

Hauxton Conservation Area Appraisal & Management Plan



15 June 2023

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1.Introduction

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.

This document sets out the special architectural and historic interest of Hauxton Conservation Area and aims to fulfil the District 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.

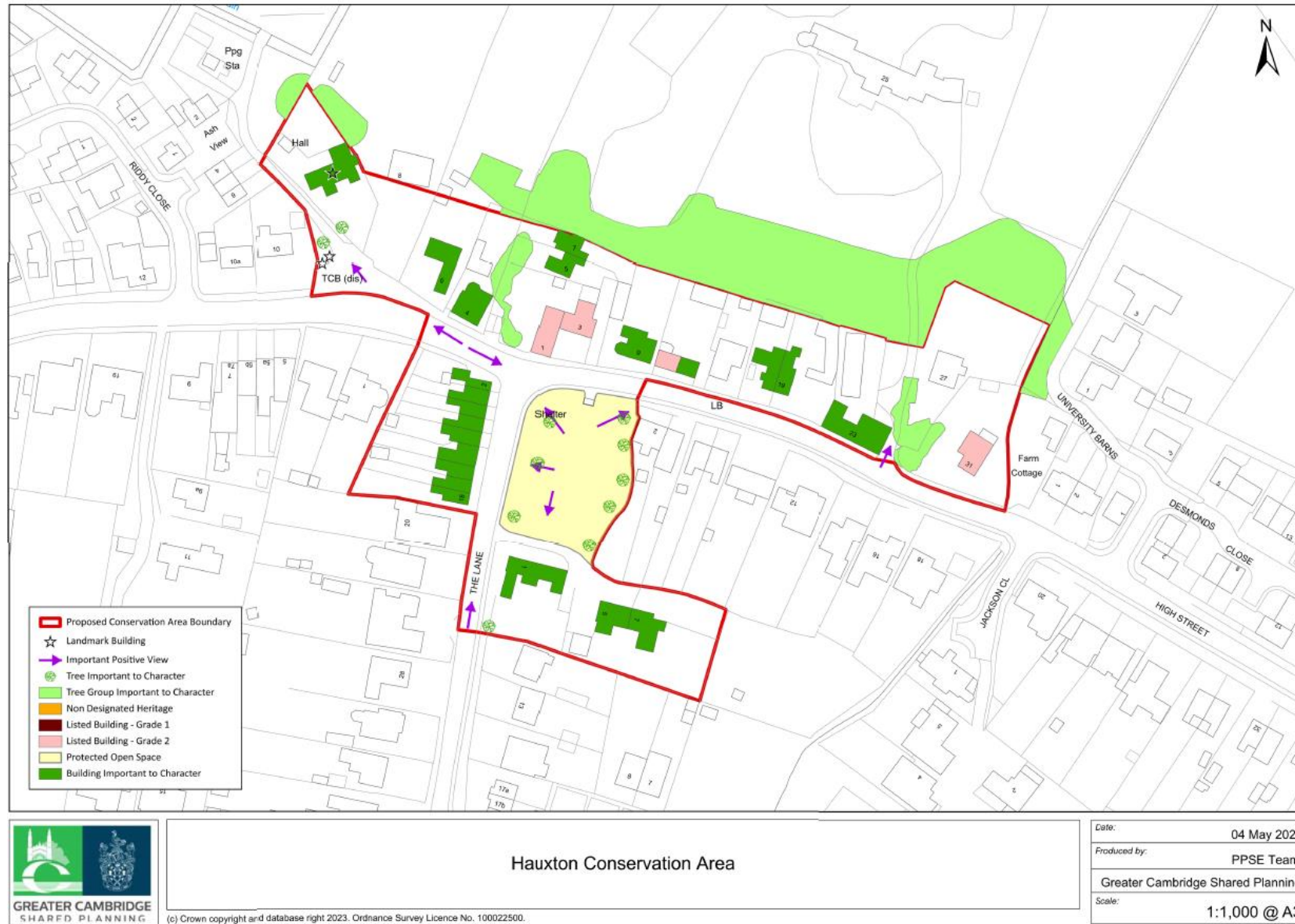
This document covers all the aspects set out by Historic England on conservation area appraisals and management plans, including an analysis of the special character of the conservation area and recommended actions for the management of the area in order to preserve and enhance its character.

