25 Beginning at the northern end of the north-south leg of the street, Chesterton House and its strong brick boundary wall which encloses its grounds is a prominent feature. This substantial grade II Listed property dates from the late 18th century and was altered and extended in the late 19th century. It is constructed, in common with much development of the period, of gault brick, and is two storeys high with an attic storey in the modern tiled mansard roof. Set back from the street, but visible, is a grade II Listed 18th century pigeon house of red brick with a hipped tile roof, which has been converted and extended to form a dwelling.
- 4.4.26 The 2014 development of 7-10 Church Street by DPA Architects has replaced the boundary wall of Chesterton House. Four three storey sizeable townhouses have been inserted in the space that previously represented a break in the building line. Immediately adjacent to these and forming the entrance to the Recreation Ground is an area with the recycling point and public conveniences which are somewhat unsightly. Behind these a new pavilion to service the Recreation Ground has been extended and re-clad recently. Beyond these distractions, long views across the simply grassed Recreation Ground are gained with good groups of trees particularly along the southern and western edges which help to screen the backs of the buildings along Elizabeth Way. A footpath crosses the Recreation Ground linking Church Street to the footpath that runs through the Churchyard and along the front of the new Longworth Avenue properties which are the only buildings to overlook the Recreation Ground.
- 4.4.27 Flanking the entrance to the Recreation Ground, No.11a Church Street sits upon a very thin plot adjacent to Manor Cottages. Constructed in circa 1975, the building has been built entirely within the brick boundary walls of the plot, with rooflights providing the only source of light. By contrast, Manor Cottages are an attractively detailed traditional pair of 19th century dwellings which were originally a mirror pair, but No.12 has been sympathetically extended by one bay in the latter part of the 20th century. They are positioned adjacent to the grade I listed St Andrew's Church which sits within its Churchyard, enclosed by a grade II listed medieval stone and later brick wall. Good views of the church are gained from the recreation ground and it forms the focus of views along the east-west leg of Church Street, although officially it is actually positioned on St Andrew's Road.

- 4.4.28 The east side of the north-south leg of Church Street is entirely modern. The New Court and Cannon Court developments at the southern end of this leg are particularly intrusive in the streetscene because of the rather garish yellow brick they are constructed in and their irregular, staggered building line which disregards the orientation of the street. They are built on the site of the 'new' Manor House which was built in the late 17th century and was only demolished in 1971.
- 4.4.29 Turning the corner into the first stretch of the east-west leg of Church Street, there are very few buildings. The double-pile gault brick grade II Listed Glebe House (formerly known as the Vicarage and dating from 1820) sits behind its substantial brick boundary wall which runs virtually the entire length of this leg of Church Street, continuing around onto Chapel Street. This wall helps to frame views of the grade II Listed row of early 19th century properties on the corner of Chapel and Church Streets. The south side of this leg comprises the new Vie housing development which encompasses all of the land down to the river, and a mock-Georgian terrace which terminates views south along Chapel Street.
- 4.4.30 Once the corner with Chapel Street is reached, the grade II Listed Nos. 13 (Westcroft) & 14 (The Elms) Church Street become visible. In addition to the substantial Pye Terrace (c.1900) which lines most of the south side of this leg of Church Street and is a building of local interest. Near the junction with the High Street, on the south side of the street is another 19th century terrace of 4 cottages (26-29 Church Street), the east gable end of which has expressed chimney breasts.
- 4.4.31 On the north side of this leg is the grade II Listed No.22 Church Street which dates from the early 19th century and was a symmetrical double fronted house until the canted bay was added in the early 20th century. (NB The List Description dates this extension to the late 19th century, but it is not evident on the 1903 OS Map.) The dwelling has a central door with a cast-iron traceried fanlight over and is flanked by two large 9 over 9 sashes with narrow side 3 over 3 sashes either side of both windows. The upper windows are 8 over 8 sashes. The house sits behind a small front garden enclosed by a brick wall with cast-iron railings. Set back slightly from the house on its eastern side is an attractive grey gault brick coach-house set gable end onto the street with red brick detailing including an ocular window in the apex of the gable, which has been converted to part dwelling, part office.
- 4.4.32 Further west along the north side of the street are the picturesque single storey Mansfield Almshouses and a row of two and a half storey terraced properties which were built at the turn of the 19th and 20th centuries on the site of a malthouse. The Almshouses have been modernised to a high quality, but still retain their chimneystacks and steeply pitched sweeping clay tile roofs. They now form a courtyard development with two more recent

properties constructed behind off Mansfield Court which is accessed adjacent to Nos. 15-17 Church Street. Although the properties along the north side of this leg of Church Street are of greatly differing forms and scales, a fairly consistent building line and good quality boundary treatments maintain enclosure.

