

Agenda Item No:	15	
Committee:	Council	
Date:	17th May 2018	
Report Title:	Whittlesey Conservation Area Appraisal & Whittlesey Conservation Area Management Plan	

1 Purpose / Summary

To inform members that public consultation on the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan has been completed and seek approval from Council that these documents be adopted.

2 Key issues

The Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan have been prepared for the following purposes:

to satisfy Policy LP18 of the adopted Fenland Local Plan which states that *"the Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland and will look to achieve this by keeping up-to-date and implementing conservation area appraisals and management plans"*.

to satisfy S71(1) Planning (Listed Buildings and Conservation Areas) Act 1990 which places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

to support the Whittlesey Neighbourhood Planning Team by providing an evidence base from which they can develop their neighbourhood plan.

in the case of the Whittlesey Conservation Area Appraisal, to provide guidance that will be a material consideration in the determination of planning applications.

in the case of the Whittlesey Conservation Area Management Plan, to provide a framework of objectives for the Council to follow as proactive actions for preserving and enhancing the character and appearance of the Whittlesey Conservation Area.

Whittlesey Conservation Area was added to Historic England's Heritage at Risk Register in 2014. The production of these documents will identify risk issues and provide proactive strategies to address the risk issues with a view to getting the Whittlesey Conservation Area removed from the risk register.

3 Recommendations

Council to approve the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan for adoption.

Wards Affected	St Andrew's Ward St Mary's Ward Delph Ward
Forward Plan Reference	
Portfolio Holder(s)	Cllr Dee Laws - Portfolio Holder for Neighbourhood Planning Cllr David Oliver - Portfolio Holder for Community Safety and Heritage Champion
Report Originator(s)	Katie McAndrew– Conservation Officer
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Background Paper(s)	Planning (Listed Buildings and Conservation Areas) Act 1990 Adopted Fenland Local Plan (May 2014) SPD Delivering and Protecting High Quality Environments in Fenland (July 2014) Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management". (2011) Cabinet papers - 22 March 2018

1 Background / Introduction

These documents provide an up to date Appraisal and Management Plan for the Whittlesey Conservation Area. The current Whittlesey Conservation Area Appraisal and Management Strategy was published in July 2008 and is now out of date, containing a number of inaccuracies and a Management Plan that does not address the conservation area's current issues. It is essential to have accurate and up to date documents for the Whittlesey Conservation Area to support initiatives for the area, including providing an evidence base for the Whittlesey Neighbourhood Planning Team.

2 Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

S71(1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas"*. The production of the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area accords with this duty.

S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in respect of determining applications affecting conservation areas the Local Planning Authority shall have *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*. The Whittlesey Conservation Area Appraisal is intended to identify the architectural and historic interests of the Whittlesey Conservation Area and would be a material consideration in the determination of applications affecting the Conservation Area in line with S72 (1). The objectives set out in the Whittlesey Conservation Area Management Plan will support decision making that aligns with S72 (1).

Local Policy: Fenland Local Plan (May 2014)

Under Local Plan Policy LP18 the Council commits to *"keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in determining planning applications"*. The production of the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan seeks to meet this Local Plan policy commitment.

Local Plan Policy LP11 (Whittlesey) identifies Whittlesey as a local service centre and area for housing growth and states that *"All development should contribute to it retaining its character as a safe and community focussed historic market town, preserving enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place, whilst recognising the need to prevent excessive out-commuting particularly to Peterborough"*. The production of the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan seeks to meet this Local Plan policy commitment.

Historic England Guidance - Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)

Historic England (formally English Heritage), the statutory advisors to the government on heritage matters, provide advice on the production of the appraisals and management plans in their guidance document - Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1. Within this guidance it states that it is good practice to review and update these documents every 5 years. The existing documents are now 7 years old and require updating in accordance with good practice to ensure they are current and remain relevant.

Structure and Layout of Document

Whittlesey Conservation Area Appraisal

The Whittlesey Conservation Area Appraisal is laid out following the methodology and best practice guidance set out in Historic England's guidance document Conservation Area Designation, Appraisal and Management (February 2016)

The document appraisal is effectively structured into two sections. As is standard in the production of these types of documents the first section covers the introduction and the legislative and policy framework under which the document is produced. Section two covers the detailed assessment of the character and appearance of the conservation area with the aim of clarifying what its special architectural and historic interest is. For the purpose of assessing the large area covered by the conservation area, the conservation area has been divided into four distinct character areas with the interests of each character area having been clearly identified and assessed.

Whittlesey Conservation Area Management Plan

The Whittlesey Conservation Area Management Plan is laid out with due regard to Historic England's guidance. It provides a framework for managing change, addressing issues and identifying enhancements within the conservation area over the next five years, with the overarching objective being to ensure the Whittlesey Conservation Area retains and enhances its qualities as an area of special architectural and historic interest.

There are four sections within the document. The first section explains the background to the document and why it is required. The second section identifies issues which harm or threaten to harm the qualities of the conservation area and states clearly objectives for addressing such issues. It is intended that objectives will be mostly met within five years and resources should be focused on achieving these objectives as meeting these objectives will make a tangible impact on the appearance of the town. Some objectives are, however, long-term objectives and will take longer to deliver. In producing this document it was considered vitally important to ensure objectives were clear and in quantity could be reasonably achieved hence they are limited to a total of 7 objectives.

Section three of the document summarises how the Local Planning Authority manages change through development control and highlights the key points which are considered under the scope of planning. Finally section four details how progress of the plan can be monitored over the five year period. It would be anticipated that a new Management Plan would be drawn up in 2023 covering a fresh set of objectives and taking into account what has previously been achieved.

Consultation and Adoption

The public consultation period for these documents took place between Monday 26th March 2018 and Monday 23rd April 2018. Consultation was undertaken by means of (i) a public display at the Whittlesey Town Council Offices, Grosvenor Road throughout the consultation period. The display consisting of information boards with copies of the appraisal and management plan available for review, (ii) a one day public event on Monday 9th April 2018 at Whittlesey Library, Market Street with display boards, whereby the Conservation Officer was present to answer any questions regarding this document and the accompanying management plan, (iii) documents available to view at Whittlesey Library for the duration of the consultation period and (iv) website consultation whereby copies of the Conservation Area Appraisal (2018) and the Conservation Area Management Plan (2018) were available to access on Fenland District Council's website. The consultation period was advertised in Discovering Whittlesea (April 2018 Edition) and by means of a press release detailing the dates of the consultation period cited alongside the details of where the documents can be viewed and how responses can be made.

Comments were received from 6 persons/organisations including Historic England and The Whittlesey Society following the public consultation of these documents. These comments are detailed in the table in Appendix B. In accordance with S72 (3) Planning (Listed Buildings and Conservation Areas) Act 1990 the Council shall have regard to the public views expressed during the consultation period. The consultation comments received have been appraised and where appropriate the document has been amended and the action taken has been recorded in the table in Appendix B.

Effect on Corporate Objectives

The Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan will assist in the delivery of the Council's corporate objectives (as set out in the Business Plan 2018/19) specifically Environment and Economy.

4 Community Impact

Once adopted, the Whittlesey Conservation Area Appraisal and Whittlesey Conservation Area Management Plan will have an impact on the community within the Whittlesey Conservation Area and will be seeking to achieve improvements in the quality of this environment.

Appendix A

Whittlesey Conservation Area Appraisal - May 2018 - (Pre Adoption Draft)

Whittlesey Conservation Area Management Plan - May 2018 - (Pre Adoption Draft)

Appendix B

Table presenting the consultation responses to the Whittlesey Conservation Area Appraisal and Whittlesey Management Plan



Whittlesey Conservation Area Appraisal

March 2018

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1.0 INTRODUCTION

Context

1.01 Whittlesey's historic town centre along with the historic area around Gracious Street, Delph Street and Claygate is designated a conservation area. This conservation area status is a legal recognition that the area has **special** architectural and historic interests and there is a presumption that the character and appearance of the area should be preserved and enhanced. The purpose of this conservation area character appraisal is to clearly identify what the **special** interests of the Whittlesey Conservation Area are and what elements of the built and natural environment contribute to its special interest. The boundary of the Whittlesey Conservation Area is shown on Map 1.

1.02 A conservation area was first designated in Whittlesey on 4th February 1972. It focused on an area around the Market Place and the north end of Station Road, including St Mary's Church across to St Andrew's Church via London Street. The boundary was later reviewed and substantially enlarged in November 1982. It was extended to include the residential areas of Horsegate, the north end of Church Street and an area to the south of the town centre taking in Grove House and the corner of the Kings Dyke waterway. At this time a separate area around Claygate, Delph Street and Gracious Street was also identified as part of the Whittlesey Conservation Area. The conservation area boundary was officially amended again in 2009 to include Broad Street in the town centre, the Finkle Lane area and incorporate other minor changes to tidy up the boundary edge.

1.03 In 2014, Whittlesey Conservation Area was added to Historic England's Heritage at Risk Register. It was added to the Heritage at Risk register due to issues concerning the poor condition of some key buildings, the unsympathetic replacement of windows, poor quality shop fronts and signage, and concerns regarding the quality of the public realm. Collectively these issues have had a negative impact on the character and appearance of the conservation area. The character appraisal will identify the strengths, weaknesses, opportunities and threats within the Whittlesey Conservation Area and those factors which place its **special** interest at risk.

The Appraisal Process

1.04 This appraisal has been prepared following the methodology set out in Historic England's guidance document 'Conservation Area Designation, Appraisal and Management' (2016). It will set out the legislative and policy background associated with the need for the appraisal, before appraising the **special** historic and architectural interest of the Whittlesey Conservation Area. The character of the whole will be summarised first, before analysing the character of individual character areas.

1.05 This Conservation Area Appraisal was approved by Fenland District Council's Full Council on May 17, 2018. Prior to adoption, it was subject to local consultation as required by S71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990. Full details of the public consultation process are set out under Appendix 3.

2.0 LEGISLATION AND POLICY: THE REQUIREMENT TO PRODUCE A CONSERVATION AREA APPRAISAL

Legislative Background

2.0.1 The legislation governing the designation of conservation areas and the legal duties towards their care now falls under the provision of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is under Section 69 of the Act that gives local planning authorities the power to recognize areas considered to be of “***special architectural and historic interest the character and appearance of which it is desirable to preserve and enhance***”, defining them within a boundary and designating them as a conservation area. This conservation area character appraisal is prepared in accordance with Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on the Local Planning Authority to “*from time to time to formulate and publish proposals for the preservation and enhancement of conservation areas*”.

Local Planning Policy

2.0.2 The Fenland Local Plan was adopted on 8th May 2014 and forms the policy basis for growth and regeneration in Fenland over the next 20 years. In the context of planning, applications for planning permission must be determined in accordance with the local development plan unless material considerations indicate otherwise. Within the Fenland Local Plan (2014) Policy LP18 specifically relates to the historic environment and states that “*The Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland.*” One of the ways it will achieve this is by “*keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in determining planning applications*”. This conservation area appraisal has been produced with due regard to satisfying policy LP18.

2.0.3 Local Plan Policy LP11 (Whittlesey) identifies Whittlesey as a local service centre and area for housing growth. This policy states that “*All development should contribute to it retaining its character as a safe and community focussed historic market town, preserving, enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place, whilst recognising the need to prevent excessive out-commuting particularly to Peterborough*”. This conservation area appraisal has been produced in accordance with policy LP11 and has sought to identify what factors of the conservation area shape Whittlesey’s sense of place and clearly identify what aspects of the conservation area should be preserved and what aspects could be enhanced.

National Planning Policy Framework

2.0.4 The National Planning Policy Framework (2012) sets out Government planning policies for England and how these are expected to be applied. It identifies how planning policy is to contribute to the achievement of sustainable development through economic, social and environmental factors. A core principle of the NPPF is to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. The NPPF seeks to promote positive planning which can shape and direct development. This character appraisal has been produced to accord with the NPPF as a positive planning tool which serves to identify the significance of the Whittlesey Conservation Area so that significance can be given appropriate regard in the consideration of planning proposals.

2.0.5 Under the NPPF (2014) Annex 2 it defines Designated Heritage Assets as “A *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*”. **Whittlesey Conservation Area is a designated heritage asset.** Within the conservation area there are 62 listed buildings and 1 Scheduled Ancient Monument which is also a designated heritage asset. A full list of these designated heritage assets is provided in Appendix 1.

Planning Controls

2.0.6 Conservation area designation brings with it certain planning controls which mean that planning permission is required for certain aspects of development which may not have required planning permission if they were not located in a conservation area. A full account of additional planning controls associated with conservation area designation is provided in Appendix 2. In addition to this, in determining planning applications associated with buildings or land within a conservation area the duty in law under S72 (1) of the Act states that “*special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area*”. The character and appearance of the Whittlesey Conservation Area, as identified in this appraisal, shall inform planning decision making so that it aligns with the duty in law.