2. Statement of Community Involvement

Following survey work, a draft conservation area appraisal was published on the Joint Planning Service website and media channels from 22 February to 22 March 2023. Notification of this was sent by email to the parish council and the elected members representing Hauxton on SCDC. All these parties were invited to respond to the draft through an online survey.

After careful consideration of the responses and a report to the planning portfolio holder, it was decided to finalise and adopt the appraisal with one minor amendment.

Below: Hauxton Conservation Area Map



3. History and development

3.1 Location and setting

- 3.1.1 Hauxton village runs along the south bank of the river Granta (Cam), between the A10 and the M11 about 4 miles (6.4km) south of Cambridge. It lies on alluvial gravel deposits over lying chalk, within the Chalkland Landscape Character Area as identified in the District Design Guide Supplementary Planning Document (SPD).
- 3.1.2 The development of Hauxton village proper, is linear in character, typical of chalkland villages. It follows the road east from St Edmund's church towards Little Shelford. The Lane, which historically connected Hauxton with Newton, forms a T with the High Street and Church Road at the centre of the village, where you can also find the village green.
- 3.1.4 The village is edged in mature trees which give way to agricultural fields to the north, east and south. To the southwest is a wooded area, which lies between the village and the abandoned gravel pits to the west. To the northwest is a new mixed-use development, creating a largely modern residential annex to the village. Further to the southwest lies Harston.



3.2 Historic development

- 3.2.1 The rural parish of Hauxton was historically linked with Newton, to the south, for about 1000 years having belonged to a single principal manor in the ownership of the Diocese of Ely. By the 16th century they were distinct civil parishes but were still one ecclesiastical parish until 1930. Their fields were separated by common land, shared with their eastern and western neighbours, Harston and Little Shelford. This and the river to the north, has dictated the layout of Hauxton's roads.
- 3.2.2 The 12th century parish Church of St Edmund is thought to have been built on an earlier church, with later alterations including a 15th century three storey west tower. The church also contains a well-drawn painting of Archbishop Becket, uncovered in 1860. The upkeep of the church seems to have lapsed often, being found ruinous in 1567, and darkened by ivy in the late 17th century. The east window decayed and was replaced with a square sash window in 1783. The chancel and nave underwent restoration 1860-5. In 1929 a local farmer who owned part of the former rectoral glebe, refused to repair the chancel roof and was briefly imprisoned. Perhaps the Hauxton trend for dissenting worship, which appears to have been present in strength from the 17th century to the end of the 19th, had something to do with this.
- 3.2.3 What is now the village green was previously part of a larger piece of land on the corner of The Lane extending along High Street, let for the benefit of the village poor at £1 per annum in 1783, and later held for the general benefit of the village. A large part was sold in the 1920s to buy stock yielding £5 per annum for the village, sometimes used to buy coal for the poor. Houses were built on the land that was sold.
- 3.2.4 In 1801 Hauxton and neighbouring Harston were inclosed, and Hauxton's lands were formally separated from those of Newton, and their neighbours. Throughout the 19th century the arable land mostly grew wheat and barley and sheep were the prevalent stock, declining into the 1900s. By the 1920s, sheep farming had largely ceased to be replaced by cattle for milking, putting more of the arable land down to grass. During the mid-19th century coprolite digging became part of their local industry.
- 3.2.5 North west of the church is Hauxton Mill. There has probably been a mill to by this water crossing over the river Granta (Cam) as far back as Roman times. Hauxton watermill has been re-built a number of times, the building that survives today is from 1851, built after a fire. Corn was being brought from Cambridge for milling by 1600 and by the 1630s the mill was leased to a Cambridge baker. By the 1770s there were also oil milling facilities to make oil cake for animal feed and they traded in corn, coal, pitch and tar, and brick and timber for house building. Business was declining by the early 1800s and by

1830 the mill would close in the summer months, putting Hauxton labourers out of work. Retaining its principal corn grinding business the mill introduced steam machinery in 1864, which was removed in 1937, but the old water wheel continued to grind corn mostly for local farmers until 1975.

- 3.2.6 Another large employer for the area was Pest Control Limited operating from 1940 in a disused garage by Hauxton mill. At first the business was crop spraying, then by 1943 they were making their own pesticides. In 1970 they had 409 employees rising to 714 by 1975. In the mid-1970s the villagers objected to the expansion due to the loss of housing and environmental concerns. The site has been decontaminated and is now the site of a new housing and office development.

