

FOXTON PROPOSED CONSERVATION AREAS

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1.0 INTRODUCTION

1.1 The current Foxton Conservation Area was designated in 1972. This document aims to expand that area and to add a new area around the railway station.

1.2 This document has been prepared by the Foxton Village History group in accordance with action point 1.2 in the 2011 Foxton Parish Plan. Action point 1.2 states “Encourage setting up of group to liaise with PC and SCDC in expansion of conservation area. Establish a residents group to pursue expansion of the designated conservation area”

1.3 Foxton aims to comply with South Cambridgeshire District Council’s duty to ‘draw up and publish proposals for the preservation and enhancement’ of areas of the village as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the commitment made by policy EN29 in the adopted Local Plan.

1.4 The aim of this draft proposal is to inform Foxton Parish Council of the views of the village’s history group. It provides the basis for commissioning a planning consultant and for consulting the villagers of Foxton. The end result is a document which will become a supplementary part of the local planning process.

2.0 WHAT ARE CONSERVATION AREAS?

2.1 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’.

2.2 When a Conservation Area has been designated, it increases the council’s powers, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to do works to their properties without the prior need to obtain planning permission (known as ‘permitted development rights’) are reduced or may be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the council six weeks’ notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

2.3 We have also identified assets of community value to be nominated for inclusion in the list in accordance with the requirements of the Localism Act 2011

3.0 OVERVIEW OF THE AREA

3.1 Foxton is a small self-contained village situated off the A10 between Royston and Cambridge. It has a strong and active community and is well endowed with community facilities and transport links.

3.2 The High Street running through the centre of the village is of great importance to the visual qualities and well-being of the community. It is narrow with dangerous bends. It suffers from acute congestion at times particularly in the vicinity of the shop, pub and Church, this area being at the heart of this small community.

3.3 Ideally we would like further restrictions on large vehicles and the speed of all vehicles along the High Street.

3.4 Due to the sensitive nature of existing development and the feeling that the High Street is at capacity, Foxton is not well suited to any more than minor infill development.

3.5 Its character and the quality of life of its residents would be threatened if not destroyed by major development.

3.6 Our main proposal is to extend the present conservation area to include the whole of the High Street and parts of several adjoining roads where the historic setting would be impacted by inappropriate development.

3.7 We also propose the inclusion of historic buildings around Foxton railway station.

4.0 A BRIEF HISTORY OF THE VILLAGE

4.1 Foxton's history over the last two thousand years was unravelled in great detail in the 1960s by Rowland Parker, and is the subject of his best-selling book "The Common Stream", which was published in 1975 after thirteen years of research. The old village is a linear settlement along the old brook which has now gone, but is replaced by the High Street. At the heart of the village lie the Church and The Bury, where the manor court was once held.

4.2 The British Village and Roman settlement were situated along the original brook which ran from Heydon to Fowlmere then on to join the River Rhee. At some stage, probably during the Anglo Saxon period, the Brook is believed to have been dug by local people to create a water course between the stream between Fowlmere and Shepreth, and Hoffers Brook in Harston. This may have been for defensive reasons, but people gradually moved to the land alongside it.

4.3 The Abbess of Chatteris founded the Benedictine nunnery at Chatteris between AD 970 and AD 980, and endowed it with land situated in South Cambridgeshire including 640 acres in Foxton, which were to remain in its possession for the next five hundred and fifty years. The Abbess not only had the revenue from the land but also the judicial powers to hold a court and collect fines.

4.4 The Domesday Book (1086) mentions both the Abbess of Chatteris and Geoffrey de Mandeville as land holders. It also mentions twenty-one villeins, twenty-one bordars, two watchmen and one slave, giving a total of forty five men. Allowing for women and children

would give a population of about two hundred which is the average estimated village population for that time.

4.5 The documentary evidence between 1086 and 1286 reflect only the lords and their manors and the transference of land. In about 1140 the first chalk built church was paid for by the Bancs family, and they also paid about a hundred years later for it to be enlarged when the nave of the earlier church became the chancel of the new one. The surviving court records give a detailed insight into the life of the medieval village.

4.6 Although there is no direct evidence that the Plague - later called the Black Death - of 1349 came to Foxton, the thriving community struggled over the next two hundred years. The population of Foxton in 1327 was at least 320 named people. The next date where an approximate head count is possible is 1492 when the population was less than 150. Similar evidence from the manors suggests that about two-thirds of the population died from the plague in 1349 and the effects of that would be a long period of recovery.

4.7 Recovery came during the reign of Queen Elizabeth. New names appear in the village from about 1548, so that by 1603 more than forty new families had come to the village. Between 1550 and 1620 the village was completely rebuilt, with more than 50 houses being erected. Approximately twenty of those houses are still standing in the current village. The historian John Layer comments in 1622 that Foxton 'containeth about sixty families'.