St Andrew's Road

4.4.33 St Andrew's Road forms a continuation south of Church Street, curving round to the west to meet Elizabeth Way. It has two very distinct characters as a result of very different land uses and development patterns. The eastern half beyond the Church is modern and industrial, whilst the western half has a genteel suburban character.

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

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

4.4.36 The Pye Building was heavily altered in 2015 and significantly changed the appearance of the building. The iconic form of the roof is retained and the building (now known as Radio House) is open plan office space. Although of limited architectural value, it is well known locally because of its interesting roof and is an important reminder of the Pye company that was such an important local employer, even giving its name to the terrace in Church Street. This long building is characteristic of industrial buildings of the mid-20th century and draws the eye westwards along the street to its junction with Logan's Way where the street's character changes again. The opening of a new cycle bridge over the river in 2007 has increased the importance of St Andrew's Road which is linked to the bridge via a new route adjacent to the Pye building.

- 4.4.37 At the western end of this leg of the road is a rendered 1930s house of some charm which has always been rather isolated from the rest of the development along the street but is now sandwiched between the office car park and two modern dwellings. At this point, the road takes on a more suburban character with the appearance of early 20th century dwellings in a tree-lined avenue.
- 4.4.38 St Andrew's Road was formerly known as Lover's Walk in the first half of the 20th century and houses began to appear along it when the De Freville Estate was constructed in the latter years of the 19th century. Similar middle-class housing to that erected in the tightly controlled 'New Chesterton' area began to spring up along Lover's Walk with Nos. 9, 15 & 31- 39 (odds) being the first properties built in the street by 1903; the majority of the rest of the houses had been constructed by 1927
- 4.4.39 The north side of this leg of the road is generally earlier than the south and is predominantly laid out in short terraces of gault brick properties with a variety of good traditional detailing, including usually plate glass sash windows and fanlights over doors, ground floor bay windows, red brick detailing and stone cills and lintels. The properties along the south side are usually semi-detached pairs and are of render and/or red brick or gault brick with red brick detailing.
- 4.4.40 On both sides of the street, chimneys are a prominent feature, whilst a line of street trees on the north side, adds a welcome splash of greenery. Unfortunately, the pleasant character of the street is eroded at its western end where it meets Elizabeth Way. There are a couple of unattractive modern industrial/commercial buildings which together with the heavy traffic and adjacent petrol station form an unfortunate edge to the street and the conservation area. The southern properties of St Andrew's Road back have sizeable gardens which back on to Mariner's Way, some of which have been subject to development (to the rear of No's. 16 – 18 St Andrew's Road). There is piecemeal development to the rear of the properties consisting of garden storage buildings/outbuildings and garaging. The majority of these are single to 1.5 in storey height. There is an interesting twenty-first century addition to the rear of No. 46 St Andrews Road, known as 'The Garage' and primarily serves as a garage, workshop and office. Designed by Ashworth Parkes Architects, The Garage won 'Best new building (under £2m construction costs)' at the Cambridge City Council Design and Construction Awards in 2017.

Elizabeth Way

- 4.4.41 Although a recent name, Elizabeth Way follows the line, albeit significantly widened, of several older roads, including Cam Road and Haig Road laid out as part of the De Freville Estate, itself only constructed at the end of the 19th

century. The construction of Elizabeth Way significantly altered the character of the area, demolishing many of the fine buildings that were erected along the pre-existing routes. For this reason, the majority of the road is excluded from the conservation area. However, north of the petrol station, a short terrace of four properties survives from the area's earlier development and are included within the boundary because of their historic interest and unusually considering their current context, much of their traditional character is still intact.

- 4.4.42 Further north along the road, the recreation ground emerges through the built fabric. As the conservation area includes part of Chesterton Road east of Elizabeth Way, this also necessitates the inclusion of a modern bungalow adjacent to the northernmost of the green fingers of the recreation ground.