Below: Hauxton Village: Ordnance Survey Six-inch Series 1886



- 3.2.7 Hauxton had a school kept in 1580s, but regular schooling only appeared in the early 19th century, when a free Sunday school was set up in 1832. By 1846 there was day schooling, in impoverished school rooms, where around 25 pupils paid 1d each and which was subsidised by local landowners and farmers. Some families preferred to send their children to National schools in nearby villages. In 1869 the vicar gave a piece of glebe for a school and a new school and teacher's house was built there in 1870. In 1871 there were c.40 pupils. Evening classes and Sunday school were also held there. From 1928, older children were sent to Harston. In 1974 a new primary school was opened and in 1976 the old school house was sold to be a village hall. A new village hall and community centre has been built recently, off Church Lane.

- 3.2.8 The 1886 map shows the village layout at that time. The village proper, historically stretched eastwards from the Church of St Edmunds along what was referred to as The Street and is now Church Road becoming the High Street at the junction with The Lane.
- 3.2.9 There were no notable changes to the village evident by the 1901 map. But by the next map in 1945 the terraced houses by the green, on the west side of The Lane, had been built, probably in the early 1900s, as had houses on the south side of The High Street on the section of the village green sold off in the 1920s for the benefit of the village purse.
- 3.2.10 Most of the historic buildings along Church Road succumbed to development in the latter half of the 20th century, with the notable exceptions of the Grade II listed 16th century Little Manor House and the Manor Farmhouse built at the end of the 19th century. The conservation area now encompasses the remaining concentration of historic buildings in the village.
- 3.2.11 The village today, is no longer inhabited by farmers and agricultural labourers and its development for the past 50 years or more has been shaped, like so many other villages, by the rise in private home ownership and the ability to commute.

4. Character

4.1 Summary description

- 4.1.1 The compact Hauxton conservation area is centred around the village green where The Lane, coming up from Newton to the south, meets Church Road and The High Street. It is formed around a cluster of the village's older buildings which include three listed buildings and the old village school, with the old water pump and a red telephone box outside.
- 4.1.2 Buildings are generally of two storeys, mostly detached, and sit close to the footpaths, all with at least a token front garden and most with a low garden wall. Rendered dwellings predominate, accented by the brick of some of the later buildings to the west of the green, and roofs are predominantly gable, either slate or plain tiles.

4.2 Key characteristics

- Good sized open **green** containing several mature trees
- Mature **trees** visible through gaps and above the roofline, and on the green
- High percentage of **older buildings**, the majority predating the Ordinance Survey First Edition Map.
- Predominantly two storey buildings, mostly **fully rendered**, usually white, but otherwise **brick**.
- **Gabled roofs** mostly of slate or plain tile
- Small **front gardens** with low walls
- Three **listed buildings** and a key local building in the old schoolhouse
- The retention of **small heritage assets** in the red telephone box and water pump outside the old schoolhouse.

Below left: Houses on the north side of the High Street, viewed from the edge of the Green.

Below right: A terrace of early twentieth century houses to the west of The Lane, viewed from across the Green.



4.3 Architectural characteristics

Scale and form	The majority of buildings are two storeys and detached, with single pile or L shaped plans. The notable exception is the two short rows of terraced houses on The Lane.
Walls	Predominantly white render, often covering timber framing; some houses of brick, gault brick and/or red brick.
Roofs	Predominantly plain, gabled roofs. Welsh slate covering is most common, with plain tiles a close second, and the occasional pan-tiled roof.
Windows	A number of 18 th century vertical and horizontal sash windows survive and earlier buildings have replacement timber casement windows. Otherwise, window replacements are unsympathetic 20 th century, including some uPVC. Some recent, sympathetic timber double glazed vertical sashes were noted.
Boundary treatments	All the houses have a front garden of sorts, most fronted by low brick walls and the occasional picket fence.