4.8 As Oliver Cromwell had family ties with Foxton, Civil War involvement was on the side of the Parliamentarians. The disappearance of certain men from the records just after 1641 and the fact that some of Cromwell's men were billeted in a house on the eastern side of the village in 1645 surely confirm this.

4.9 The Enclosure award and map of 1830 for Foxton show who owned what and where it was located. Many of the historic fields had disappeared, the parish boundaries were defined in detail, the roads were defined and delineated, and seventeen out of twenty ancient lanes and paths vanished. The Parish contained 1726 acres, of which 34 acres were roads, drains and brooks. The Bendysh family was awarded 800 acres and the Hurrell family 400 acres. The cost of implementing the Parliamentary Bill for the Enclosure of the Common Fields of Foxton was just over £3000.

4.10 Nineteenth century Foxton began to change and develop. In 1828 Foxton House was built. The railway arrived in Foxton in 1848. Other new buildings were Foxton Hall, two farms, a pub and three houses near the station, a school, the chapel, a new vicarage and several houses rebuilt on old sites. The church was almost completely restored between 1876 and 1881.

4.11 The opening of The University Tutorial Press in 1908 by William Briggs provided alternative employment to agricultural work, as did the Barrington Cement works from

1914. The Tutorial Press was the first industrial unit in the village, and with its housing for employees was a model development for that time.

4.12 Later twentieth century developments include Hillfield, Station Road, West Hill Road in 1965, and St. Laurence Road, Illingworth Way and Rowlands Close in the 1970s. A new School and Village Hall complex was opened in Hardman Road in 2002.

4.13 The current population is approximately 1,280 and there are approximately 470 houses.

5.0 GEOLOGY AND LANDSCAPE SETTING

The parish of Foxton is bounded on the west by Shepreth Brook, on the north by the river Cam or Rhee, on the east by Hoffers Brook and in the south by the old Turnpike road from Fowlmere to Cambridge. The village of Foxton lies on a geological boundary running along the High Street in front of the church which extends west towards Foxton House before turning towards Fowlmere near Foxton Brook. To the east the boundary follows Mortimers Lane before running parallel to Hoffers Brook. The boundary line bedrock is a narrow band of Totternhoe Stone of the Lower Chalk formation, to the south of that band the bedrock is of Melbourn Rock chalk, excepting Chalk Hill and West Hill which comprise Holywell Nodular Chalk. To the north the bedrock is Zig Zag Chalk with superficial River Terrace Deposits of sand and gravel. The village curls around the north side of the two hills at about 16 to 20 m OD except where the Fowlmere Road rises further up the side of Chalk Hill as it leaves the village to the south. The hills are wooded and rise to almost 34 m OD to provide a particularly attractive visual focus from the village.

6.0 ARCHAEOLOGY

The two brooks, Shepreth and Hoffers, were the focus of early occupation of the parish. A double ring ditch barrow, probably Bronze Age, lies on the slope of West Hill with another ring ditch further to the south. Palaeolithic and Neolithic axes have been found to the south west of the village at West Hill. Crop marks are extensive near the streams particularly west of the station between the road and the railway where significant prehistoric and Roman remains were discovered during a pipeline excavation in 1994. This is very close to the site of a Roman villa explored by Parker in the 1970s.

Substantial Iron Age and Roman remains were excavated in 1993 just south of West Hill. A Saxon burial was recorded in the gardens on Barrington road and Anglo Saxon remains were excavated at Manor Farm just over Hoffers Brook in 1993.

There is no evidence as to when the village was established but it is likely to have been between 400 and 500AD on the basis that the stream which passed through the village until the 1950s would have been the only source of water and that it is an extension of Heydon or Bran ditch, the outermost of the Cambridgeshire Dykes initially dug around that time.

Within the village itself few excavations have been carried out and remains found were largely Iron Age or Medieval.

7.0 KEY CHARACTERISTICS

7.1 Scale: With the exception of the Church and press no buildings exceed 2.5 storeys in height. The area is predominantly domestic buildings of varying ages.

7.2 Walling Materials: Foxton has a mix of traditional through to modern buildings. Many of the older buildings are lime rendered over a wood frame. Internally they often retain original areas of wattle and daub. Some buildings incorporate original clunch in their construction. There are many brick buildings illustrating a range of types of brick contemporary with the age of the property through from Tudor to the present day.

7.3 Roof Forms & Materials: Consistent with the range of types and ages of mainly domestic buildings there are many roof forms ranging from traditional thatch through slate and tile including pan tile. Underlining the diversity there is one architecturally designed flat roof bungalow set in the former grounds of Foxton House.

7.4 Chimneys: several of the older properties have historically important chimneys, enhancing the streetscape.

7.5 Boundaries: Several of the older properties abut the street. Other properties are set well back from the road and in their own grounds such as The Bury and Foxton House. The majority have small front gardens ranging from open frontage through varying hedge types and heights to brick and in some cases flint walling. Of note are the ~~few~~ remaining clunch walls in the area of Foxton House.