Ferry Lane Conservation Area

- 4.4.43 This area developed as a result of the boat building trade which in the mid-19th century employed a good many people along Water Street. Development was constrained by the river with only the north side of Water Street originally built upon; only boathouses were found on the south side until the second half of the 20th century. Built form today is a mixture of the irregular plots around Water Street, with more regular later development along the High Street and Thrift's Walk.
- 4.4.44 The Green Dragon Inn and the adjoining Nos. 7-11 (odds) Water Street are all grade II listed as are Nos. 1a & 1b (Ferry Corner) and No.17 Water Street. There are two other listed buildings within the conservation area, Nos. 22 & 28 Ferry Lane (Roebuck House) and the Gas Lamp on Thrift's Walk. The sole building of local interest within the conservation area is Nos. 2-4 Ferry Lane, on the corner of the High Street.

Water Street

- 4.4.45 The south side of the street, east of the foot/cycle bridge is entirely modern, with houses built upon land that was prone to flooding and previously only contained boathouses. The main features of interest lie along the north side of the street where all the buildings are grade II Listed. The focus of the area is the Green Dragon Inn which is one of four 16th century timber-framed and plastered cottages with tiled roofs. The public house was established in the 1730s and there was a ferry attached to the inn, often called the Ferry House.
- 4.4.46 At the eastern end of the conservation area is the grade II Listed early 18th century No.17 Water Street, a timber-framed house with a tiled roof. At the other end of Water Street is Ferry Corner, a large early 19th century grey gault brick house set back from the street behind a brick boundary wall which continues around onto Ferry Lane, almost to the High Street. Opposite this

property is the Green Dragon's pub garden which leads down to the River Cam; this was formerly the landing stage for the ferry attached to the Green Dragon Inn. Adjacent to this area is a dark stained timber-boarded boathouse (No.10 Water Street) on the water's edge, dating from the turn of the 19th and 20th centuries. It is a reminder of the numerous boathouses that would once have been located along the water's edge.

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

Ferry Lane

- 4.4.48 Ferry Lane is a short street linking Water Street and the High Street and was little developed until the end of the 19th century with much of the street in use as garden land. The most substantial and earliest property along Ferry Lane is the Listed Roebuck House, at the west end of Water Street. This was a symmetrical early 18th-century house, partly timber-framed, with a five-bay front towards the river. The rear of this building was rebuilt, partly in brick, by Robert Robinson (a Baptist Minister and farmer) in 1775. Enclosing its access to the street is a large timber gateway with a reset oak head dating from c.1500 and which forms an attractive incident in the streetscene. A large 17th-century brick garden wall encloses the house's grounds towards the river, whilst west of the house is a partly timber-framed outbuilding, possibly a stable, which also probably dates from the 17th century.
- 4.4.49 North of Roebuck House and presumably built in its former gardens, is a 20th century block of flats, set back from the road and of no particular architectural merit. Beyond this and turning the corner into the High Street is a group of 19th century brick properties, all now painted white. The southernmost have had their windows replaced and openings altered but retain their slate roofs and chimneystacks. Those nearer to the High Street retain some sash windows and No.2, a building of local interest, turns the corner well, although its ground floor has suffered from later alterations. The east side of Ferry Lane is largely enclosed by the brick boundary wall of Ferry Corner, although two modern properties now sit behind this wall, and the incongruous flat-roofed extension to the rear of Ferry Corner is unfortunately conspicuous above it.

High Street

4.4.50 There are several good groups of 19th century buildings which have survived the significant redevelopment that has occurred along much of the High Street.

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

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

Thrift's Walk

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

4.4.54 The relative regularity of development on the west side contrasts with the loose-grained development on the east side which is mostly modern. A 'close' type development at the southern end of the road is seemingly built around the surviving part of a sizeable 19th century house. The short road terminates at a small group of 19th century properties (formerly known as 'The Poplars' but now known as the Moorings), which sit at the northern end of substantial

gardens running down to the river. The grounds were once even larger before another house, 'Lane End', was built in the western half of the gardens.

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

4.5 Key views and landmarks

4.5.1 There are a number of focal points across the conservation areas, often including listed or landmark buildings. These are summarised with example photographs below:

Chesterton Conservation Area

- The junction of Church Street and the High Street with Chesterton House and 25-27 High Street serving defining roles in relation to its character;
- The junction of Church and Chapel Streets with its listed buildings including 5 Chapel Street and 13 and 14 Church Street as well as Buildings of Local Interest including Pye Terrace;
- The cluster of buildings around St. Andrew's Church, its walled churchyard and the Old Manor and Glebe Houses;
- The junction of Chapel Street and the High Street with its listed buildings including 81 High Street and 1 Chapel Street as well as Buildings of Local Interest including the former Baptist Chapel.