Top left: 18th century 6/6 pane sash Top right: 20th century casement

Bottom: All these windows are modern double glazed, some are more sympathetic than others

4.4 Spatial characteristics

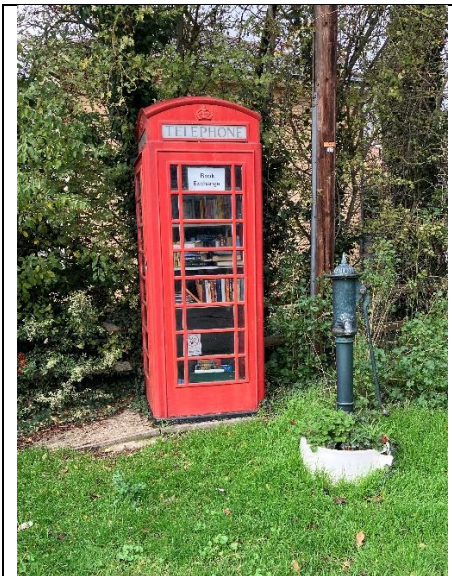
- 4.4.1 The conservation area encloses the meeting point of three roads (Church Road, High Street and The Lane) from this T junction the roads are straight enough to see out of this small conservation area. This is also the location of the village green.
- 4.4.2 This village green provides a wonderful open space at the centre of the conservation area. Broadly rectangular it has an oddly curvy east boundary due to the historic presence of a land drain and village pond. This also forms the conservation area boundary at this point. It contains a number of mature trees and is home to the village sign and notice boards, a bus shelter, and bench.
- 4.4.2 Plot sizes vary, are generous but not oversized, longer than they are wide. Most of the space is to the rear, with smaller, often very small, gardens to the front.
- 4.4.3 The spaces between the houses to the north, allow glimpses of the mature village edge trees and garden planting behind them.
- 4.4.4 The old school is set much further back from the road, creating space where the village water pump and red phone box are to be found. There is also parking for a few cars here.
- 4.4.5 There is no footpath in front of the two terrace rows at the top of The Lane. Otherwise, the footpath is not very wide, tarmac, with concrete kerb stones.
- 4.4.6 Car parking is a mix of on and off road, mostly off. Where there are driveways, they lead down the side of the houses. Hard standing to the front of gardens is not a feature of the area. Garages where present, are detached and mostly set back from the house.

4.5 Key views and landmarks

- 4.5.1 The School, telephone box and water pump viewed from the east, along Church Road are key landmarks
- 4.5.2 Views across and from the green are important is the view along Church Road which captures the telephone kiosk, water pump and the lane beside the old school building.

Below: Hauxton Village Key Landmarks and Views

	
View across the green towards High Street	View across the green towards The Lane
	
Old School	The Green

	
Pump and Kiosk	Corner shop

4.6 Landscape and open spaces

- 4.6.1 The Village Green offers the largest space within the conservation area. It is a roughly rectangular stretch of grass with mature trees dotted within it.
- 4.6.2 The trees that bound the village outskirts are visible over the roofscape and between buildings
- 4.6.3 Front gardens are a feature, however small.
- 4.6.3 Footpaths are tarmac, with concrete kerbs.

4.7 Archaeology

- 4.7.1 Just northeast and east of Hauxton, within the parish of Little Shelford, are four scheduled monuments identified as settlements which date from the early Neolithic to the 5th century Roman.
- 4.7.2 Small finds have been made, of iron age and medieval pottery, just outside the Hauxton conservation area to the east by Desmond's Close.

5. Management, enhancement, and new development

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

- 5.1.1 Guidance to promote enhancement of the conservation area is provided in the Council's District Design Guide SPD and in the Development in Conservation Areas SPD. These two documents were adopted by the Council to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. The two documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018. Bearing in mind this proviso, new development should have due regard to the two SPD documents, which are available on the Council's website.
- 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 Proposals for new development in the conservation area are likely to be for domestic extensions, proposals for new development in the conservation area may be either for the subdivision of existing large plots, of which there are few, or for the replacement of existing houses by new ones. Any such new development should:
- relate harmoniously to the positioning of nearby buildings
 - adhere to the scale of existing development, which is generally only two storeys,
 - respond positively to the massing, materials and fenestration of the adjacent buildings,
 - replicate the characteristic street frontages of the conservation area, using short garden walls and planting,
 - respect the existing simple roof forms and avoid cluttering prominent roof slopes with rooflights and solar panels

- 5.2.2 The limits of plot sizes and access suggests there is little opportunity to subdivide plots.
- 5.2.3 Detailed design and materials selection in new development should take the opportunity to enhance the character of the area. The scale, proportions, positioning, orientation, boundary treatments and landscaping of the existing buildings provide pointers which will help to avoid harm. Roof forms should be kept simple, dormer windows are not a feature of the area.
- 5.2.4 Restrained material palettes for new development 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

- 5.3.1 Long-term management of trees is essential to the character of the conservation area, particularly those on the green. Trees around the village envelope, outside the conservation area, also make a valuable contribution. Such management needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment.