7.6 Vistas: Views of the surrounding countryside from within the village are relatively limited. This underlines the importance of the protected frontage and open aspect of the dovecot meadow and the views to the chalk hills being retained.

8.7 Trees: There are significant groups and individual plantings throughout the village which enhance the street scene. We are seeking to extend protection to more of these trees within the new larger conservation area.

7.8 Spaces: Foxton is endowed with a number of small green areas, each adding to the character of its immediate location in a significant way. The Green is by far the most important: others are at vicarage corner (2), near the pump at the end of Mortimer's Lane, near the Bury and outside the former press cottages in Station Road, and the area around the village sign. The dovecot meadow has been established as a unique green access space of significant diversity.

7.9 Village Signs: Several older style direction signs remain as do two old style signs with pre 1950's triangular tops.

7.10 Village Pumps: two listed pumps survive, one on the green and one at the end of Mortimer's Lane

7.11 War Memorials: The memorial on the corner of High Street and Station Road is well maintained as is the plaque in the porch of the former press building.

8 ENHANCEMENTS

8.1 We identified the following "enhancements" which we felt would improve the conservation area.

8.2 Burlington's High Street entrance not in keeping with conservation area

8.3 Road signs in need of repainting, cleaning, mending.

8.4 The two historic signs should be adopted by village and maintenance work carried out to ensure their future survival.

8.5 Removal of fence and some vegetation to improve visibility for road users on Vicarage corner.

8.6 Replace name plates on press cottages (could be a village initiative)

8.7 Wooden gate to farm entrance next to Herod's Cottage

8.8 Wooden gate to dovecot meadow

8.9 Consider reducing speed limit to 20mph through the expanded conservation area

9 STREETScape ANALYSIS

9.1 SHEPETH ROAD.

The west end of the village is entered from Shepreth Road, which is un-kerbed with hedgerows and tree lined verges, until it reaches the houses.

3 & 3A Shepreth Road: The first house of importance is No.3a [Bartholomews] Shepreth Road which was once part of No.3 Shepreth Road, formerly the farmhouse for West Hill Farm. The site was in occupation in 1492, rebuilt in about 1597 and again in 1880. A few fragments of the Tudor house remain, including the chimney stack. Also important is the row of cart sheds and stables that front the property, and the restored small barn to the side. This has been converted to a dwelling.

Foxton House: The driveway to Foxton House, is screened by trees. It is the only Regency style house in Foxton, and has an elegant interior. It was built by William Hurrell in 1825. In 1875 W. Asplin bought the estate and added several extensions to the house, but these have since been demolished. From 1890 Prof. A.P. Humphrey lived here and it was he who planted the many trees on the estate. Before the Village Hall was built in 1928, garden parties and other village functions were held there. The stables are still there but the walled garden was sold off for development. Sections of the clunch walls remain as the boundary of 11A The Green and 17 High Street.

Also in Shepreth Road by the entrance to Foxton House is an old road junctions sign which is in keeping with the historic ambience of the area.

9.2 THE GREEN

Coming into the village from the west end, The Green is on the right. It is a small village green dating from the 12th century. It was the market place for a weekly market from about 1200 to 1540, until it died out through lack of trade. An annual fair was held here from 1324 until 1910. It was also the site of the village stocks from the 14th to the 19th century.

On The Green is a memorial seat which is dedicated to John and Martha Roads, late of The Bury, dated 1912. It is a four sided seat on a brick platform and has a tiled roof which is supported centrally and by four wooden pillars. Another important feature of The Green is the listed Parish Pump. It was paid for by Canon Selwyn of Foxton House in 1873 to give the villagers a clean water supply. It was in use until 1965. Although it is in need of repair it would still work today. Ornamental cherry trees have been planted on The Green and these give a pretty display in Spring. There is a Victorian post box outside No. 1, which predates the 1886 map of the area.

The Green is the only place where the old Town Brook can be seen. The ditch in front of No.1 and No.2 The Green is all that remains of it. It was created artificially in the post Roman period and flowed along the side of the main street. It was the sole source of water for the villagers and their livestock for more than a thousand years and it determined the

original position and shape of the village. The water of the Shepreth Brook was diverted at a spot due west of West Hill (near what used to be called Flag Pightle) and a ditch was dug which curved round the base of the hill, across the Green, then straight along what was to become the High Street to Mortimer's Moat, which was created in the twelfth century, then curving again to join Hoffers Brook (which used to be called Heyditch). Its total length was about 2250 yards with an average depth of about four feet. It was about two feet wide at the bottom. It has gradually been filled in.

Parish Pump: A Listed Parish Pump is situated on The Green.