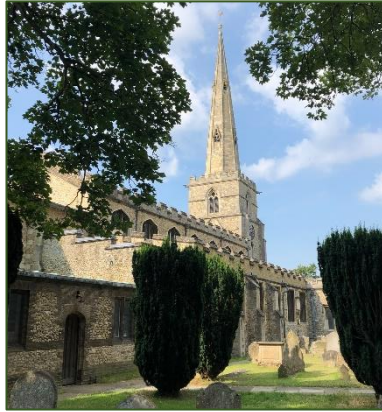
Ferry Lane Conservation Area

- The range of buildings from Roebuck House on the corner of Ferry Lane and Water Street at one end to 17 Water Street at the other including the listed Green Dragon public house along with the stretch of grass across the road from the pub down to the river.

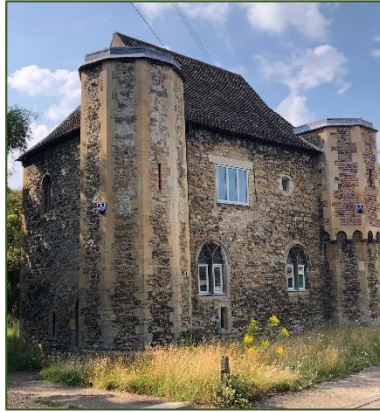
Top row: Chesterton Conservation Area, landmark buildings

Middle row: Chesterton Conservation Area, landmark buildings and key views

Bottom row: Ferry Lane Conservation Area landmark buildings and key views



St Andrew's Church



Chesterton Tower



Chesterton Hall



*Junction of Church Street
and Chapel Street*



High Street



Chapel Street



Corner of Ferry Lane



View from foot bridge



Water Lane

4.6 Landscape and open spaces

Chesterton Conservation Area

- 4.6.1 The most significant area of public open space in Chesterton is the recreation ground between Church Street and Elizabeth Way. Together with the adjoining Churchyard, it forms a large part of the conservation area and allows good long views of St Andrew's Church, as well as containing good groups of trees. Despite being surrounded by buildings, only those on Longworth Avenue and a recent infill of townhouses on Church Street actually overlook the space. In the northeast and southeast corners are the strong boundary walls of Chesterton House and St Andrew's Church, respectively; the churchyard wall is grade II listed.
- 4.6.2 Further south in the conservation area, is a grassed area in front of the former Pye factory on St Andrew's Road. It is of little amenity value but opens up the road by setting the long building back from the street, allowing its distinctive wavy roof to be appreciated. Other significant spaces within the Conservation Area are restricted to the private grounds of the larger traditional dwellings, most notably Chesterton House and the Vicarage (now known as Glebe House). The Chesterton Towers development is also set in a landscaped setting, but this is mostly hidden from view behind a high brick boundary wall. There has been some development in the Chesterton Area since the 2009 review including the development of 7 – 10 Church Street, Chesterton which is visible from the recreation ground. There are two views into the recreation ground from Elizabeth Way (one pedestrian opening opposite Sandy Lane where the spire of St Andrews is visible and a smaller opening opposite Montague Road). These views of open green space contrast with the atmosphere and appearance of the busy highway.
- 4.6.3 The recreation ground between Elizabeth Way and Church Street was acquired by the Chesterton Urban District Council in 1888. It is designated as a protected open space; the adjacent churchyard is designated as a city wildlife site. These spaces together form an important green public area in the heart of the conservation area. The trees which line church street within these spaces are of significant townscape value giving the street a verdant character. This green 'belt' is, to some extent, continued south to St Andrew's Road by the tall evergreen hedge which encloses the grounds of the Old Manor House. The trees on the street edge combine with the those within the grade II listed churchyard and recreation ground to form an attractive green backdrop context to the grade I listed church and other buildings in this area.
- 4.6.4 Other public green spaces are limited to the small grassed areas at road junctions along the High Street and a stretch in front of the former Pye factory in St Andrew's Road. Although bringing some greenery into an otherwise

hard, urban area, those along the High Street serve little purpose other than to act as a reminder of previous road arrangements. The trees along Chesterton Road and St Andrew's Road to the south have significantly more townscape value, creating a green avenue, particularly along Chesterton Road where those within the street on the south side combine with trees and hedges within private grounds on the north side and at the western end, to create an attractive leafy route. The trees along St Andrew's Road line the north side and help to soften the poor vistas west towards Elizabeth Way.