3.0 SUMMARY OF SPECIAL INTEREST

Date of Original Designation	4 th February 1972
Dates of Boundary Amendments	November 1982 July 2009 (date appeared in the London Gazette)
Location	Whittlesey, Cambridgeshire
Changes to Boundary through this review	None proposed
General Character	<ul style="list-style-type: none"> ▪ Urban townscape comprising of a commercial core and historic Market Place with surrounding residential areas. ▪ Two parish churches ▪ Predominantly 17th, 18th and 19th century development on Anglo-Saxon grid street pattern whereby property traditional fronts the street ▪ Hierarchy of scale of buildings which sees the tallest (three storey and two ½ storey) property focused around the Market Place and/or characteristic of the higher status historic buildings. The scale of buildings throughout the town is predominantly two storey. ▪ Specific use of stone as a building material in the 17th century although this is not a vernacular building material. ▪ Buff brick, pantile and slate are the more prevalent building materials seen within the town. ▪ Thatched buildings found in clusters in Horsegate, Whitmore Street and Low Cross and in the northern character area. ▪ The use of mud boundary walls which are unique to Whittlesey within Fenland and the County of Cambridgeshire.
General Condition	Poor (as identified in Historic England Heritage at Risk 2017: East of England)
Scheduled Monuments	1
Listed Buildings	62
Negative Factors	<ul style="list-style-type: none"> ▪ Some key historic buildings in poor or deteriorating condition requiring maintenance, repair or refurbishment. ▪ Loss of traditional timber windows and their replacement with incongruous and poorly detailed modern replacement windows. ▪ Poor public realm treatment of lighting and surfacing at key historic locations along with some poor shop fronts and signage. ▪ Erosion of historic settlement pattern resulting from backland development ▪ Deteriorating condition of many mud walls and threat of loss of these features.
Heritage at Risk	Added to Historic England Heritage at Risk register in 2014.

4.0 ASSESSING SPECIAL INTEREST

Location and Topography

4.0.1 Whittlesey is a Fen town located in East Anglia, in the north of the county of Cambridgeshire, in the district of Fenland. It is situated 6 miles east of the cathedral city of Peterborough and 10 miles west of the town of March. Whittlesey is a gravel capped “island” within the low-lying Fenland and is one of a number of these geological “islands” (areas of higher land) within this Fenland area; the others being nearby Eastrea, Eye, Crowland and Thorney. Whittlesey was once a settlement on an island surrounded by marshland but it is now a town surrounded by prime agricultural land. The prime land has been created by man through the draining of the Fens (land reclamation) since the mid-17th century. To the north of the town lies the river Nene and Nene washes, which is an area of wildlife rich washland on the bank of the river. Crossing the washes from Thorney makes for a very atmospheric approach into Whittlesey from the north.

Geology

4.0.2 Whittlesey is situated upon bedrock from the Jurassic period; specifically a formation of Oxford Clay-mudstone which formed 156-165 million years ago in shallow seas. The overlying superficial deposits, those being the younger geological deposits over the bedrock, are of sand and gravel. These superficial deposits were formed up to 2 million years ago in the Quaternary period and were formed in a shoreline environment. *“The Oxford Clay is particularly important in this area for brick-making since its high carbonaceous content is sufficient to bring the bricks to their full firing temperature with the addition of little extra coal or other flue – that is the Fletton process (Shingler, 1957) hence the clay is currently exploited in large pits west of Whittlesey”* (Booth 1982). Surface clays have also been utilised in the 18th and 19th century - not only for brick-making, but also to make earthen walls (sundried mud walls) which are a unique feature to Whittlesey within the district of Fenland.

Whittlesey in Context

Archaeology

4.0.3 There has been human activity within the parish of Whittlesey since at least the Late Neolithic Period/Early Bronze age (2500 – 2000BC). The existence of this early Bronze Age activity in the area has been evidenced in recent years by the substantial finds associated with a Bronze Age settlement at the Must Farm site in the west of the parish. Sites recognised as Scheduled Monuments within the parish include Suet Hill Round Barrow Cemetery, a Bronze Age Burial Site (2000-700BC), and the Bowl Barrow south of Buntings Farm, comprising of funerary monuments of earthwork mounds (2400 – 1500BC) also located in the west of the parish.

4.0.4 It is known the Romans (43AD to 410AD) were active in the area. The Fen Causeway (Fen Road), a Roman Road, ran through the area north of the current settlement and provided a Roman route through the marshland of the Fens from Norfolk through Whittlesey to Water Newton (just outside Peterborough). A Roman field system and trackway with later field ditches has also been identified at Whittlesey Washes (to the north of the town); this is protected as a Scheduled Monument.

4.0.5 Less evidence of Anglo-Saxon (410-1066AD) living has been found within the parish. It is taken that this is because the settlement of this period was situated where the town is now located and therefore archaeology of this era may survive under Whittlesey itself.



The Must Farm dig (2015-2016 excavations) uncovered highly preserved remains of a bronze age settlement and associated artefacts.

A Brief History of Whittlesey

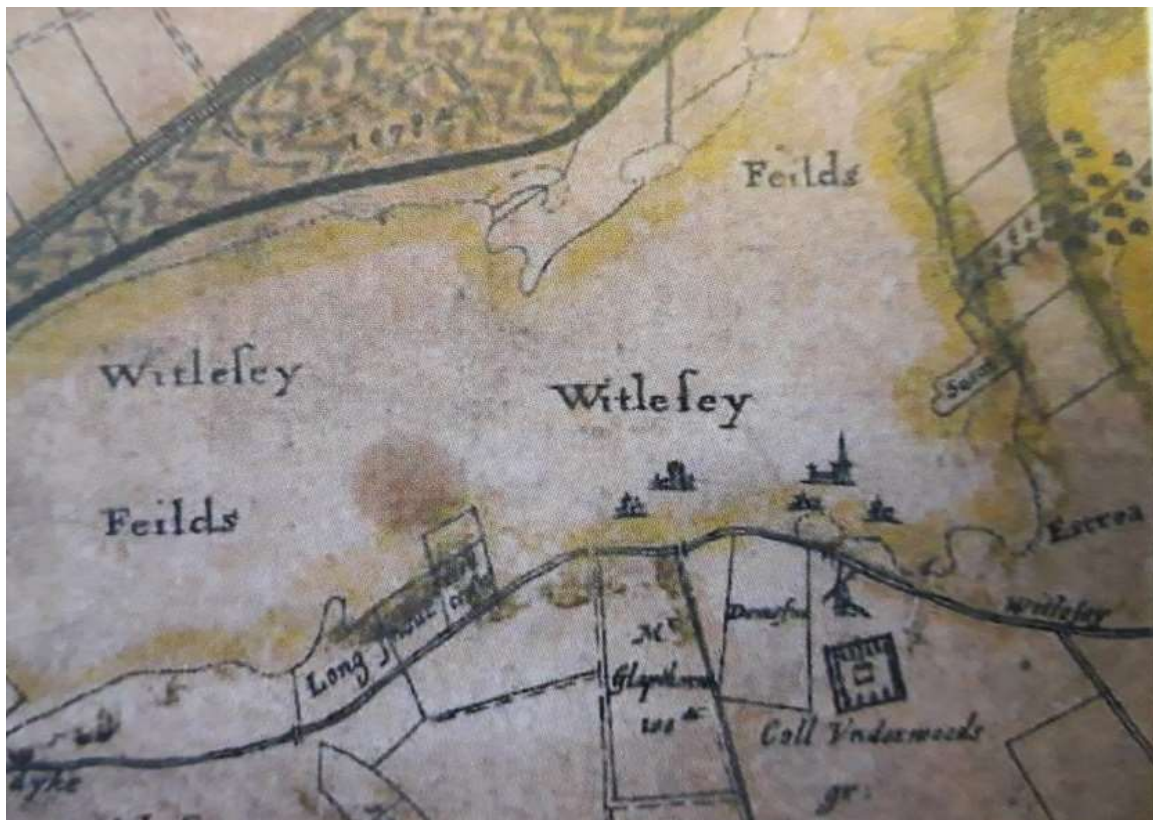
4.0.6 Whittlesey is a settlement which has developed on an island of higher land situated in the Fen region, 6 ½ miles east of Peterborough. It is known that the settlement existed in the Anglo-Saxon period “tempus regis Edwardi” (in the time of Edward) and it is referenced in the great survey of England completed in 1086, subsequently known as the Domesday Book, as Witesie. In this period the island of Witesie would have stood above the surrounding Fen marshes, marshes comprising of peat fen with water logged ground, with reeds growing over it and served by a communication network of canals and rivers. The inhabitants of Witesie would have used the surrounding land for fowling, fishing and catching eels which would have been a food source and traded.

4.0.7 Land ownership in Fenland from the 10th century onwards was dominated by monastic estates. The Fenland monasteries were “*refounded*” from 970 onwards and they were “*endowed with enormous estates (augmented through purchase and bequests) by the King and leading members of his court*” (Oosthuizen 2000). The Benedictine Abbey of Ely owned the Isle of Ely including Wisbech, March and most of Whittlesey with the remaining land of Whittlesey falling under Thorney Abbey estate, also of Benedictine denomination. As a result Whittlesey was divided between two monastic estates each dedicating a church; as such the town boasts two parish churches. These estates were both seen as generating a good income, indeed it is noted that “*Judging by the value of the manors, Whittlesey was a prosperous place in the Middle Ages*” (BHO)

4.0.8 St Mary’s Church was associated with the manor owned by the Thorney Abbey Estate. It is the larger of the two churches and served the larger parish. St Mary’s Church

(grade i) is built in Barnack stone and boasts a fine 15th century spire and 15th century chancel but it does also contain fabric from earlier church buildings. The chancel arch and arcading are dated to 13th century; the nave and the south are 14th century. The Manor House (grade ii) to the south of the church has a 15th century wing although it is mainly a 17th century building. St Andrew's (grade ii*), on the west side of the settlement, was associated with the Ely manor and is also built in Barnack stone. This church is mainly of 14th century construction although its south aisle contains fabric from the 13th century and its key features such as the clerestory, south porch and west tower are 15th century. The ownership of land in and around Whittlesey was to change in the 16th century with the dissolution of the monasteries as the monastic estates were broken up and lands passed to private owners.

4.0.9 The landscape around Whittlesey has changed significantly over the centuries through the improvement of watercourses and land drainage. The monastic estates, in managing the Fens, kept watercourses clear and were the first to attempt to modify the landscape by altering river courses for the purpose of alleviating flooding. In 1490 Bishop Morton *"supervised the cutting of Morton's Leam from Peterborough to Guyhirn"* (Gray 1990) to *"drain water from outlying land and render it less susceptible to floods"* (Bevis 1992) and was continually improved over subsequent centuries. In the early 17th century the Duke of Bedford and associated investors set about draining the Fens, They were seeking to capitalise on its fertile lands for grazing and arable farming and by 1707 705 acres in the area of Whittlesey had been drained. In the mid-17th century the Dutchman Cornelius Vermuyden was appointed to oversee the draining of the Fens. Within the area around Whittlesey, Vermuyden's plans involved widening the Nene and creating the washes to hold excess river water in winter. By the end of the 18th century it is estimated that there was 1550 acres of open field and 2400 acres of pasture. The land drainage schemes were not entirely successful and it should be noted that land still flooded regularly until pumping was introduced from the early 19th century.



Jonas Moore Map 1658 illustrating Whittlesey in the 17th Century.

4.10 The draining of the Fens coincides with the growth of Whittlesey, indeed *“The economic importance of the town continued to grow in the 17th century”*. It is stated that *“in 1639-40 the town was assessed at £115 9s. 7d. - more highly in fact than any place in the Isle except Wisbech”* (BHO). A number of buildings within the town survive from the 17th century, the era of the draining of the Fens. The largest of these buildings is Grove House (grade ii*), which was built in 1680 in stone. 8 Market Place (grade ii), Blackbull Inn, Market Street (grade ii), 9 Market Street (grade ii) and Butter Cross (grade ii*) are all of 17th century origin (often with later alterations), and are again of stone construction and sit on or close to the Market Place. There are also a number of timber framed and thatched properties around the town which survive from the 17th century. 14 Market Place/1 Market Street (grade ii) is located on the Market Place and 38 Gracious Street (grade ii), 9 Claygate (grade ii), 40 Whitmore Street (grade ii) , 13 & 15 Low Cross (grade ii) and 56 High Causeway (grade ii) all sit to the north of the town centre. 2 Market Place (grade ii) is of brick construction and dated to late 17th century.