4 The Green is a Listed thatched Cottage with an unbroken history since medieval times. It faces down the High Street and sits directly on The Green. Richard Peppercorn rebuilt the house in 1501 and got fined for obstructing the market place. It was rebuilt in 1583 by Thomas Campion, and in 1620 Nicholas Campion inserted the upper floor. This was the home until his death in 1989 of local historian Rowland Parker.

2 The Green is Home Farm, another Listed building and the home of the Fullers from about 1550 until the end of the seventeenth century. They were a wealthy family and the house reflects that. In 1660 a new frontage was added to the house, and this was briefly revealed in the 1980s when the plaster had to be removed for work to be done. It was one of the first houses to have a tiled roof instead of thatch. Tenant farmers lived here until it was sold to private ownership in 1986.

1 The Green is another Listed property. The Wells family lived here from 1589 to 1674, followed by the Rayners for another century. John and Mary Rayner added the western part of the house in 1678 and left a plaster date plaque which still survives over the end fire place. From about 1800 it was used to house two labourers families. In 1903 A.P.Humphrey restored it and added the triple chimneys. In 1907 William Briggs bought it and used part of the attached close to build a block of eight cottages for workers at the Burlington Press. In the late 1970s the Tudor part of the house was entirely rebuilt, although the original fireplaces were preserved, and the thatch was replaced with a tiled roof.

9.3 CAXTON LANE AND MALTING LANE

Running alongside No. 1 is Caxton Lane and Malting Lane. No. 6-20 Caxton Lane were Press Cottages, built in the close from No.1 The Green to house workers from William Briggs' new printing works in 1908. They were model houses for the time as they had running water. The other Press Cottages are located next to The Press in Station Road.

Malting Lane runs off Caxton Lane, and Nos. 6-12 are examples of old clunch built cottages, which is a local building material. Clunch blocks were made from cutting chalky clay. Although soft, it is a good building material provided it can be kept dry.

9.4 HIGH STREET

1 High Street is a Listed thatched cottage which was rebuilt about 1550, and again about 1720. In 1835 William Barron enlarged it by adding the east end to make it a small farm house. He also built a barn on the close which is no longer there as it was destroyed by fire. Another barn was recently restored in keeping with the cottage.

3 High Street is a Listed cottage which was built much later in the grounds of No.1, and was occupied by family members from No. 1 until quite recently, when it was sold off with a shared drive and a tiny garden.

5 High Street is the next Listed thatched cottage. Its history is traceable from 1484. Richard Dunnidge bought the site in 1586 and built the house that is still there. In 1725 it was converted into two labourers cottages with back to back fireplaces. In 1947 it narrowly escaped destruction when a beam in the chimney stack caught fire. The house has been fully restored and extended.

7 High Street is a Victorian brick house which is set back in a large garden, screened by laurel, yew and flowering cherry trees. It has fine proportions, elegant windows and high ceilings. It was used for the Press manager to live in.

11 See entry for Foxton House in Shepreth Road

13 High Street is a malthouse built about 1705 by Thomas Wallis, maltster. It is Listed as it is one of the earliest and smallest surviving examples. By 1830 it had become one of the extensive list of outbuildings of Foxton House, and was surrounded by a high wall of chalk blocks. In about 1860 it was converted into a labourers cottage. From 1926 to 1934 the famous anthropologist Louis Leakey and his wife rented it. Since then it has been restored, but its original features are still visible.

14 8 High Street, The Old Black Boy – or ‘Blackamoor’s Head as it was originally called – was built about 1730. It was one of three pubs in the village that replaced the medieval ale houses. It was built on the site of a house from about 1550. It was bought as a private dwelling in the 1950s and has been fully restored and enlarged.

Just past No. 8 is another historic junction warning sign. This should be preserved as it is in keeping with the historic area.

19 High Street: This is an unusual building for Foxton and is arguably the only post war building in the village of architectural merit, it being an architecturally designed bungalow with a flat roof. It also has a rare example of a clunch wall on its left hand boundary and has a fine sycamore tree on the verge in front.

Just before Herod’s Farm Cottage-is a view over open fields to Foxton woods.

14 High Street Herod's Cottage: Probably built around 1910 as an additional, farm workers cottage for Herod's farm. It became a private dwelling sometime in the 1960s when the extension along the side was added.

29 High Street: This Listed building was built in 1575 as a farmhouse for 56 acres of land belonging to Michaelhouse College (now part of Trinity College) most of the original structure survives. A brick oven in the chimney was built in 1720 and is the only surviving example in the village.

18 High Street: The site of an earlier house built in 1500, the current Listed dwelling dates from 1660 and used material from the previous structure. The splendid internal timbering and two large fireplaces were typical of the class of wealthy yeomanry who built the house.

Barns at 18 High Street: These comprise two brick and timber barns by the road, seven open-fronted cart barns (hovels) and a single, end barn. The hovels use wooden treenails to hold their beams to the columns and date to about 1800. Much altered throughout their working lifetime the barns were sympathetically restored in the 1990s.