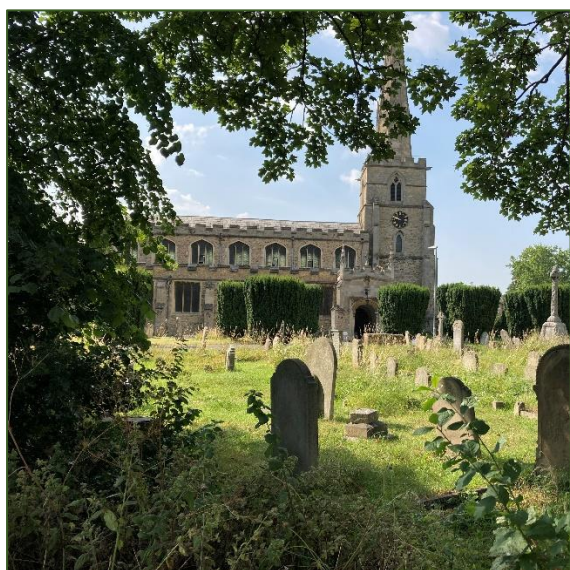
- 4.6.5 The small group of trees within the grounds of the Chesterton Towers development helps to separate the grade I listed tower from the modern blocks of flats and partially screens them in views south along Church Street. Further south along Church Street, at its junction with Lynfield Lane, are two mature trees which stand in front of a recent housing development. They are prominent in the streetscene and form part of a group tree preservation order which stretches along Lynfield Lane to the River Cam. At the western end of the conservation area, the trees around Chesterton Hall and along Chesterton Road help to soften the setting of the grade II listed hall which has been substantially eroded by Elizabeth Way.

Ferry Lane Conservation Area

- 4.5.2 The River Cam is the most significant space in this conservation area, strongly influencing the development form. A pedestrian/cycle bridge links the conservation area across the river to Stourbridge Common, a large open area of common land. Excellent views are gained from the bridge along the River Cam and across to Stourbridge Common. Looking back into the conservation area, the Green Dragon public house is the focus of views, with Ferry Corner visible to the west behind a thin screen of trees.
- 4.5.3 Adjacent to the bridge is the Green Dragon's pub garden which runs down to the river. This area was formerly the access point to the ferry crossing which preceded the bridge crossing, erected in the mid-20th century. The space is simply landscaped being mostly laid to lawn with a couple of trees at the northern end and scattered with wooden tables and benches for the pub's clients. Although this is the only open space in the conservation area, Water Street in particular has a very open aspect, with buildings mostly set back from the street, except at the western end.
- 4.6.6 There is relatively little greenery within the conservation area, yet the area does not feel lacking in vegetation because of its proximity to the River Cam and Stourbridge Common which lies directly opposite; the river corridor especially is lined with trees.
- 4.6.7 The handful of trees and hedges along Water Street link the conservation area to the green spaces beyond and provide points of townscape interest

within the area itself. The Green Dragon Inn's small pub garden, although of little intrinsic landscape value, allows views through to the river, whilst the pedestrian/cycle bridge allows public access to the common. To the west, substantial hedges add greenery to Thrift's Walk.

Below: mature trees make an important contribution to both conservation areas, particularly Chesterton, as seen in the churchyard, at the edges of the Recreation Ground, and in the gardens of private dwellings. Mature trees can form landmarks as here on Water Lane, bottom right.



4.7 Archaeology

Chesterton Conservation Area

- 4.7.1 Signs of human activity from the early Bronze Age onwards have been found within the village, including a number of multi-period finds along the High Street. Parts of the High Street appear to have been continuously occupied from the Saxo-Norman period onwards, although a residual piece of Mid Saxon pottery found on the former Sargeant's Garage site (on the west corner of Union Lane and the High Street) may indicate earlier settlement. Narrow spaced property boundaries at right angles to Union Lane suggest small properties fronting the road from the Saxo-Norman period onwards.
- 4.7.2 In the late medieval and post-medieval periods, the area behind the High Street frontage was used for small-scale quarrying (gravel extraction and drawing water), the pits being backfilled with domestic and industrial rubbish. Structural remains dating to the 15th-16th century have been found including, of particular note on the former Wheatsheaf Public House site (on the east corner of Union Lane and the High Street), a 15th century clunch and chalk drawn well, from which was recovered a silver groat of Henry V or VI.