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	Small front gardens are a feature of the area. Hardstanding to the front, is rare. There are a number with driveways to the side of houses, mostly gravel with grassy middles, which have low visual impact, and are part of the rural character.	New hard-surfaced car parking in front of and alongside buildings facing the street should be avoided or carefully designed. Schemes which include planting along the street frontage are positive, and should be encouraged, but even behind such a screen, large, unsoftened areas of paved car parking space should be discouraged.
Boundary treatments	Boundary treatments, especially on the street frontage, are especially important to the conservation area. Low garden walls are popular, and reveal the garden planting behind.	Resist planning applications for inappropriate boundary treatments such as close-boarded fences or unduly ornate railings, or the removal of existing positive boundaries. Where permission is not required for removals, encourage retention by informal communication.
Trees	Trees are a feature of the green and some rear gardens.	Ensure conservation area controls over tree works are used to protect existing tall trees and encourage succession planting.

Windows and doors	There has been some replacement of older windows in the conservation area. Some 20th century changes have been unsympathetic and there is a spattering of uPVC. The same goes for doors, of which very few older ones survive.	Promote the use of traditional style windows, outlining their positive contribution. When planning permission is required, the loss of historic windows should be resisted, and the use of suitable modern windows supported where appropriate.
Extensions and alterations	Many buildings in the conservation area have been extended. But most seem to be of reasonable scale. There are hardly any rooflights or dormer windows, especially to the front slopes.	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. Alterations which improve on recent poor design or restore elements of original character to buildings should be encouraged.
Signage and lighting	There is minimal, unobtrusive, modern signage in the conservation area. With the positive exception of the colourful village sign on the Green. Streetlights are tall, modern aluminium type fairly innocuous. The two modern Bus stop signs outside No.11 High Street are poorly located by a listed building.	The introduction of any brash or assertively modern signage and lighting should be resisted. The pair of bus stop signs outside No.11 High Street should be reduced to a single sign and relocated when possible.

6. Heritage assets and positive structures

6.1 Designated heritage assets

- 6.1.1 There are three listed buildings within the Hauxton conservation area boundary: Nos. 1-3 High Street (Tudor House) formerly the Kings Head P.H.; No. 11 High Street; The Old House, 31 High Street.
- 6.1.2 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 at www.historicengland.org.uk/listing.

6.2 Possible Non-designated Heritage Assets

- 6.2.1 Three non-designated landmark structures have been identified as being of local importance.
- 6.2.2 The old schoolhouse, built in 1870, is a visually important building that represents the historic educational and social aspirations of the village. When a new primary school was built in 1974 the old schoolhouse became the village hall, only recently superseded by the new community centre further down Church Road.
- 6.2.3 20th century red telephone kiosk, now used as a book exchange
- 6.2.4 the 19th century public water pump in front of the old schoolhouse, by the telephone box.
- 6.2.5 These properties have been identified with a star on the conservation area map for information purposes and to ensure that they are given due regard in any related development proposals. It is also recommended that they be formally assessed as non-designated heritage assets by the council; and considered for inclusion on any subsequent Local Heritage List.

6.3 Positive buildings and structures

- 6.3.1 In addition to the above, there are also about twenty buildings or structures which are not nationally designated and are unlikely to meet the criteria for

consideration as buildings of local interest, but nonetheless do contribute positively to the character and appearance of the conservation area.

- 6.3.2 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the 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 map.

Proposed boundary changes

- 7.1 The conservation area was designated in 1988 and has not been amended since. Based on the current assessment, it is felt that the existing boundary includes the areas of the village with sufficient historic and architectural value, and therefore there are no proposals to amend the boundary at this time.

8. References

South Cambridgeshire District Council	South Cambridgeshire Local Plan 2018
South Cambridgeshire District Council	District Design Guide SPD 2010
South Cambridgeshire District Council	Development Affecting Conservation Areas SPD 2009

9. Credits and copyright information

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