35/37 High Street "Cottesmore": The site of an earlier house which was rebuilt in 1792 as two cottages. Little of the earlier 15th century structure survives in the current structure. It became a single dwelling when restored in 1969.

Dovecote: Originally one of at least six dovecotes in the village and built in 1706. The grass track to the east of the structure was once the common lane to Fowlmere.

View at The Dovecote Field: The remains of medieval house platforms are discernible either side of the track. The trackway to Fowlmere climbed the hill behind the field and passed by a former clunch pit near the summit.

Road Sign at Crossroads: A slightly unusual signpost bearing the words "Foxton Cambs" around the circumference of its circular finial.

32 to 34 High Street: A pair of Listed thatched cottages. In medieval times this was known as Foxton Cross (crossroads). The houses date from 1560 and had an addition at the rear in 1700. For many years the village Post Office was in this building before moving to its present position.

War Memorial: The memorial stands on the site of a granary belonging to a former large estate. The memorial site itself was donated to the village by the founder of the Burlington Press.

Village Shop: A thriving enterprise and the "information exchange" for the village. The Post Office and all the other services are invaluable to the villagers. To a small village such as Foxton both the shop and the pub are essential community assets and should be formally registered as such. The loss of either would have a devastating effect on village life.

The White Horse Public House: This, now the only village pub, stands on the site of the village blacksmith's cottage which was destroyed in the fire of 1880. The building itself dates from 1882. For many years the village supported three pubs - The White Horse, The Black Boy and The Railway Tavern

Village Sign: Erected in 2012 this replaces the first, earlier sign put up around 2000. It is a montage of village views and expresses the character of the village and its rural location.

44 & 46 High Street: A pair of Listed thatched cottages. Rebuilt in 1637 on the ruins of an earlier building, probably dating back to the 13th Century, and continuing in use as a farm. After the Enclosure Act in 1830 the farm buildings were demolished and the house became labourers' cottages. Now it is a single dwelling once again.

Willow Tree at 44 & 46 High Street: With its roots in the course of the Common Stream the willow tree in the front garden of the house is a magnificent specimen.

51 High Street: "The Bury": The first 'hall' of the manor of Chatteris would have been built around the year 1100 A.D. The present house was built by Richard Warren in 1593, with the 'hall' of the manor surviving much as it was and the Warren arms decorating the fireplace. The cellars are still there, and the timber frame. However, the rest of the house has been much altered and enlarged over the centuries. The Bury is grade 11 Listed.

51 High Street Wall: A distinctive and substantial flint and brick wall – probably Victorian – runs along the front garden of The Bury and extends in modified form to beyond The White Horse.

53 to 55 High Street Former Great Barn of The Bury: A Listed barn set back from the road, originally part of Bury farm now converted to two dwellings. The frame of this barn dates to 1450. It was originally thatched up until the mid-20th Century. The redevelopment of this site including numbers 53 to 57 High Street is viewed as a good example of an appropriate development within the conservation area.

Footpath: formerly Pound lane because it led to the village pound.

61 High Street Pound Cottage: Another Listed thatched cottage. Built in 1580 it was a labourer's cottage until 1970. It has been restored and retains much of the original fabric.

St Laurence Church: Probably the first church in the village was a chalk-stone building in 1140. Enlarged and modified several times over the centuries it was finished in its present form in about 1540. It belongs to the diocese of Ely. The Church is Grade 1 Listed. It is fronted by a historic wall, partly in clunch. Set against the wall is a SCRDC [South Cambridgeshire Rural District Council] boundary marker.

50 High Street: A Listed thatched cottage, rebuilt from 1560, having a fine, oak frame, it was originally a double tenement. It has been a blacksmith's, farm and labourers cottages in its time. The farm buildings and dovecote had all gone by 1755. It is now a single dwelling.

54 High Street The Former Vicarage: A vicarage of sorts has been on the site adjacent to the Rectory barn for a long time. This building dates from 1876 and was funded by a parishioner. The building is now a private dwelling. The building retains a traditional roof style with stepped gable ends and with a crest on the front gable.

57 High Street: Formerly farm buildings from circa 1900 now converted into private dwellings.

65 High Street Orchard Cottage: The current Listed cottage dates to around 1600 and was for a time a weaver's workshop. It is the only house in the village with a clunch chimney. Before its restoration it was a labourer's cottage.

73 and 75 High Street: These Listed thatched cottages are opposite the old vicarage. There is record of a house on this site in 1508 although the current structure was rebuilt in about 1620. The property consists of two semi-detached cottages, the building having been enlarged and split into two residences during the 19th century. In front of these cottages is a triangle of grass which enhances the view of these cottages from the street.

9.5 STATION ROAD

As you enter the heart of the village from Foxton Station you pass a number of features of interest.