4.11 In the early 18th century, Whittlesey was granted a Royal Charter to hold a weekly market for the buying and selling of all manner of corn, flesh, fish, goods and wares along with three annual three day fairs. The granting of this charter officially gives Whittlesey recognition of town status. Whittlesey’s Royal Charter was granted in 1815 by George I to a George Downes. The land around the town that had been drained and divided into fields was now being farmed for crops such as coleseed, wheat and oats. However, the drainage scheme was not entirely successful and the land still flooded in winter. The draining of the fens also exposes areas of close surface clays which could be exploited for construction in brickmaking, *“In the 18th and early 19th centuries brick-making was a small localised craft industry employing seasonal labour”* (Hillier 1981). The development of Whittlesey through this era sees the building of some fine detached Georgian houses around the town of brick construction, including 10 Market Place (grade ii*) facing the market, Wilderness House, 47 London Street (grade ii*), Horsegate House, Horsegate (grade ii) , 8 Gracious Street (grade ii), 4 High Causeway (grade ii*) and Park House, Church Street (grade ii). These higher status dwellings are testament to their wealthy owners. Further buildings with their origins in the 18th century can also be identified by a number of date stones seen around the town. Mud walling also appears to be used as a boundary treatment from this period. The stony nature of these walls could suggest the clays used weren’t suitable for bricks.



18th and 19th Century Date Stones can be found on historic buildings around Whittlesey.

4.12 By the beginning of the 19th century, Whittlesey was a town in decline. The weekly market had ceased and the men of the town were known for liking their drink. Luckily this circumstance was not to last. The market was restored in 1838 and by this time the town was served by two banks, numerous schools and had two literary societies. The Whittlesey Improvement Act 1849 resulted in civic improvements including paving, lighting, cleansing and regulating of the houses and buildings. In Garner’s Directory of 1851 he states *“The town is very straggling but has a clean appearance, it consists of a neat market place and several streets, some of which contain some excellent houses. Within the last few years it*

has been much improved by the erection of several good shops, the slabbing of pavements and introduction of gas". The town benefited from the era of the industrial revolution with the arrival of the railway and emergence of the commercialised brick industry. The railway came to Whittlesey in 1846 when Whittlesey Station, on the Ely to Peterborough line and run by the Eastern Counties Railway, opened first for goods and then for passengers. The benefits the railway brought to the town are noted in Slater's Directory (1851) which states "*The market is held on Friday and the contiguity of the railway has imparted an impetus to its business*". While the commercial brick industry was established from the 1880's through the development of deep clay extraction Whittlesey would principally remain a town serving an agricultural community in the 19th century. The development of the town in this century is reflected in the built environment in buildings such as 68 High Causeway (grade ii) dating to 1830s, Hermitage Rest Home (grade ii) dating to 1830's, Town Hall (grade ii) built in 1857, the non-conformist chapels and schools.



Left: Butter Cross. Right: Whittlesey Market Place in 1974

4.13 The commercial brick industry around Whittlesey thrived as it entered the 20th century. This was fuelled by demand from London – a major market for its bricks which were transported there by rail. Whittlesey station served 4 brickworks; in 1891 7130 tons of bricks were transported from Whittlesey by rail but this figure increased to 108500 tons by 1898. Consequently the brick industry became a great employer in the town, "*by 1900 there must have been between 1000 and 1500 men employed in the Fletton brick industry in Peterborough and Whittlesey*" (Hiller 1981). This in turn fuelled the growth of the town as housing was required to serve an influx of labourers. The brick industry prospered greatly throughout the 20th century and its presence has influenced the growth of Whittlesey although the numbers employed in the industry declined from the late 1920's as a result of greater mechanisation in the brick making process. The arrival of the railway made its impact on the town from the 19th century, and the arrival of the motor car and demands on the road network had a great impact on Whittlesey in the 20th century. In the 1970's the road network through Whittlesey, specifically the A605, was "improved" with roundabouts and new sections of road constructed through historic parts of the town to provide a link between Peterborough Road and Eastrea Road, bypassing Market Place, and linking the top of Broad Street with Gracious Street while allowing traffic to pass more freely through the town. This rearrangement of roads has served to sever the historic streets of High Causeway and Gracious Street in two which has undermined their character. The development of the town in the 20th century is reflected in the built environment and has seen the historic town centre distinctly split in two (south of A605 and north of A605) altering the context of the town's historic settlement pattern. Alongside this there was major expansion to the north and west from housing developments. Within the conservation area buildings worth noting from the 20th century include the Parish Hall, Station Road (1901) and Nisa Store, formally the Coop, (1903 & 1927)

5.0 CHARACTER ANALYSIS – GENERAL POINTS

Built Environment Overview

5.0.1 Whittlesey Conservation Area comprises the historic core of the market town which covers the historic parts of the commercial town centre and surrounding historic residential development. The northern section of the conservation is detached from the main body of the conservation area, severed from the town centre by a 1970's road scheme. There is little commercial activity outside of the town centre although a few public houses do survive among the residential streets namely New Crown Inn High Causeway, The Letter B Church Street, The Boat Inn Ramsey Rd and Falcon Hotel London Street, although there would have been many more at one time. As well as being a town with two parish churches and associated parish rooms, the community was also once served by six non-conformist chapels. These chapels appeared around the town in the residential streets although only three still serve as chapels today. A Kingdom Hall can be found on Church Street and a Catholic Church now occupies the building on Station Road which was once a school. The former Board School on Broad Street has been converted into residential and business use. The town's schools are now all located outside its historic core.



The Crown Inn High Causeway is one of a few public houses that now exist outside the town centre. Up until the mid 20th Century there were many pubs and businesses that existed around the town.

5.0.2 Whittlesey's historic streets form an imperfect grid arrangement. Historic buildings front the streets, their gardens and outbuildings behind. This strong historic pattern of development has shaped the character of the town, but since the mid-late 20th century it has been eroded by the creation of new streets (such as Gale Gardens and Duddington

Gardens) as well as individual houses within back-land areas. The Market Place, with its 17th century Butter Cross, forms the historic focal point of Whittlesey and defines the town's sense of place. In the conservation area the scale of building is predominantly two storey. The exceptions are around the Market Place and some key historic three-storey buildings around the town, their scale conveying their status and historic importance. Throughout the town brick, slate and pantile are the most common building materials but there is a range of other character defining materials - typically attributed to the town's earliest buildings including stone, timber framing and thatch.

Public Realm

5.0.3 An integral aspect of streetscene is street surfacing, street furniture, signs and street nameplates - these are considered as public realm matters. Within Whittlesey Conservation Area, the highest quality public realm is that around the Market Place where the street surfacing is laid in stone sets, high quality "heritage" street lighting installed and bespoke little bins and benches are in-situ. Collectively, this high quality public realm compliments the historic buildings on and around the Market Place creating an attractive high-quality environment. At Market Place's junctions with Eastgate and Market Street, bespoke railings have been installed at the crossings which tie in with the ironwork on the Market Place. Elsewhere within the commercial centre, pathways are flagged and high quality bollarding and bins have been installed. Further public realm improvements could still be made, including installing "heritage" streetlighting throughout the town centre to enhance the commercial centre.



19th Century cast iron name plates can be found widely around the town and add to the historic qualities of many street scenes.



Bespoke railings are an element of good public realm found near Market Place.

5.0.4 Outside of the commercial centre, the public realm is mediocre to poor. At key historic locations within the conservation area, attention to public realm detailing is lacking. To the south of St Andrew's Church speed signage has been placed in front of the principal view of this church. Utilitarian lighting can be found in the public open spaces like the Garden of Rest, which is otherwise a highly attractive well maintained green space, and in front of key historic buildings such as the main entrance gates to St Mary's Church. Adjacent to St Mary's Church gates is the Station Road Carpark. Much more could be made of this space through better quality surfacing to significantly enhance this part of the conservation area and the setting of the church.



The utilitarian lighting column to the entrance to St Mary's Church is an example of poor public realm detail and detracts from the setting of the church.

Green Space and Trees

5.0.5 The general character of the Whittlesey Conservation Area is that of a historic urban town. Public green space within the conservation area is limited. Trees are not characteristic of the commercial centre townscape but are an intrinsic element of some surrounding residential streets. The key commercial streets including Market Place, Market Street, Broad Street, High Causeway and Queen Street afford an urban townscape and only the odd tree can be found within these street scenes. Residential streets immediately to the south of the town centre, specifically St Mary's Street, Falcon Lane and London Street, are just as urban in appearance. However, the appearance of residential streets to the edge of the town centre including Station Road, Scaldgate, Church Street, Briggate, Gracious Street and Delph Street have a more noticeable presence of trees and other natural qualities within the street scene and their character and appearance is shaped in part by the presence of trees. Within the conservation area there are 9 Tree Preservation Orders (TPOs).

5.0.6 Private gardens contribute to the settlement morphology of the town and the natural qualities of the conservation area, even though these are located on private property and often not visible to the public. There are some notable private garden spaces which make a positive contribution to the conservation area, as well as making an intrinsic contribution to the setting of the buildings they serve. These are generally associated with key historic buildings. The garden to 8 Market Place (grade ii) sits to the south of the house behind walled boundaries with a lawn and planting and its large mature copper beach tree rises over the garden wall. Grove House (grade ii*) looks out onto a sizeable rear lawned garden. 62 Church Street is set back within a well maintained plot with mature trees throughout. Horsegate House (grade ii) presents a well planted English country garden to its rear, lovingly created by the current owners with mature trees. The Elms, Arnolds Lane contains grassed space and mature trees. Mature trees in gardens can rise above property providing a natural back drop to the built environment.



The copper beach tree in the ground of Harrington House sits within a private garden but its presence makes a strong contribution to the character and appearance of the street scene.

5.0.7 There are two principal areas of public green space within the conservation area. These are the Garden of Rest (off Station Road) and the land to the west of St Mary's Church. Both these spaces were formally burial grounds serving St Mary's but were closed for burials by the end of the 19th century and their gravestones removed in the 1960's. The Garden of Rest is the smaller area of green space and is well kept with trees, planted borders and a feature sculpture as a centrepiece as well as offering seating for those using the space. Much less has been made of the larger area of land to the west of St Mary's Church. Only a small area of the space to its north end, crossed by paths, offers any focal point but there are no seats to sit on to enjoy the space. The remainder of the space is maintained as an open grass area but there is nothing to draw people into this larger part of the space. The churchyard around St Andrew's and the field to its north also make a fundamental contribution to the natural qualities of the conservation area although are not principal areas of public open space.