Ferry Lane Conservation Area

- 4.7.3 Signs of human activity from the Bronze Age onwards have been found in the parish, among them cinerary (cremation) urns from an Iron Age burial ground north-east of the village where there are also traces of early Anglo-Saxon burials. On the north-western border of the parish is a much-decayed earthwork of uncertain date, called by the 13th century Hardburgh, later Arborough or Arbury Camp. Very few finds have, however, been found within the Ferry Lane Conservation Area itself, although a Saxon scramasax (dagger) was dredged from the River Cam near the Pike and Eel public house.
- 4.7.4 Further east of the conservation area is the site of a Cromwellian fortification earthwork known as 'Mount Ararat'. It was described as a raised enclosure in the shape of an irregular rhomboid, covering approx. 1 acre and was probably sited to control access along the River Cam.

5. Management, enhancement, and new development

5.1 General advice to preserve and enhance the character of the conservation area

- 5.1.1 Development in the conservation areas is subject to the Cambridge Plan 2018 which includes policies to preserve and enhance heritage assets. National policy and guidance is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework 2021, National Planning Policy Guidance, and guidance produced by Historic England.
- 5.1.2 Sustaining the character of the conservation area into the future will depend on proper management of the existing heritage assets, on care in the design of new development, including alterations and additions to existing buildings, and on taking opportunities for enhancement.

5.2 New development

- 5.2.1 The following guidance supplements the policies within the Local Plan and aim to protect and maintain the features of the area that have been identified as important.
- The scale, form, massing and detailed design of new buildings should respect and harmonise with the key characteristics of the area. All building proposals (extensions and new) should meet the requirements of the relevant local plan policies concerning alteration and heritage assets and new development affecting heritage assets.
 - New buildings must respect the character, constraints and opportunities of the site and surrounding area. The City Council will encourage innovative designs in appropriate locations.
 - The City Council will require proposals for alterations to traditional buildings to respect the character and appearance of the building, neighbouring properties and the conservation area. They should reflect the use of consistent materials in the area. Consideration will be given to the imposition of Article 4 directions to secure preservation of original features.
 - The City Council will seek to safeguard buildings identified as being of local interest to ensure that repairs, alterations and extensions are sympathetic to their character.

- The demolition of buildings and structures that contribute to the character of the conservation area will be resisted.
- Changes to significant building lines and buildings of positive townscape value will be resisted.
- The City Council will encourage the proper repair of traditional buildings by providing specialist advice and support.

5.2.3 Detailed design and materials selection in new development should take the opportunity to enhance the character of the area. There is no clear template for new development in terms of architectural style, materials or massing, but the scale, proportions, positioning, orientation, boundary treatments and landscaping of the existing buildings provide pointers which will help to avoid harm. Restrained material palettes for new buildings and the use of high-quality materials and high-level craft in their application will also help to enhance the character of the conservation area.

5.3 Trees and landscape

5.3.1 Long-term management of trees is essential to the character of the conservation area. Such management needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment.

5.3.2 If new building does occur, it is important that the key elements of the landscape that create the character of the conservation area are designed into the new development.

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

5.3.4 The City Council will identify opportunities for landscaping improvements, including tree and shrub planting, which will benefit the residents and character of the conservation area.

5.4 Enhancement

5.4.1 The table below sets out detracting elements and opportunities for enhancement in the conservation area.

Opportunities for enhancement	Description	Management proposal
Hardstanding	Front gardens and boundary walls add to the character of the conservation areas in certain locations. The loss of these to form hardstanding can detract from the streetscape and historic 'village' character.	The retention and reinstatement and enhancement of these features will be encouraged where opportunities arise. Replacement of gardens and walls that contribute to each area's character will be resisted.
Traffic and highway engineering	Traffic volumes along the High Street are high and resulted in traffic calming measures being installed in the 1990s. These measures include raised tables at junctions and speed bumps which unfortunately increase the prominence of the highway with the associated signage and paintwork, despite being more sensitively designed than most. This contributes to the low townscape quality of the High Street.	Where highway safety and cycling infrastructure is proposed, encourage the use of high-quality materials and designs that will enhance the conservation area. Discourage further urbanization of the street surfaces where it would conflict with the character of the area.
Boundary treatments	Traditional boundary treatments, most notably brick walls, make a strong contribution to the area's character. Modern close boarded fencing is an uncharacteristic suburban feature in some locations.	Where development proposals include boundary treatments, encourage the use of traditional designs and materials, avoiding the use of unsympathetic modern alternatives or overly tall boundaries that obscure key views or detract from character and amenity.