18 & 22 STATION ROAD: On the left hand side of the road are a pair of Listed 16th Century thatched cottages. These were built in 1570 and 1582 respectively and have a very similar design. Although there is now a bungalow at number 20 set back from the road, the setting of the properties is enhanced by the presence of only a farm track between them.

PRESS COTTAGES: Opposite these cottages are a set of 16 press cottages built in 1908 to house workers at the Burlington Press next door. These 16 cottages are split into four sets of four terraced cottages, the sets are named after English poets and bear the names Dryden, Chaucer, Byron and Addison as simply naming the blocks A, B, C and D was viewed as too boring by the founder of the press. Unfortunately only the name plates for Dryden and Addison remain, it would be good to see the plates for Chaucer and Byron reinstated, the brackets are still present. These cottages are set back from the road by a grass bank planted with a number of trees. This bank is an important green space in the village and provides a haven for wildlife, a play area for children and a sense of space in the centre of the village. This bank should be maintained in its current unbroken form although it would be desirable

to replace the two large horse chestnuts which were lost recently due to disease their replacements should be a more disease resistant native species.

FORMER BURLINGTON PRESS: Next to the press cottages is Burlington Press itself. The press was established in 1908 and whilst it ceased to trade in 2009 the buildings are still used for commercial purposes. The buildings of the press that have a frontage on Station Road and the building to the left of the main entrance to the press site from Station Road are fine early 20th Century buildings and should be maintained in their present form. The roofline is of particular interest with a including a small ornate tower and a weather vane with a bee motif. The two main doorways each have porticos bearing sculptures, the doorway on Station Road also has a war memorial bearing the names of press workers who died in the two world wars. It would be a loss to the village if the premises did not continue to operate as a commercial entity. If in the future the site was used for other purposes it would be important that this was done in a way that preserved the historic buildings.

Taken together the press cottages and the press itself constitute a unique example of a model village development in Cambridgeshire.

10 Station Road: Originally built in 1570's, the present cottage was reconstructed nearer to the road in the 1860's using material from the original cottage.

OLD SCHOOL AND METHODIST CHAPEL: Opposite the Burlington Press are the old school building and former Methodist chapel. The school opened in 1883 whilst the chapel was built in 1880. The school relocated to new premises in 2002 but holds many precious memories for many Foxton residents. The school building currently houses part of Trinity School which caters for pupils with special needs for social, emotional or behavioural difficulties. This school also occupies the former Methodist chapel which ceased holding services in the early 21st century. The main school building and the former chapel are of architectural value and should be preserved. There is general feeling within Foxton that these buildings should continue to be used for community, and ideally educational purposes in the future. This would reflect the original covenant under which the school land was donated.

9.6 FOWLMERE ROAD

20 Fowlmere Road: this Listed property dates from around 1600 and is known to have been used as a billet for a troop of Cromwell's artillery who played a part in preventing the Royalist cavalry from crossing the Cam.

Barons Farmhouse; this Listed former farmhouse has been much altered over the years. In the garden is a separate historic building formerly a **[help please]** The property is fronted by a substantial boundary wall with grass frontage gives a pleasing aspect complementing the nearby pump on a small green.

14,18 Fowlmere Road: good examples of rural cottages set back from the road.

7,8 and 15 Fowlmere Road: all of these period residences contribute to the historic street scene in this part of the village and give the first indication of historical ambience on entering the village from the South . Number 7 has modern but attractive paving.

9.7 MORTIMERS LANE

On a green space at the entrance to Mortimer's Lane there is a grade 11 listed village water pump

1&3 Mortimer's Lane: number 1 dates from at least 1450 although the present Listed thatched cottages (1 & 3 Mortimer's Lane) date from 1575.

Midsummer Cottage: Further down Mortimer's Lane this is another thatched cottage which dates from around 1620.

At the end of Mortimer's Lane are the remains of a medieval moat which is known to have been in existence in the twelfth century and is taken to indicate the presence of a former manor house on this site, this is confirmed in several historic documents. It is listed as an ancient monument.

The current property behind the moat is Mortimer's Farm a large elegant early Victorian farmhouse which dates from about 1840. The moat is one of the oldest sites within the village although only about half of the original moat is currently visible.

10 FOXTON STATION

10.1 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'.

10.2 It is felt that this area meets those criteria.

10.3 The station building and signal box are listed in the National Record of Industrial Monuments. The station buildings, platforms and signal box have architectural and historic interest being characteristic and fine examples of Victorian workmanship. The signal box is unique in this part of the County. Of the other railway buildings only Meldreth and Shepreth have local surviving examples. The signal box itself is worthy of retention in the future.

10.4 The Railway Tavern [now called Everglades], GR letter box, and the house included essentially form additions to this Victorian complex.