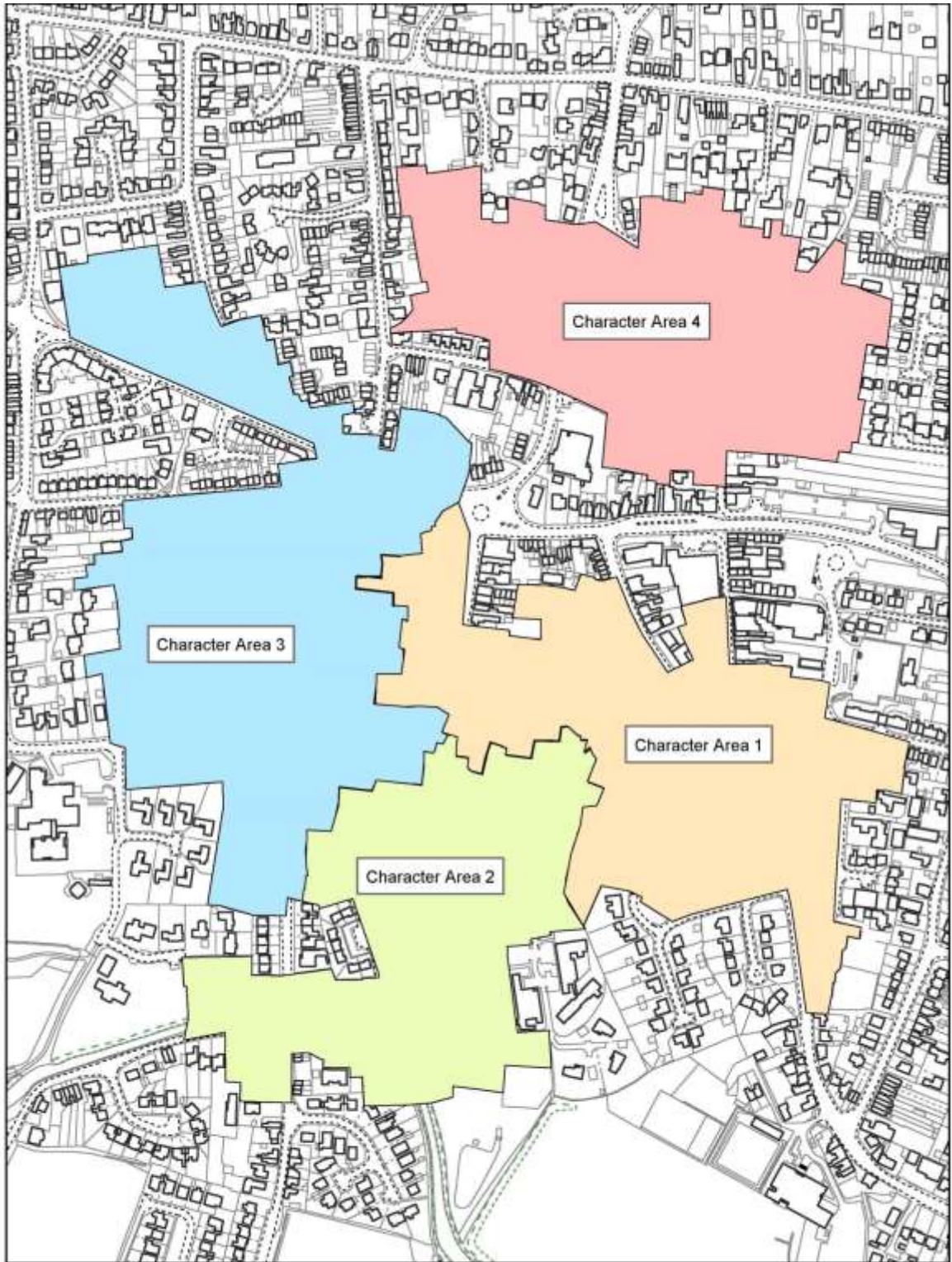
The Whittlesey Mud Walls

5.0.8 A built feature that makes an intrinsic contribution to the character and sense of place of the town is its mud walls. Whittlesey is the only place within Fenland and within the wider county of Cambridgeshire where mud walls are found. These mud walls are therefore a unique and special aspect of the town's character. Twenty Eight sections of these historic mud walls are found around the town; fifteen of these are located within the Whittlesey Conservation Area. The mud walls are believed to have been constructed between the 1780's and the mid-19th century utilizing the surface clays found around the town. The walls are constructed from clay mixed with chopped straw and a little water which has been built up in lifts without formwork or support. The walls are built on a footing of either brick or stone and are protected by copings of pantile, timber boarding or thatch. The walls are typically 35cm-40cm in width and between 1.5m to just over 2m in height. The most prominent mud walls around Whittlesey include the grade ii listed thatched mud wall at 4 West End, the longest stretch of mud wall in Whittlesey, and the short section of thatched mud wall at 5 Delph Street. Both these sections of mud walls front a highway, are well known of and are well maintained. However, the majority of mud walls which survive within the town actually form side or rear boundaries property and are often inconspicuous from public view points. Regrettably, it is known that many stretches of mud walls have been lost in the last 35 years and this aspect of Whittlesey's heritage is threatened.



Mud walls are an intrinsic feature of Whittlesey's character. The wall on Delph Street is a well kept feature of the street scene.

Map of Character Areas

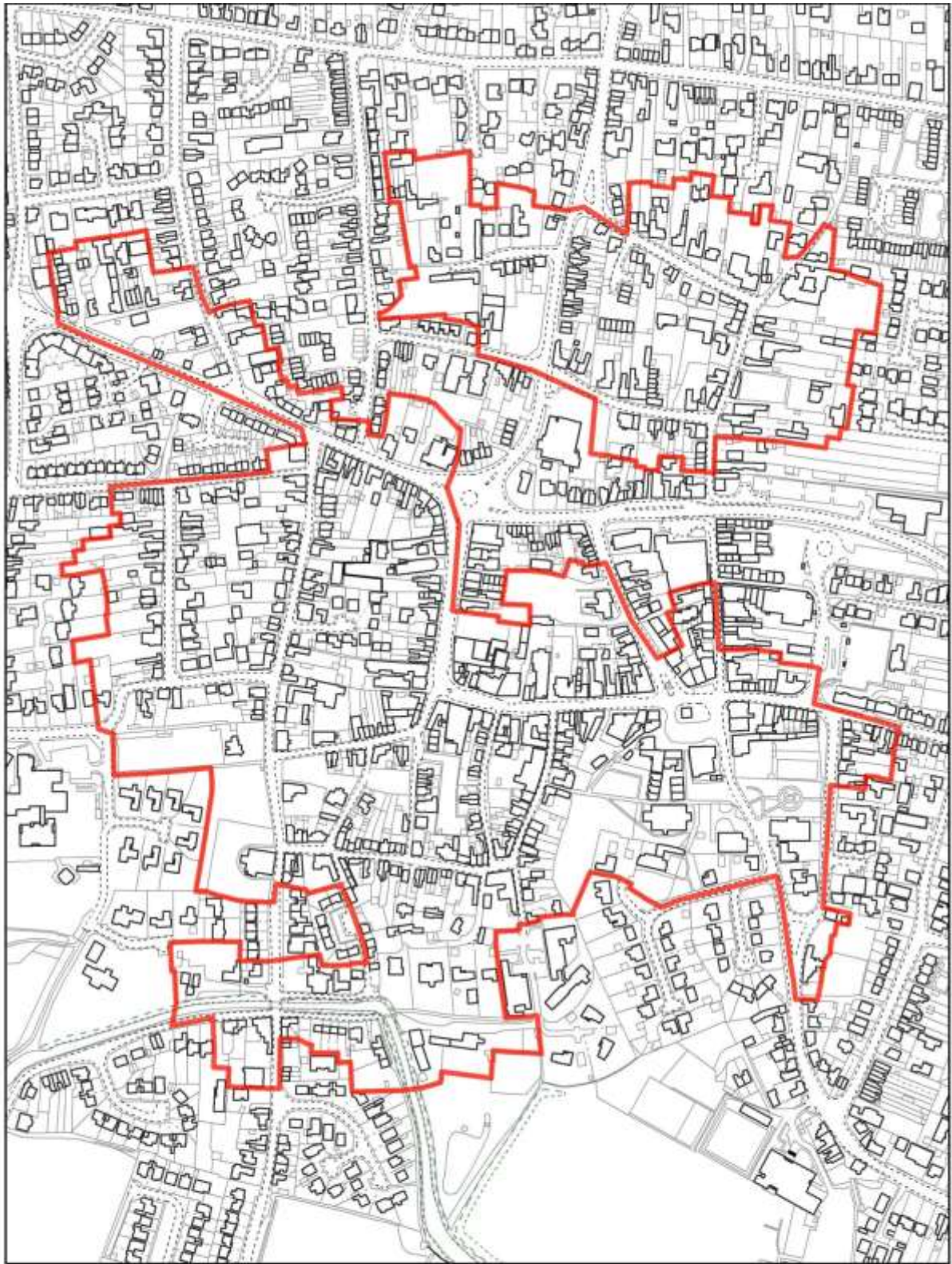




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Created on: 27/02/2018

**Whittlesey Conservation Area
Character Area Map**
Scale = 1:4,000

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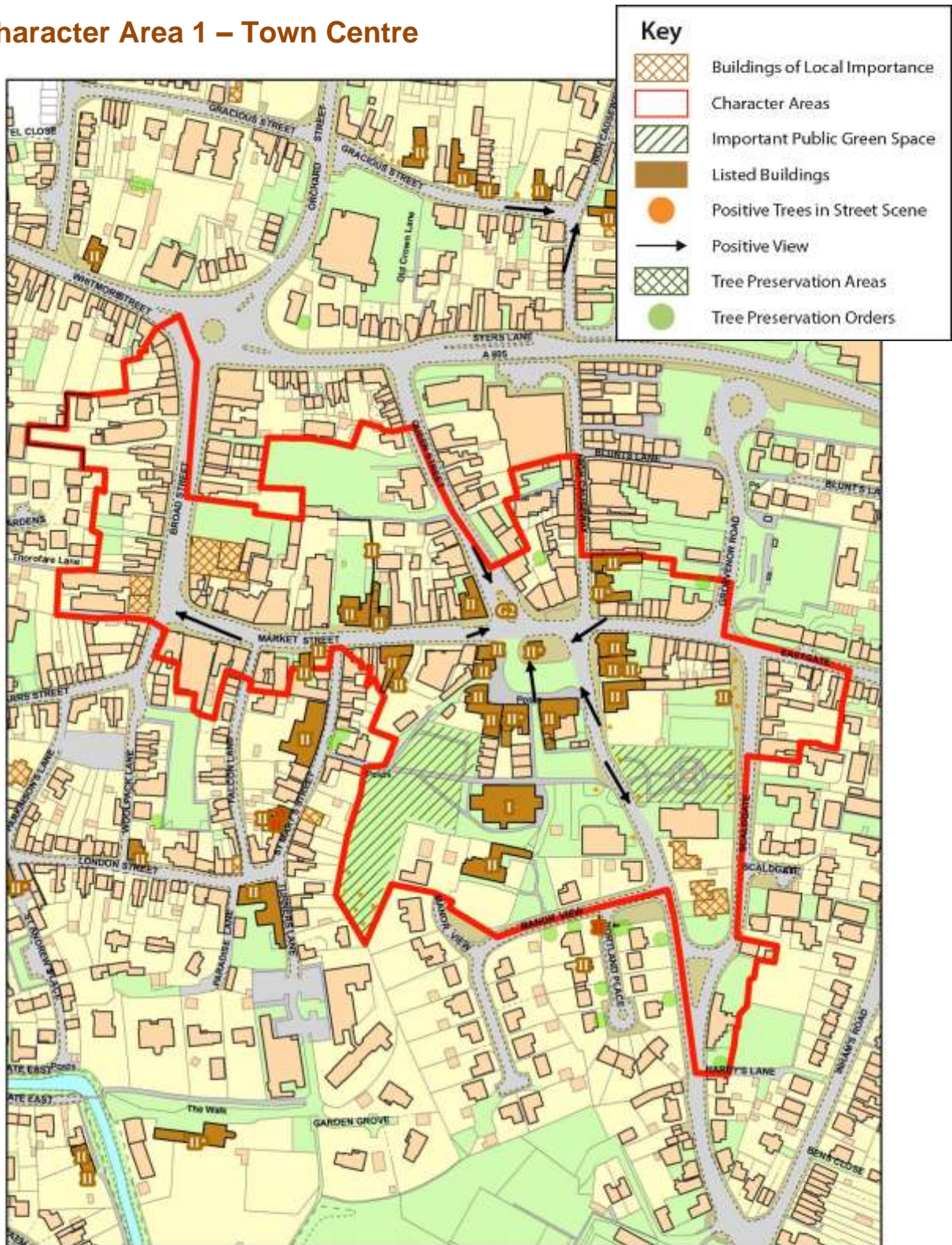
Fenland
CARRIGLOSSING
Fenland District Council



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Created on: 27/02/2018	Scale = 1:4,000		

6.0 CHARACTER AREA ANALYSIS

Character Area 1 – Town Centre



Key	
	Buildings of Local Importance
	Character Areas
	Important Public Green Space
	Listed Buildings
	Positive Trees in Street Scene
	Positive View
	Tree Preservation Areas
	Tree Preservation Orders

<p>© Crown Copyright and database rights 2018 Ordnance Survey 10023778</p>	<p>Whittlesey Conservation Area Character Area 1 Map</p>		
<p>Created on: 07/03/2018</p>	<p>Scale = 1:2,500</p>		



The street surfacing and high quality bollards, street lighting and seating all contribute to the high quality appearance of the Market Place

6.0.2 The buildings around Market Place express the full range of the differing periods of architecture and building materials which contribute to the character and appearance of the Whittlesey Conservation Area. The earliest surviving buildings around Market Place are the stone and Collyweston slate roofed buildings of **Butter Cross (SAM and grade ii*)** and **8 Market Place (grade ii)** along with the rendered timber-frame and thatched roof building that is **14 Market Place (grade ii)** which date to the 17th century. The brick facade of **10 Market Place (grade ii*)** is a particularly fine example of an early 18th century building presenting well-proportioned architectural detailing to its street-fronting facade. **5 Market Place (grade ii)**, **6 & 7 Market Place (grade ii)**, **George Hotel (grade ii)** are all Gault brick buildings with slate roofs from the mid-19th century along with **13A Market Place (grade ii)** that has rendered brickwork. **12 Market Place (grade ii)** has early 18th century origins but was remodelled in the 19th century and its rendered facade dates from 1910. On the north side of Market Place the historic qualities of the buildings are limited. Of the three properties one is 19th century and two are mid-20th buildings. There is a sense they are disconnected from the historic Market Place as they are separated by a road and street fronting parking area. The flat roofed Barclays Bank is most obviously unbecoming in this historic location and refurbishment of the exterior could enhance the Market Place setting.

6.0.3 The variety of architectural styles in one historic focal point contributes to Market Place's unique character. The status of Market Place is emphasised by the scale of some of the buildings around this central area. Three of the key buildings are three storey, which is in contrast the scale of development around the rest of the town (predominantly two storey.) The strong architectural and historic qualities of Market Place are emphasised by the fact the grouping of nine buildings around Market Place are all listed; two of these have grade ii* listed status. The survival of original architectural detailing, such as historic timber windows,

within Market Place also reinforces the high architectural and historic quality of this part of the conservation area. Market Place indisputably has the strongest architectural and historic qualities within the whole conservation area strongly defining the town's identity and special interest. The greatest weight should be given to preserving and enhancing the character and appearance of Market Place. Proposals for shop fronts and signage will need to be very sensitively designed.