Trees	Mature and established individual trees and tree groups greatly contribute to the character of the conservation areas in certain locations.	Consolidation and enhancement of valuable tree groups will be explored where opportunities arise. Protection of trees through Tree Preservation Orders will be considered on a case-by-case basis where the loss of a valued tree is proposed.
Windows, traditional materials and features	Many properties have replacement PVCu windows and doors and/or have had traditional roof coverings replaced with concrete tiles.	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 encouraged. Historic England guidance on traditional windows and their environmental performance will be followed.
Extensions and alterations	Works to existing buildings are often minor and do not require planning permission, but are damaging to the character of the individual building and collectively can seriously erode the character of an area. A review of all the planning proposals submitted since the 2009 reappraisal revealed many examples of roof extensions as well as substantial rear and side extensions.	Alterations to buildings in the conservation area, whether those buildings are identified as making a positive contribution or not, should respond carefully both to the original character of the existing building and that of the conservation area as a whole. Alterations which eliminate or ameliorate recent poor design or restore elements of original character to buildings should be encouraged.
Signage and lighting	There are numerous commercial premises along the High Street (both in and out of the conservation area) which do not have traditional/appropriate shopfronts or advertisements and have a negative impact on the appearance of the conservation area	Promote replacement of inappropriate shopfronts, signage and lighting through the development management process and by sharing best-practice guidance both local and national.

Below left: buildings of local interest on High Street in Chesterton Conservation Area with detracting modern features which would benefit from enhancement .

Below right: modern flats, garages and hardstanding detracts from the setting of Chesterton Tower but also provide valuable green space and trees



6. Heritage assets and positive structures

6.1 Designated heritage assets

6.1.1 There are currently 14 listed buildings within the Chesterton Conservation Area boundary: Chesterton Tower, Church of St Andrew, 1 Chapel Street, 5 Chapel Street, Chesterton Hall, 13 (Westcroft) and 14 (The Elms) Church Street, 22 Church Street, Chesterton House, Pigeon House in Garden of Chesterton House, Churchyard Wall of Church of St Andrew, The Vicarage (Glebe House), 25 and 26 High Street, Hill House 81 High Street, and The Old Manor House.

6.1.2 There are currently four listed buildings within the Ferry Road Conservation Area boundary: 22 and 28 (Roebuck House) Ferry Lane, 5 (Green Dragon Inn) and 7-11 (odds) Water Street, 17 Water Street, and Gas Lamp, Thrifts Walk.

6.1.3 Each listed building or structure is identified on the conservation area map, and full details of their listing can be found on the [Historic England website](https://historicengland.org.uk) .

6.2 Buildings of local interest and positive buildings

- 6.2.1 Five buildings of local interest (BLI) have been identified in the Chesterton Conservation Area to date: Baptist Church Hall Chapel Street, 6 Chapel Street, Pye Terrace Church Street, The Maltings 41 High Street, 40-46 (evens) High Street.
- 6.2.2 One BLI has been identified in the Ferry Lane Conservation Area: 2-4 Ferry Lane.
- 6.2.3 These are considered 'non-designated heritage assets'.
- 6.2.4 In addition to the above, there are a number of buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless do contribute positively to the character and appearance of the conservation areas.
- 6.2.5 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the relevant conservation area. Alterations to, or the loss of, these assets can have a lasting impact on the special character of the area in which they lie. These structures have been identified as positive buildings on the conservation area maps.

7. Proposed boundary changes

- 7.1 A conservation area boundary review was undertaken as part of the re-appraisal process in 2021/2022. Areas with notable architectural and historical significance were considered as potential additions to the conservation area boundaries. In addition, the existing boundary was reviewed to ensure that the included areas continued to represent areas of architectural/historical significance in accordance with Local Plan and National Planning Policy guidance. As a result of this survey and the associated public consultation, it was concluded that the boundaries as modified in 2009 remained appropriate and were not in need of modification. Therefore, no boundary amendments have been proposed or implemented.

8. References

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