10.5 The house to the east of the road junction is architecturally significant in that it is a rare surviving example of an unimproved clunch built cottage.

11.0 ASSETS OF COMMUNITY VALUE

11.1 It is proposed the following assets of community value should be included in the list maintained under the Localism Act 2011

- Foxton village post office and store being the only shop in the village
- The White Horse being the only pub in the village

12 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

12.1 These policies should be read in conjunction with those in the South Cambridgeshire Local Plan. Summaries of relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

12.2 In considering the design of new buildings or extensions to existing ones, the council will take into account the impact of the proposal on the setting of Listed Buildings and the character and appearance of the Conservation Area. Sections 9 and 10 of this document set out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. The following will also be important in determining whether a new development is acceptable: **Scale** - buildings should not exceed two and a half storeys in height. Pitched roof forms are typical of the area, but care must be taken to ensure that the roof proportion is appropriate for the building and location. Any dormers etc. should be appropriately detailed and scaled and roof lights and solar panels ideally only provided on less visible slopes. **Location on the plot** - buildings should respect the established set-back building line unless there are good reasons for bringing the building line forward. **Materials** - Foxton has a relatively diverse palette of materials with different types being more suitable for buildings of particular types or scales. Materials should be appropriate to reflect the history of the particular building. Care should be taken to ensure that, for example, high status materials such as stone are not used for deliberately low-key buildings. **Colours** - traditional colours for paint and render in the village would have been subdued earthy tones. Encouragement should be given to ensure that very strident colours are not used in new developments to avoid them over-dominating the traditional buildings of the village.

12.3. Boundaries, and in particular the walls and hedges, are very important to the character of the village. When new buildings are being considered, or new walls or fences erected to surround existing buildings, it is important to ensure that the style and material chosen is appropriate for the type of building and its location within the village.

12.4 Trees are an important feature of the village's character and they should not, therefore, be removed when they contribute positively to the character of the village generally or the setting of specific buildings or groups. Where such trees have to be removed for safety reasons replanting with appropriate species should take place. Owners of the significant tree groups should be encouraged to undertake an arboricultural survey to ensure that trees are replaced as they become over-mature to ensure that the form of the groups is maintained.

12.5 The District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Appropriate designs and colours for street furniture will be encouraged and necessary but unattractive plant should be appropriately screened.

APPENDIX A

1.0 RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

P1/2 Protection of sites of archaeological, historical or architectural value.

P7/6 Local authorities will protect and enhance the distinctiveness of the historic built environment.

South Cambridgeshire Local Plan (adopted February 2004)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

SE10 Protected Village Amenity Areas

HG10 The design and layout of residential schemes should be informed by the wider character and context

of the local townscape and landscape.

HG12 Extensions and alterations to dwellings should be in keeping with local character.

EM6 Small scale employment in villages.

SH6 Resistance to loss of shops in villages.

CS7 Utility companies to be urged to place pipes, fibres, wire and cables underground where this would not

have unacceptable environmental impacts.

CS8 location of telecommunications installations to minimise visual impact.

CS9 Protection of village pubs and recreational facilities.

EN1 Importance of maintaining character and distinctiveness.

EN4 Protection of the historic landscape, whether or not they are statutorily designated.

EN5 Retention of trees and hedges in new developments.

EN15 Protection, preservation and enhancement of known and suspected sites of archaeological importance.

EN16 Public access to archaeological sites and records.

EN17 Building preservation notices and spot listing of buildings of archaeological or historic interest to protect unlisted buildings.

EN18 Presumption against demolition of Listed Buildings.

EN19 Recording and salvage if consent for demolition is granted.

EN20 Unsympathetic extensions to Listed Buildings.

EN21 Preservation or salvage (including public record) of fabric or features of Listed Buildings where consent for extensions or alterations is granted.

EN22 Imposition of conditions to protect the fabric and character of buildings.

EN23 Preservation of the character of roofs of Listed Buildings, in particular long straw and gault clay roofs.

EN24 Use of planning powers to secure the sound repair of Listed Buildings.

EN25 Maintenance of register of 'buildings at risk'.

EN26 Considerations to be applied when considering the conversion of Listed Buildings to new uses.

EN27 Applications for planning permission and Listed Building consent will not be considered separately.

Requirement for the consideration of Listed Building applications and planning applications, including the need to consider the full effects of proposals on the building and its setting.

EN28 Requirement to submit illustrative and technical material to allow the impact of proposals affecting a

Listed Building, its curtilage and wider setting.

EN30 Requirement for applications for planning permission in Conservation Areas to be accompanied by

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sufficient details to allow their impact to be assessed.

EN31 High quality of design, planting and materials connected with landscaping of developments in

Conservation Areas.

EN32 Controls over consent for demolition of buildings in a Conservation Area.

EN33 Salvage of materials and pictorial record if consent for demolition in a Conservation Area is granted.