St Mary's Church and its environs

6.0.4 St Mary's Church (grade i listed) is described by Pevsner as *"One of the most splendid spires of Cambridgeshire, rather in the Northamptonshire style"* (Pevsner 1977). The church's notable spire extends high in the air. It is viewed from many perspectives around Whittlesey and in distance views from the surrounding countryside. In this respect St Mary's is the most noted of the town's two churches given that St Andrew's lower church tower is not as prominent in the town's skyline. Views of St Mary's spire make a significant contribution to the character and appearance of the conservation area. Despite St Mary's notability, the church itself does not sit prominently within any streetscene but is positioned behind the south side of Market Place between the **Manor House (grade ii)** and **10 Market Place (grade ii*)**, adjacent to a small public car park. The main gated entrance to the church does, however, align with the **Butter Cross (grade ii*)** and can be seen in the views from Market Place via the narrow lane that sits between **10 Market Place (grade ii*)** and **The George (grade ii)**.



Glimpses of St Mary's Church can be seen from the Market Place. Improvements in the street surfacing would enhance these views and provide a better connection between the market place and the church.

6.0.5 The entrance into the churchyard is unassuming through the gate on the east corner of the church adjacent to the small public carpark. The appearance of the entrance is sadly let down by the utilitarian lighting column that sits by the entrance gate -replacement of this lighting column presents an opportunity for enhancement. Surfacing improvements to the Station Road Carpark could also enhance this part of the conservation area. Views of the east end of the church are now blocked by semi- mature trees which have grown along the boundary with the phone exchange site. The setting of the church and contribution its east end makes to the conservation area could be better revealed by the removal of these trees

allowing views of the east end of the church being seen once again from Station Road and from the public carpark. The south side of the church, where the church is entered through the south porch, faces the back of Manor House. This side of the church and its pleasant enclosed churchyard space can only be fully appreciated from its immediate locality.



Views of the West End of St Mary's Church are obscured from public view by boundary trees. In 1961 there were no trees blocking views of St Mary's church and it had a much stronger presence in the station road street scene.

6.0.6 A sizeable churchyard once served St Mary's Church on its west side but the grave stones were removed in the 1950's and the land changed to public open space. This large area of predominantly grassed space is the largest area of public open space within the conservation area. It is enclosed by a variety of walling around its perimeter. Evidence suggesting that it once served as the churchyard can be seen in the survival of two dozen gravestones which are positioned around the north east corner in an area of planted beds. Pathways cross the space linking St Mary's Street to Market Place and St Mary's Street to the north eastern gateway into the churchyard. The optimum views of the tower and its spire are seen from this public space and it is the only location within the town where St Mary's tower and its spire can be seen in full. This public open space makes a positive contribution to the character and appearance of the conservation area although it is not utilised to its fullest and has no seating.



St Mary's Church fine church spire seen in the mid-20th century, prior to the removal of grave stones (photo; Historic England Image)

6.0.7 Manor House (grade ii) is built of stone. It is reputed to be the oldest surviving residential property in Whittlesey, with part of its south range dating back to the 15th century. It is positioned on the south side of St Mary's Church. Part of the northern side of the property forms the boundary to the churchyard. The context and setting of this property has changed considerably in the 20th century and sadly its standing within the town has diminished. Historically, its main driveway access sat adjacent to the gated entrance to the church. Its south elevation faced onto fields on the south side of town and good views were afforded of it alongside the church from Station Road. Today the driveway entrance is redundant and Manor House is accessed from Manor View - a late 20th century housing development that has been built on the land to its south and west. The views from Station Road taking in Manor House and the church are gone as the 1960's Telephone Exchange and two late 20th century houses have been built on this once open space. The south boundary to Manor House is now defined by a wall and mature trees; importantly providing the property with some separation and seclusion from the adjacent housing development.



Manor House sits adjacent to St Mary's Church and historically the two were viewed together from Station Road (photo; Whittlesey Museum).

Station Road

6.0.8 Station Road runs from the south east corner of Market Place in a southerly direction to the Whittlesea train station, which is 0.6 miles from the town centre. The road, a historic route which existed before the arrival of the railway, heads onwards out of Whittlesey diverging either to the village of Benwick or the town of Ramsey. Before the train station was built this street was known as Inhams End. Only the north end of Station Road falls within the conservation area. This section of the road leads from Market Place to the attractively grassed green on the road junction, formed where Station Road meets Scaldgate. The grassed green forms a focal point of views looking south along Station Road and makes an attractive entrance/exit to Whittlesey Conservation Area. At the time of writing this appraisal,

the character of this entrance/exit into the conservation area is due to change imminently as the former pub the Bricklayers Arms is to be demolished and replaced by a development of flats. The appearance of this area is also let down by the poor boundary detailing around St Jude's Church which is currently defined by concrete posts and wiring.

6.0.9 The character of Station Road is markedly different from the urban character of Market Place which it leads from/to. Firstly, a positive aspect of the streetscene is its noticeable natural qualities resulting from mature trees and vegetation along this stretch of road along with the public open space on the east side of the street. A grouping of late 19th century buildings sit together on the east side of the road these being Childers, Parish Hall, St Jude's Church presbytery and St Jude's Church which collectively provide historic character to the Station Road streetscene. The stone wall which forms the west boundary of the conservation area also adds to the character of the street. This wall is the surviving boundary wall from Portland House, a fine 16th century house which was destroyed by fire in the 1950's, and whose grounds were developed for housing to create Portland Place.

6.10 The Garden of Rest is an area of public open space that was created as an extension to St Mary's Church in the early 19th century, but was closed for burial by 1877. The space was created as a public garden in the 1960's when the gravestones were taken up; some gravestones can be seen around the perimeter of the space today indicating its past use. The space is a very attractive, well-kept area of public open space within the historic town centre. Crucially, it affords the opportunity for the public to sit and enjoy it as there are benches throughout the space. It comprises of lawns with a rose garden as a centrepiece and semi mature trees to the edges. Within the middle of the rose garden is a sculpture in metal of a straw bear, homage to Whittlesey's historic straw bear festival which is an intrinsic part of this town's cultural identity. Attractive railings define the street fronting boundary to the Garden of Rest. The only negative element of this is the presence of the utilitarian lighting columns within the space.



The Garden of Rest is a well maintained and attractive area of public open space where the utilitarian lighting columns detract from its appearance.

Scaldgate

6.11 Scaldgate is located to the east of Market Place and Station Road behind these principal streets, and is on the edge of the conservation area. The west side of Scaldgate is distinctly characterised as being the rear of Market Place and Station Road property/sites. Boundary walling of varying heights and coping details front the length of the street, except for the couple of dwellings at the very northern end of the road. This street scene of walling is complimented in areas by grass verging and associated trees. Trees and vegetation to the rear of properties/sites is attractive in itself, and makes a positive contribution to the character and appearance of the conservation area (even if the views over some of the walls of the rear elevations of buildings such as Childers aren't attractive). The walling at the northern end of the street is particularly conspicuous at over 3m high and forms the rear boundary of **8 Market Place (grade ii)**. It is broken by the vehicular access to the property, which is defined by an attractive pair of 1700 listed stone **gatepiers (grade ii)** surmounted by ball finials.

6.12 Most of the buildings on the east side of Scaldgate are located outside of the conservation area boundary. Only the grouping of historic buildings at its northern end is located within the conservation area itself. However, that is not to say the modern buildings on the east side and outside the conservation area do not have an impact on the character and appearance of the conservation area. Their presence within the street scene enforces the nature of the street as a residential street to the edge of town centre of no more than two storey scale development (devoid of dormers). Grouping of historic buildings are predominantly 19th century and are two storey in scale sitting forward to the street. 11 Scaldgate is particularly noticeable for its shell-hood canopy and has two date stones within its south gable dated 1777 and 1873 . 7 Scaldgate has good architectural qualities with its double fronted bay windows, original period detailing including timber 4 pane sashes and interesting lions-head guttering. The period character of this grouping of properties has been eroded through the installation of mismatched UPVC windows and would be enhanced if they all presented traditional sash styles of windows.



A 19th Century photograph of Scaldgate. (photo; Whittlesey Museum)

Eastgate, High Causeway and Queen Street

6.13 Market Place is approached from the north east corner via Eastgate and the views of Market Place from the Eastgate junction are some of the most attractive of the space. Part of Eastgate falls within the conservation area, although this is dominated by a 1980's development of shops and flats on its north side known as Eastgate Mews. Eastgate Mews does not contribute to the architectural and historic interest of the conservation area, although it does present a consistent style of windows and shop fronts. This unity makes for an orderly, modern development. The south side of the street has more historic interest to it with **5 Market Place (grade ii)** siting on the corner of Market Place and Eastgate. No 1- 11 Eastgate form a terrace of varied late 19th century brick built dwellings, the central focus being 5 & 7 Eastgate which are three storey in height among adjoining two storey property. Unfortunately the architectural quality of this terrace has been diminished by the fact one property has had its brickwork painted. The windows throughout the terrace are all at odds in variety of different sizes and styles of UPVC, and the styles of doors are all different. The appearance of this historic terrace could be greatly improved if it had stronger uniformity in the detailing of windows and doors. The former car lot on the south side of the street also offers an opportunity for enhancement.



Before Barclays Bank was built there was a garage on the corner of Market Place and High Causeway.

6.14 High Causeway runs in a northerly direction off the northeast corner of Market Place. It was once a principal historic street within the town of a long length, running continuously through from Market Place up to Gracious Street and beyond to Delph Street and Arnolds Lane. The connectivity and status of this street has been diminished by the fact it was truncated in the 1970's by road network "improvements" to the A605. High Causeway, south of the A605, does still remain one of Whittlesey's main shopping streets and is of a pedestrianised urban character with buildings fronting the street. A section of the southern end of High Causeway falls within the conservation area taking the historic buildings which survive on this section of the street. The most notable historic building is **4 High Causeway (grade ii*)** on the east side of the street. This dates to c1740 and is a three storey brick property with central Venetian 1st floor window and bolection 2nd floor window. It is one of the fine early 18th century buildings around the town and sits in a prime position close to Market Place. Next to this is **6 High Causeway (grade ii)**, a building with early 18th century origins and later 19th century alterations including shop frontage. On the opposite side of High Causeway is 5,7 and 9 High Causeway which are 19th century in origin and afford attractive detailing including original windows.



19th Century image of High Causeway (photo; Whittlesey Museum)

6.15 Part of Queen Street is included within the conservation area. This is the south part of the street which forms the road junction opposite Market Place along with $\frac{3}{4}$ of the west side of the street. The junction into Queen Street off Market Place is notably wide. As a result, Queen Street affords the focus of the view from Market Place and the **Butter Cross (grade ii*)** looking north. The **War Memorial (grade ii)** is a prominent feature in this street standing in the island on the road junction facing Market Place. This takes the form of a sculpture of George and the Dragon standing high on a stone base and enclosed by low railings. **2 Market Street (grade ii)** sits on the west corner of Queen Street and the east side

of the building fronts Queen Street. This late 17th century property (with later 19th century alterations) is the earliest surviving brick building in Whittlesey. Its 2½ storey scale along with stone Quoin detailing, stone window reveals and stone door case contributes strongly to the architectural quality of Market Place and makes a feature of this Market Street/Queen Street corner. The rest of Queen Street, with the exception of the rather incongruous 1960's police station (outside of the conservation area boundary), is of buildings that are two storey in scale and either presenting brick or render with slate roofs, positioned fronting the edge of the footpath or set slightly back. The buildings included within the conservation area on the west side of the street all appear to be mid-late 19th century and 15 Queen Street is noted for retaining attractive original windows. Behind Queen Street and within the conservation area is a public carpark.



The wide junction of Queen Street draws the eye from Market Place and the War Memorial sits prominently in this view.

Market Street & Broad Street

6.16 Whittlesey's principal commercial street is Market Street. This adjoins Market Place in its north east corner and is orientated east west running through the centre of the town. Along this street there are a mix of businesses and services which collectively characterise its commercial qualities. These include restaurants/cafes, a florist, DIY stores, haberdashery, hairdressers, a pub, charity shops, the library and museum. The scale of development along the street is predominantly that of two storey buildings, although a handful of historic 2½ - 3 storey buildings are found towards the west end of the street towards Market Place. The townscape of Market Street is derived from buildings fronting the footpath edge and buildings largely adjoin one another or sit tight together. The architectural and historic interests of the street scene are varied along its length. There are a number of historic buildings within Market Street, specifically concentrated to the east end of the street and a grouping of mid-20th century buildings at its west end. The 20th century buildings are conspicuous and noticeably at odds with its historic character of the street, but were only



brought into the conservation area when the boundary was altered in 2008 to give better focus in defining the town centre and its street patterns.