EN34 Retention of the character, materials, features and details of unlisted buildings in Conservation Areas.

EN35 Restrictions of permitted development rights to safeguard elements of the character of Conservation

Areas.

EN36 Control over external cladding which affect the character of Conservation Areas.

EN37 Control over location and design of meter boxes on Listed Buildings.

EN38 Need to retain traditional shopfronts and their details.

EN39 Controls over design of advertisements and signs on Listed Buildings and in Conservation Areas.

EN40 Controls over design of advertisements and outside Conservation Areas. Area of Special Control is in place.

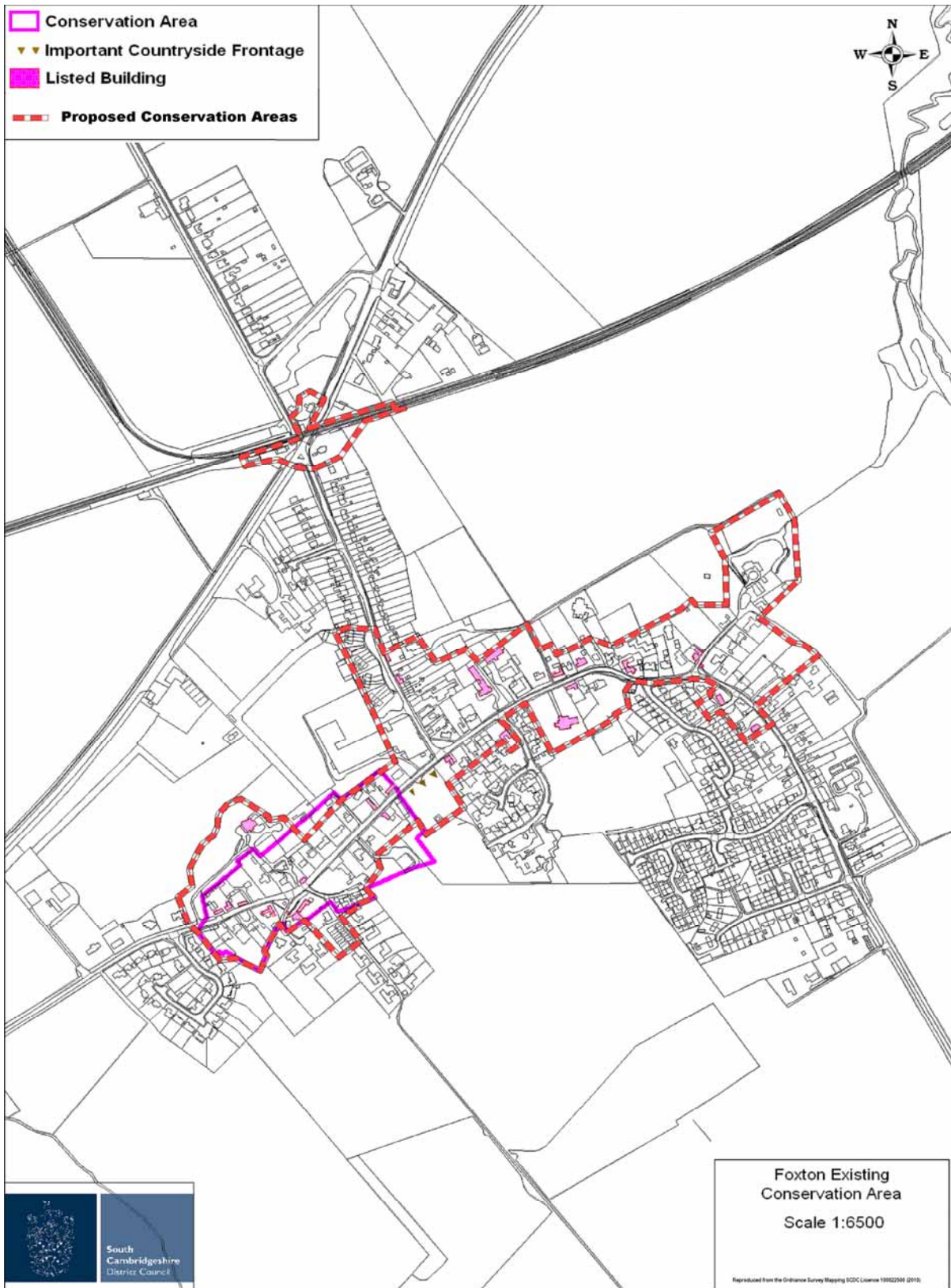
EN41 Coordination of planning permissions and consent for demolition or felling of trees in Conservation

Areas.

EN42 Promotion of enhancement schemes in Conservation Areas.

EN43 Statutory undertakers and utility companies should consult and seek to agree works in Conservation

Areas.



APPENDIX B

Appendix C

The area outlined in red above, centred on Foxton station is proposed as a Conservation Area.