Photos of Market Street (left; 19 Century courtesy of Whittlesey Museum. Right; 20th Century image from FDC collection)

6.17 Two historic buildings of very differing historic construction strongly define the junction of Market Street and Market Place. These are **14 Market Place (grade ii)** and **2 Market Street (grade ii)** which both date to the 17th century. 14 Market Place represents a vernacular construction of building being timber framed with thatched roof. 2 Market Street is brick built and represents strong Georgian qualities in its design. Like Market Place, some of the town's surviving stone buildings can also be found in Market Street. The four 17th century stone (or part stone) buildings are **7A and 7B Market Street (grade ii)**, **9 Market Street (grade ii)**, **17 Market Street (grade ii)** and **Black Bull PH (grade ii)**. With the exception of the 17th century buildings, the buildings from the subsequent centuries are of brick (including painted/rendered brick) construction and have either slate or modern tiled roofs. The town's museum occupies a brick building on the north side of the street within the **Town Hall (grade ii)** and fire engine house. Built in 1857, this building is notable within the streetscene with its clock and flagpole projecting out from the building and its detailing including tiled tympanum over the central door, lettering saying "fire engines" over the former appliance doors. A section of listed historic mud walling, **curtilage wall rear of Black Bull Public House (grade ii)**, survives behind the Black Bull Public House and forms the rear boundary to the end part of the east boundary.



Two contrasting historic buildings flank the Market Place approach to Market Street.

6.18 There are pleasant views looking into Market Place from Market Street (and vice versa) which are framed by the two listed buildings, 14 Market Place and 2 Market Place. These views are enhanced by the street furniture such as lighting and railings, with their wheatsheaf detailing. They have been carefully selected and are sympathetic to the historic environment they serve. There are further opportunities that would enhance the character and appearance of this principal street within the conservation area. The stone building that is **9 Market Street (grade ii)** stands in a poor state of repair although it is currently the subject of a comprehensive refurbishment scheme. Completion of this scheme will enhance the appearance of the conservation area. The ground floor of **2 Market Street (grade ii)** has now been vacant for many years and the building's external fabric is noticeably deteriorating. The repair and refurbishment of this prominent historic building would enhance the appearance of the conservation area. There is a mix of shop fronts and signage the quality of which could be improved upon.

6.19 Broad Street affords the principal route into Whittlesey's town centre from the A605, leading off the A605 roundabout and curving at its southern end to meet Market Street. This street is markedly wide with a mix of businesses along its length, but there are also a number of residential properties. Property fronts the footpath edge on the east side of the street. To the west side of the street property also sits forward to the street, although a number of dwellings and the chapel sit behind low garden walls creating a character to the street not seen elsewhere in the town centre. Property along this street is predominantly of two storey scale, with the exception being the building occupied by the Nisa store, 4 Broad Street. This is a feature building within the street scene and of a greater height than those around it. This building was built in 1903 and extended in 1927. It has the initials P.E.I.C.S on a date plaque referring to Peterborough Equitable Industrial Cooperative Society for whom the building was originally built. There is a strong historic quality to Broad Street. Most buildings appear to date to the 19th century of brick or render with slate or modern tile roofs. There are no listed buildings along this street. Only part of the street falls within the conservation area, which is 4 Broad Street (and its grounds) and the west side of the street.



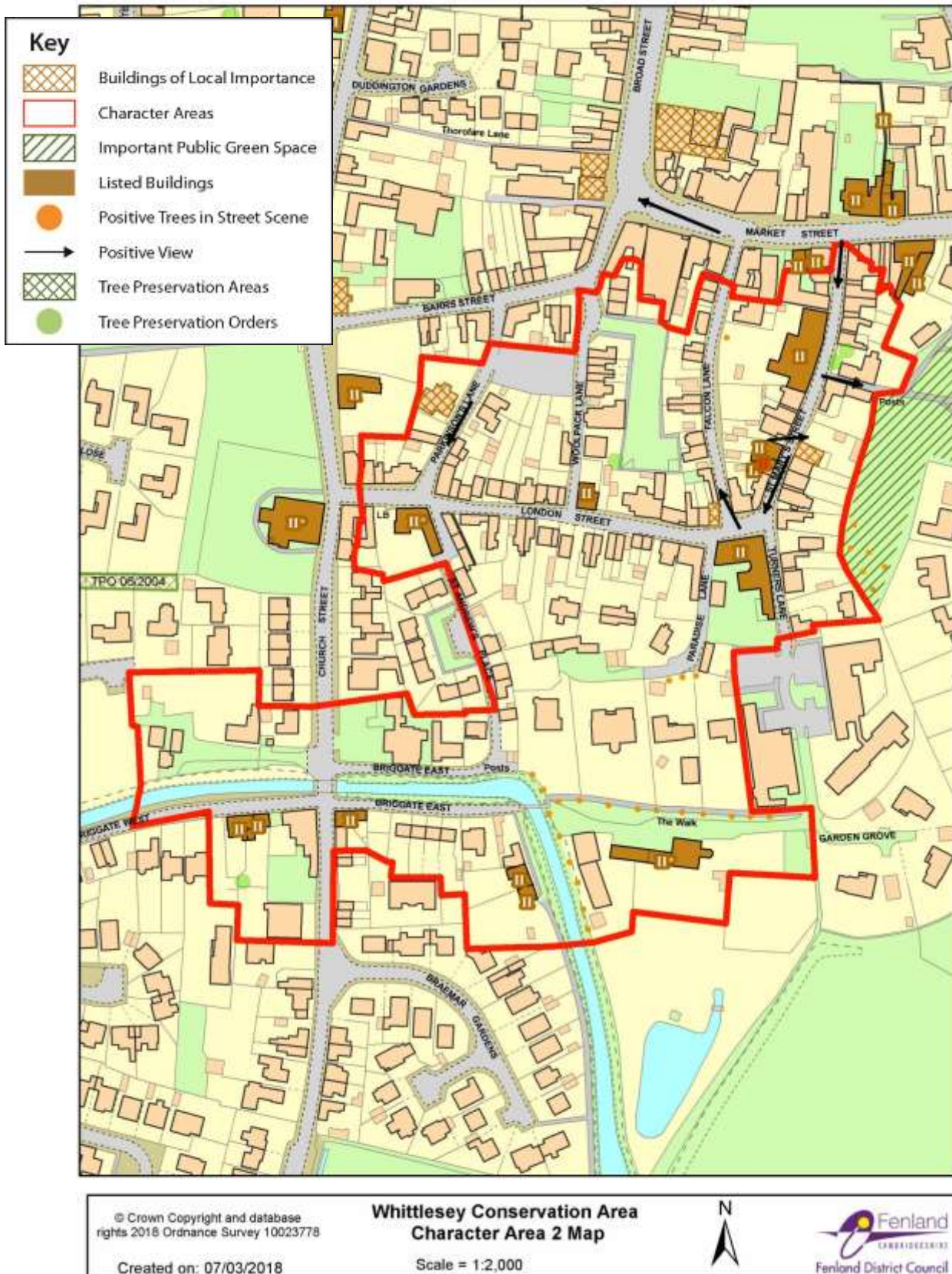
The 19th Century former school building now a commercial premises and flats has a noticeable presence in the Broad Street scene

Buildings of Local Importance

6.20 Buildings of Local Importance within this character area and identified in the text above are:

- **St Jude's Church, Station Road** (identified as a BLI since 1993)
- **Church Hall (former Parish Room), Station Road** (identified as a BLI since 1993)
- **Nisa, 4 Broad Street**
- **Old School, 1 Broad Street**

Character Area 2 – Southern Side of Town: London Street and Briggate Area



London Street

6.21 London Street is reputed to have been the principal street in Medieval Whittlesey before the town developed around Market Place. Indeed the street runs east from the medieval **St Andrew's Church (grade ii*)** off Church Street. Although it is slightly off set from the east end of the church, St Andrews does not feature in long range views along London Street and the church's presence is only appreciated at the very west end of London Street. In the early 19th century London Street was known as Little London Street, but notably it was only one half of Little London Street as the other half is now known as St Mary's Street. The name of the street changed to London Street in the 1850s. Today London Street is a residential street situated to the edge of the town centre on the south side of the town. The street runs east-west following a slightly staggered alignment. Buildings line the entire length of the street on both sides of the street and sit on to or close to the footpath/road edge with limited space (if any) between buildings. Property along London Street is predominantly two storey in height, although ridge and eaves heights vary from building to building. The street scene is very urban in its character.



St Andrew's Church is only visible at the West end of London Street

6.22 The street scene is dominated by brick buildings. These are predominantly built in buff coloured bricks, dating to the mid-19th century onwards. The exceptions are the oldest buildings on the street which are of 18th century origin. These present rendered facades, as in the case of the **Falcon Inn (grade ii)** and **22 London Street (grade ii)** or reddy pink brickwork as in the case of **The Wilderness (grade ii*)**. The common roof material along the street is slate, although many properties have concrete tiles and there is one thatched property, 22 London Street (grade ii). The general consistency in building materials in this part of town presents a street scene of a homogeneous character. Along the street a number of properties have retained their original timber sash windows. Where these historic windows survive, they enhance the period character and appearance of the buildings where they are found. The loss of sash windows has eroded the architectural qualities of some buildings and the historic aesthetic of the street scene.

6.23 London Street is connected to a number of other streets which run commonly in a north-south direction off it. These include St Mary's Street, Falcon Lane, Woolpack Lane and Parkinsons Lane off the north side of London Street and Turners Lane, Paradise Lane and St Andrew's Place off the south side of the street. The connectivity of London Street and pattern of streets around is reflective of its former importance as a principal medieval thoroughfare. The east end of London Street forms a junction and focal point within the street scene where St Mary's Street, Turners Lane, Falcon Lane and Paradise Lane all converge and it is dominated by the **Falcon Inn (grade ii)**. This historic inn has been called the Falcon Inn since at least 1800 and was historically important as the town's principal inn. In the 19th century it was the venue for public meetings and the stopping point for weekly carriers (horse drawn carriages) travelling to Peterborough, St Ives and London. When the railway came to the town in 1846 the omnibus ran visitors to the town from the station to the Falcon Inn. It was described in Pigots 1839 directory as *"the principle Inn – a well conducted commercial and posting house, situated in London Street"*. This junction has historically been a focal point of activity in the town which adds to its historic interest.

St Mary's Street

6.24 In the early 19th century St Mary's Street was referred to as Little London Street, as was London Street, and it took the name St Mary's Street from the 1850's. The street runs in a roughly north-south direction from the middle of Market Street to the east end of London Street. Turning off Market Street into St Mary's Street, there is an immediate contrast in the character and appearance of the two streets. St Mary's Street is a distinctly residential street immediately off the town centre. The street is narrow in its width and follows a gentle curved alignment which, at its southern end, frames an attractive view of part of the **Falcon Inn (grade ii)**. The narrow character of the street and its urban qualities are reinforced by property that mostly fronts the footpath edge. Buildings generally adjoin one another or sit close together on the same curving building line. The exception to this pattern of development being on the east side of the street where there is a gap between 13 St Mary's Street and 17 St Mary's Street which affords views through of the tower of **St Mary's Church (grade i)**. At this point in the street scene its strong urban character is softened as trees within the churchyard also stand out in views through the gap. The views of St Mary's Church tower from St Mary's Street make a positive contribution to the character and appearance of the conservation area, giving relevance to the name of the street.



There is a strong unifying quality to St Mary's Street which is derived from the manner in which the building predominantly front the pavement edge and are of consistent height and materials.

6.25 St Mary's Street affords a particularly attractive street scene by virtue of its homogeneous character gently curving along its length. Property along this street is generally of 19th century construction. The street scene is dominated by brick buildings, predominantly built in buff coloured bricks although a few have painted or rendered brickwork. Roofing materials tend to be dark in their appearance and are either slate or modern tiles. The scale of buildings along the street is mainly that of two storey buildings and eaves and ridge heights are fairly consistent with only limited height variations. Architecturally, buildings present very simple facades traditionally of sash windows and simple doors although traditional timber sliding sashes have been lost from many of the dwellings. This has had a negative impact on the architectural merits of this street scene.

6.26 The Hermitage Rest Home, **8-10 St Mary's Street (grade ii)** is worthy of specific mention. It has canted bay windows with iron balastrades and fanlight detailing over the door, affording a more ornate appearance than the other buildings on St Mary's Street. This building originally served as the Vicarage to St Mary's Church and was built around the 1830s. **20-22 St Mary's Street (grade ii)** is probably the oldest surviving building on St Mary's Street. Its date stone over the door gives date of 1754, although it has been subject to later alterations. This building currently stands in a poor state of repair which detracts from the street scene and external refurbishment works are required. 17 St Mary's Street boasts a plaque identifying it as the former home and birthplace of Sir Harry Smith.



20-22 St Mary's Street is probably the oldest surviving building on the street but its front elevation and stack are in need of repair and maintenance.

Falcon Lane, Woolpack Lane and Parkinson's Lane

6.27 These three narrow streets all adjoin the north side of London Street and run in their own imperfect north-south alignments. Both Parkinson's Lane and Woolpack Lane connect with Barr's Street and Falcon Lane connects to Market Street. In contrast to London Street and St Mary's Street, these secondary streets do not present such consistent residential character or cohesive street scenes. The looser pattern of their development affords incidental views across backland areas and of the rear gardens and yards of some properties. As a result, some natural features contribute to the character and appearance of these street scenes as trees and vegetation in garden and back land areas are visible.

6.28 Across these three streets buildings are no more than two storey in height. The only exception is the building which sits on the corner of Falcon Lane and London Street, 20 Falcon Lane and 4 London Street. This building, erected in 1848, is three storeys high and is a feature building at this focal junction. Buildings and walls are mostly of buff-brick construction, although buff and pinky brickwork is seen in Falcon Lane. A pair of mid-20th century semis on Parkinson's Lane is also of a pinky brick. A couple of buildings have had render applied, although these are exceptions to the overall character and appearance of these streets. Whilst eaves and ridge heights vary, there is simplicity to the roofscape of the area which is devoid of dormer windows. Roof materials are predominantly slate or pantile. It is noted that where historic pantiles survive their vibrant colours contribute positively to the character of the street scenes.

6.29 Falcon Lane, and specifically the east side of the street, has historically served as the rear of St Mary Street property. This is reinforced by the presence of the high 23m long brick boundary wall that fronts the street and still serves as the rear boundary to 8-10 St Mary's Street. Limited residential development has occurred on the east side of Falcon Lane, dating from the mid-20th century onwards and sitting slightly back from the road. Residential development is, however, more established on the west side of Falcon Lane where 19th century property fronts the street at the footpath edge. The property here is mainly semi-detached dwellings separated by driveways and accesses between. The rhythm of development is emphasised by the fact they sit on the outer arc of the curving street.

6.30 At Woolpack Lane and Parkinson's Lane, a public carpark sits between both streets. It is accessed from both streets and is the focus of attention. Residential property is along both street fronts and sits close to the footpath edge. Boundary walling is also a noticeable feature in both street scenes and also sits tight to the footpath edge. The old Primitive Methodist Chapel can be found on Woolpack Lane. This is now converted to a Masonic Hall and the manner which its street fronting windows have been blocked up somewhat detracts from the appearance of this historic building. St Andrew's Parish Hall can be found on Parkinson's Lane and is still used as a parish hall. It is an attractive Victorian building built in the 1890's and is fronted by railings. The view looking south along Parkinson's Lane is worthy of mention in the manner it frames **Wilderness House (grade ii*)** and creates notable view of this 18th century listed building.



The Wilderness is a substantial historic property. It terminates the view looking south along Parkinson's Lane.

Turner's Lane, Paradise Lane and St Andrew's Place

6.31 These three narrow streets all adjoin the south side of London Street and run in their own imperfect north-south alignments. St Andrew's Place, historically known as Cheap Lane until the mid-20th century, runs between London Street and Briggate East at the river. Paradise Lane and Turner's Lane are both short lanes, running either side of the **Falcon Inn (grade ii)**, and end without connecting with another street. Historically, both Paradise Lane and Turner's Lane led to land associated with **Grove House (grade ii*)**. Turner's Lane led to a paddock associated with Grove House. A track across the paddock led to Grove House while Paradise Lane led to a garden associated with Grove House. Today Turner's Lane leads to the Health Centre developed on the former paddock land. Paradise Lane leads to a handful of dwellings built in the 1980's on gardens formally associated with Grove House.

6.32 Turner's Lane is a relatively short stretch of street at the very eastern end of London Street. It appears as a continuation of St Mary's Street which it also forms a junction with. It is dominated on the west side by the lengthy side elevation of the Falcon Inn and there are a couple of historic dwellings on its east side. The street scene accords with the general character of London Street and St Mary's Street. In contrast Paradise Lane has very different character. On entering the lane, it is ancillary buildings/outbuildings which are most noticeable along with the tall mature trees to the end of the lane which close the view. Paradise Lane provides the access to the Falcon Inn carpark. There is a nice 19th century house on the east side of the Paradise Lane and a high brick wall at its southern end.

Briggate

6.33 On the south edge of Whittlesey, a small section of the Middle Level Navigations waterway cuts through the corner of the town - part of this lies within the conservation area. The Middle Level Navigations is a network of waterways east of Peterborough that were formed primarily for drainage purposes in the mid-17th century by Vermuyden. At Whittlesey, the Kings Dyke section of the waterway from Stanground meets the Whittlesey Dyke; historically known as Briggate River. The area of town known as Briggate formed in the cruck of the waterway on its southside dissected through the middle by the road from Ramsey. The 1840 Tithe Map shows that this area originally developed with property fronting the waterway only and there were orchards to the south of these properties on the edge of the town. From the 1900's, the area was more intensely developed with development occurring first along Ramsey Road before closes of housing was created by the mid-20th century which eliminated understanding of the original settlement pattern. Since the 1920's, west of Ramsey Road has been known as Briggate West and east of Ramsey Road, both sides of the river, has been known as Briggate East. The area also takes in **Grove House (grade ii*)** which stands on its own on the east side of the Briggate River.



Briggate and Grove House shown in the 1854 Town Map. This map can be viewed at Whittlesey Museum.

6.34 The historic area of Briggate sits in isolation from the rest of the town's historic built environment. This sense of separation is in part created by the presence of generic mid-20th century housing at the south end of Church Street (located outside of the conservation area), dividing Briggate from the historic buildings along Church Street. The focal point of this part of the conservation area is the Briggate River; a narrow unassuming waterway with narrow banks to its sides. In views looking along Ramsey Road and Church Street, it is not obvious that the road is going to cross a waterway given the modern concrete bridge maintains the same level as the approaching road. Once in close proximity to the bridge, there is the opportunity to look east and west along the line of the waterway and take in Briggate. There are strong natural qualities to the area deriving from the grassed banks of the river, along with trees and vegetation on the northside of Briggate West and trees and vegetation at the east end of Briggate West. The natural qualities of Briggate are a fundamental element of the character and appearance of this specific part of the conservation area. Unfortunately, the utilitarian concrete and steel railings fronting the river have a harsh appearance which detracts from views along the river.

6.35 Briggate East and Briggate West are roads running alongside the waterway. They are fronted by a mix of historic buildings and mid-20th century replacement buildings. The oldest buildings fronting these streets tend to sit tight to the footpath edge, although later mid-20th century property tends to sit slightly back from the footpath edge. Within the street scene The Boat Inn, standing out with its blue paint finish, sits tightly and prominently on the corner of Briggate West and Ramsey Road. A late 18th century listed cottage, **2 & 4 Briggate East (grade ii)** sits tightly and prominently on the corner of Briggate East and Ramsey Road. Together these buildings are seen in long range views looking south along Church Street, the full widths of their frontages visible and markedly introducing the historic area of Briggate. The conservation area takes in only a short section of Briggate West including The Boat Inn and the adjacent late 18th century listed building, **1 & 3 Briggate West (grade ii)**. Briggate East incorporates the dog leg turn in the rivers direction at a row of mid-18th century cottages, **2 & 3 The Bower (grade ii)**. 2 The Bower is noted for being the only one in the area with a thatched roof. Buildings within the part of town comprise of 1 ½ storey cottages and 2 storey houses. They are brick built and have pantile or slate roofs, except for the one thatched property.



The Briggate River was historically an area of commercial activity (Left; 19th Century from Whittlesey Museum. Right; as seen today)

6.36 Grove House (grade ii*) is located in a relatively secluded location within the town, tucked away next to the Briggate River on the southern edge of the conservation area. The property lies on the east side of the river at the point where it makes its 90 degree turn and heads off in a southerly direction. Grove House is one of Whittlesey's grandest and earliest surviving dwelling houses. Positioned on the edge of town adjacent to open countryside, Grove House was historically associated with substantial grounds including formal gardens to the north, paddocks to the east and lawned garden to the south. Today only the lawned garden to the south is still associated with the house and this makes an intrinsic contribution to its significance and status. Historically, the main access to Grove House was from the west via a bridge over the Briggate River but today the main driveway comes in from the east. A pedestrian bridge continues to provide access over the Briggate River to a public footpath, The Walk, which runs to the north of the house and can be followed round to Turner's Lane. The Walk is a narrow path characterised by mature tree cover and walling on its north side. The only public views of Grove House are seen from the footpath. A two storey storage building associated with Grove House sits adjacent to the Briggate River. Its presence compliments the river setting and also restricts views of Grove House from Briggate East.



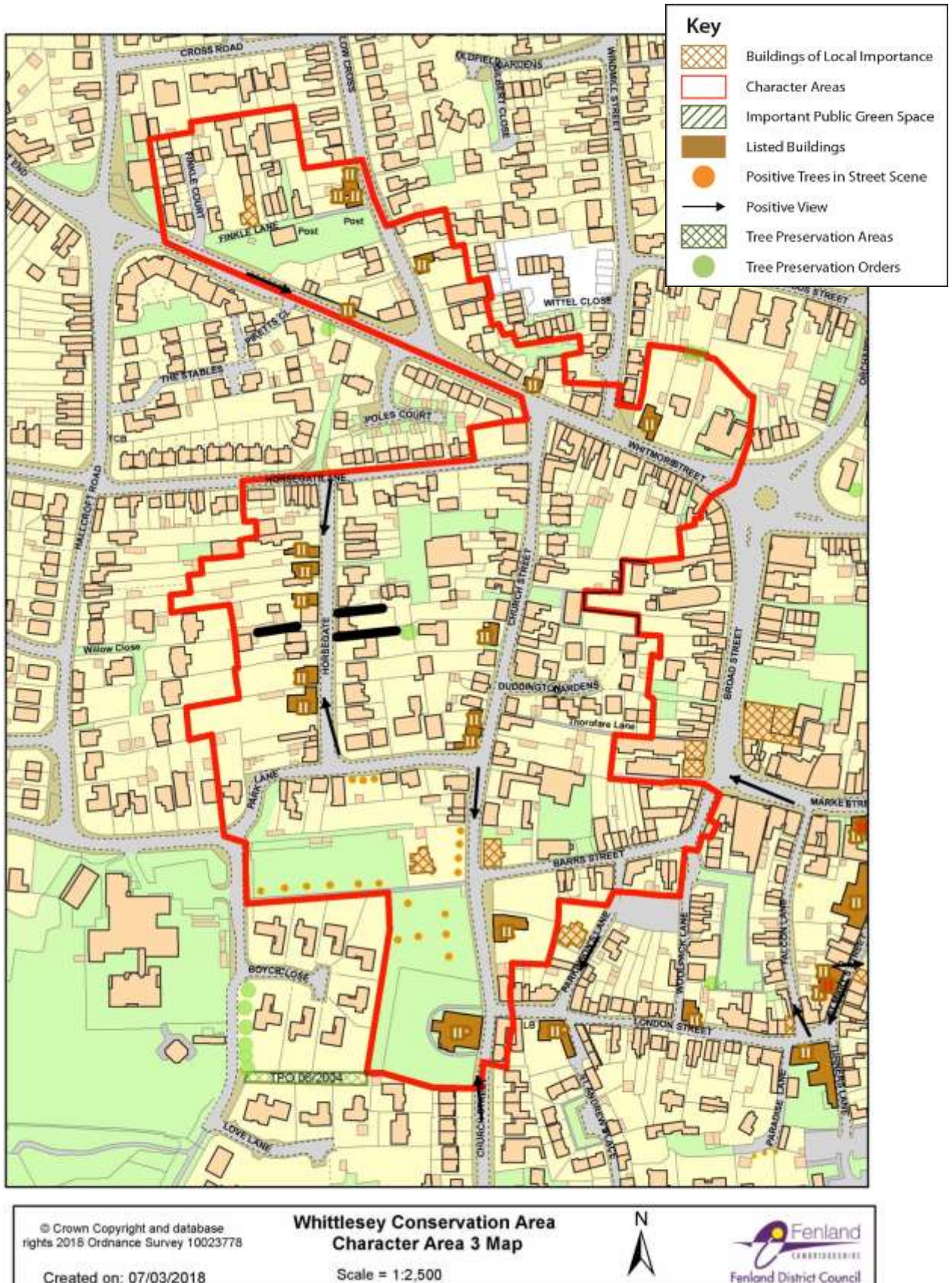
The Walk is a pathway that runs to the north side of Grove House and links through to Briggate

Buildings of Local Importance

6.37 Buildings of Local Importance within this character area and identified in the text above are:

- **15 & 17 St Mary's Street** (identified as a BLI since 1993)
- **20 Falcon Lane/4 London Street**
- **St Andrew's Parish Rooms, Parkinson's Lane**

Character Area 3 – Western side of town: Church Street and Whitmore Street Area



Church Street

6.38 Church Street, known as Church Gate until the mid-19th century, is a principal street within Whittlesey running in a north-south direction off Whitmore Street down to Briggate. It is the main road, referenced the B1040, which provides access into and out of the town from the south in the direction of the neighbouring town of Ramsey. The most prominent historic building on Church Street is **St Andrew's Church (Grade ii*)** which sits towards the south end of the street adjacent to the junction with London Street. St Andrew's Church is positioned directly on the street orientated with its eastern gable tight to the footpath edge. St Andrew's Church is best appreciated when entering the town from the south, where it strikingly defines the entry into the historic core of the town and marks the boundary of the conservation area. From this perspective, the entire south front of St Andrew's Church dominates the street scene and the composition of its form and its beautiful tower can be seen in its entirety. It is regrettable that road signage and a lighting column intrude into this key view of St Andrew's Church and within the conservation area. It is also regrettable that the gated access into the churchyard on the north side of the church is lit by a poor quality utilitarian lighting column.



There are fine views of the South Elevation of St Andrew's Church. It is a shame that there is positioning of modern signage that clutters this view.

6.39 The space formed by the churchyard and the field to its north side make a strong contribution to the character and appearance of Church Street. It is important for the strong natural qualities they bring to the locality and part of the Church Street street scene. These green spaces are viewed over the top of the brick boundary walls which form the boundary between the open space and the highway. The churchyard itself has an attractive triangular brick coping detailing. Most gravestones have been removed from the churchyard. Those left

have been set to the edges of the churchyard, with some reconfigured in an arch on the southside of the church. As a result of this the churchyard is principally grass with some bushes within it and trees to its west boundary. A mature Norway Maple is a feature within the north side of the churchyard. It is unfortunate that it restricts views of the north side of the church particularly when it is in leaf; the church is no longer clearly visible in southerly views along Church Street and the presence of the church is not fully appreciated within the streetscene from the north. The large field is not part of the churchyard and does not belong to the church. It is grassed with mature trees throughout which are a mix deciduous trees and evergreens.



The North Elevation of St Andrew's can be seen in winter but in summer a tree blocks this view resulting in the Church having limited presence in street scene views looking south along Church Street.

6.40 Church Street is a residential street and is mainly characterised by 19th century development with a mix of different sized dwellings. Buildings tend to front the street, sitting on the footpath edge or set slightly back from the footpath. Property is no more than two storeys in height and of fairly consistent eaves and ridge heights. Property is generally of brick construction, mainly buff brick, although some houses have been rendered. Roofs tend to be of slate or concrete tile or pantile. Windows are predominantly of sash proportions. Different styles of sash windows survive in the various properties, although the majority have lost their historic windows and the mismatch of crudely detailed modern replacement windows has eroded the historic qualities of the streetscene. There are exceptions to this general character of Church Street; one example is 62 Church Street, a very attractive 1920's property set 18m back from the road. Stylistically, this property is unique within the street and it is of its era, built in red brick with slate roof and mullion and transom windows. The low street fronting boundary wall, mature trees fronting the street and front garden form a continuation of the green space created by the churchyard and the adjacent field. **48 Church Street (grade ii)** stands on the corner of Church Street and Park Lane. It is the only building on the street that has a thatched roof.

6.41 Park House (grade ii) is an attractive mid-18th century house on Church Street, located 42m north of St Andrew's on the opposite side of the road. This building is flanked by high brick boundary walls which accentuates its standing with the streetscene. The wall on its southside fronts its garden. The 19th century wall of the northside, which returns around the corner into Barr Street, fronts a site where St Andrew's vicarage stood until it was demolished in the mid-19th century. The former use of the site is identified by an inscribed keystone on the corner of the wall above the gate, with views through the gate revealing green space behind. Looking across the top of the wall are views of St Mary's church in the distance. The building on the opposite corner of the Barr's Street junction is a former Vicarage built in 1861, presumably to replace the one which was knocked down. It is a prominent period building within the street scene. Further buildings to note on the street include **46 Church Street (grade ii)**, a mid-19th century house of brick and slate roof with nice 16 pane sashes. **38 Church Street (grade ii)** is a cottage dating back to the late 17th century, with an attractive steep pitched corrugated pantile roof. At the north end of Church Street, on the west corner of the street, stands 4 Church Street. This large mid-19th century property is now divided into flats. Its architectural qualities have been diminished through replacement windows but it is still a prominent period building within the streetscene.



*19th Century views of Church Street showing Poles House, 4 Church Street, on the right hand
(photo; Whittlesey Museum)*

Barr's Street

6.42 Barr's Street is situated off the east side of Church Street. It follows an imperfect east-west alignment, linking through from Church Street to meet with the southern end of Broad Street and north end of Woolpack Lane. The west end of the street is characterised by brick walling to both sides of the street. The long stretch of walling on the south side of the street around the Old Vicarage site is a prominent and attractive feature of the streetscene affording pleasing detailing including plastering and dog tooth detail to the top of the wall. Property along this street is commonly that of modest housing and either fronts, or sitting close to, the footpath edge. The exception is 22 Barr's Street which is a modern office building with yard. Buildings within this streetscene are no more than two storey in height and of simple pitched roofs. They are generally of brick construction although some have rendered facades and roofing is either slate or pantile roofs. The most conspicuous building on Barr's Street, and probably oldest building, is 3 Barr's Street. This is a 1½ storey cottage with orange "French flat" tiled roof. All historic properties along this street have lost their historic windows. The mismatch of crudely detailed modern replacement windows has eroded the historic qualities of the streetscene.

Park Lane

6.43 Running midway off the east side of Church Street is Park Lane. Park Lane runs in an east-west direction and connects with Horsegate which lies on its north side. The architectural and historic interests of this street are more limited than other historic streets within the conservation area. The street comprises of a mix of altered 19th century property and mid-late 20th century buildings. The focus of attention within the streetscene is drawn to the four bungalows on the north side of the street. This grouping of detached bungalows all sit back from the street behind low street-fronting boundary walls, with gardens or driveways fronting each property. This is in contrast to the older two storey buildings on the south side of the street sitting on or close to the footpath edge. There is a mix of boundary wall treatments which are a noticeable feature of the street scene. The concrete block wall associated with 52 Church Street is however considered to have a negative impact on the appearance of the street scene. The focus of the view looking west along Park Lane is 30 Park Lane, which sits on the boundary edge of the conservation area. The mature trees and vegetation in the garden of 1 Horsegate make a noticeable contribution to the west end of the street.

Horsegate

6.44 Located on the western edge of the conservation area is Horsegate. It is a residential street that runs in a north-south orientation between Park Lane and Horsegate Lane. Historically, this street was located on the edge of the town itself. Lands to its west were once open fields. This settlement footprint remained until large scale housing expansion occurred on the west side of the town in the mid-20th century. Historically, property on the west side of Horsegate fronted the street and had long narrow plots which backed onto a rear lane. These long plots were subsequently divided as the lane started to be developed from the early 20th century and became Hallcroft Road. Historically, the east side of the street was less developed although it accorded with the general pattern of development with property fronting the street and plots extending back. Within Horsegate only elements of its historic development pattern and historic buildings have survived. The west side of Horsegate has strong historic qualities, emphasized by the fact that five of the buildings along its length are listed and one is identified as a building of local importance. In contrast, the east side of the street is derived from mainly mid-20th century properties and its historic merits are more limited. There are three sections of mud walls surviving on Horsegate. These are between 9 & 13 Horsegate, 8 & 14 Horsegate and 14 Horsegate & Wade's Yard.



A 19th Century image of Horsegate House showing the garden which historically existed in front of the property (photo; Whittlesey Museum)

6.45 The special qualities of Horsegate lie strongest in the streetscene created collectively by the listed buildings along the length of its west side. These are the oldest buildings on the street. The largest and most prominent of these properties is **Horsegate House (grade ii)**. This sits towards the southern end of the street and immediately draws the eye when entering the street from Park Lane. It was built in the 1720's by the Speechley family and is two storeys with dormers serving the attic. It is the only property of its scale on Horsegate which reinforces its status within the street scene. Spread out along the street north of Horsegate House is four cottages; **9 Horsegate (grade ii)**, **17 Horsegate (grade ii)**, **21 Horsegate (grade ii)** and **23 Horsegate (grade ii)**. They are all 1½ storey with catslide dormers to their front elevations. The consistency of their form adds regularity to the built form of the streetscene and is a focus of attention. These cottages are dated to the 18th century, although 23 Horsegate may have origins in the late 17th century.



A 19th Century image of The Cottages on the West Side of Horsegate. The surviving cottages make a strong contribution of the character of the street scene (photo; Whittlesey Museum).

6.46 While the historic qualities of the two sides of the street differ, they do share a key characteristic in the fact that buildings on both sides of Horsegate are predominantly detached and a few are semi-detached. Such building types afford gaps between properties and a pattern of development, allowing incidental glimpses of trees and vegetation in back gardens and the skyline behind. On the east side of the street is Wade's Yard, believed to be the last of the town's yards. This also offers glimpse views down the yard of trees and vegetation in the backland area. The oldest buildings along both sides of the street front the footpath edge whereas 20th century properties, which are of a variety of generic 20th century architectural styles, have been set back. Buildings within the street are brick built, presenting a variety of brick, and some have been rendered. There are a mixture of roofing materials seen within this streetscene including pantile, peg tile, slate and thatch. The three listed cottages, 9, 21 and 23 Horsegate, are the only buildings to boast thatch and have reed thatched roofs, again drawing the eye to this grouping of cottages.

Whitmore Street and West End

6.47 The A605 is the arterial route that runs straight through Whittlesey from the nearby city of Peterborough to the west and heads east out of town. It follows historic routes into and out of the town although the central section of road, closest to the town centre, is a product of 1970's road realignment rerouting traffic away from Market Place. Within the conservation area lies part of Whitmore Street and part of West End, specifically a section of the north side of the street. In contrast with other streets around the town, this road does not follow a specific east-west alignment and the road heads into the town at an angle. Common with other parts of the town centre, the pattern of historic development along the road does sit either at the footpath edge or forward in the street scene. The scale of development within this streetscene in this part of the conservation area is of two storey buildings with the exception of some 1 ½ storey cottages.



An aerial view of Broad Street and Whitmore Street before the 1970's road realignments' and the creation of the existing roundabout. The photo shows that Orchard Street did not historically connect with Broad Street and Whitmore Street.

6.48 The conservation area takes in Whitmore Street from the roundabout at the top of Broad Street. A continuous building line of adjoining 19th century property curves round from Broad Street into Whitmore Street on its south side. The run of 19th century buildings then continues from the Broad Street junction up to the Church Street junction. This grouping of property is characteristically of 19th century construction being brick built, although one facade has been painted, with traditional slate or later concrete tile roofs. They present near consistent eaves and ridge heights along with a fairly regular pattern of window openings, serving to present a unified street frontage. A couple of these 19th century properties have coaching arches, adding interest to the composition. Despite modern UPVC windows having been installed in most properties, there is consistency in their mock sash style which retains regularity in the appearance of property. That said, the quality of UPVC windows could be improved upon to further enhance the character and appearance of this street frontage.

6.49 In contrast to the south side of Whitmore Street, the north side of the street is much more varied. A standout building is the Conservative Club: a large detached mid-19th century property sitting nearly opposite the Broad Street junction and draws the eye in views heading into Whitmore Street at the roundabout. Serving this property is a long length of mud wall which defines its west boundary. 23m west of the Conservative Club is **40 Whitmore Street (grade ii)** which is a rendered timber framed property with thatched roof and believed to be of late 17th century construction boasting a date stone stating "Circa 1700". Further along the street is **56 Whitmore Street (grade ii)**; another historic reed thatched property but of brick construction. The land to the west of 56 Whitmore Street has recently been subject of a housing development. The north side of Whitmore Street leads into West End. The West End part of the conservation area is defined by the long length of thatched mud wall, serving as street fronting boundary to the garden of 4 West End. The thatched wall is considered the finest stretch of mud wall within Whittlesey and is a striking feature of the street scene. It is protected as a listed structure under the listing **Wall adjoining 4 West End (grade ii)**.

Low Cross and Finkle Lane

6.50 Where Whitmore Street meets West End is a focal point in the road layout, resulting from the wide nature of the junction. Low Cross heads off in a northerly direction at this junction and only the southern end is included within the conservation area. The special historic qualities of this part of the street are characterised by the grouping of four thatched cottages at this end: **2 Low Cross (grade ii)**, **10 Low Cross (grade ii)** and **13 & 15 Low Cross (grade ii)** with **1 Finkle Lane (grade ii)**. This grouping of thatched cottages are all 1 ½ storey in scale. Three of them are timber-framed and rendered, dated to the 17th century. 2 Low Cross is of brick construction and believed to be an early 19th century property. The thatched cottages do not sit together but are dispersed over a short length of street and modern development is found between them. These buildings shape the historic character of the street scene because of their form and thatched roofs. The rendered south gable ends of 10 Low Cross and 13 Low Cross stands out in views looking north along Low Cross. 16 Low Cross is also worthy of mention as a brick built property with a thatched rear wing. The date stone on its front facade cites the date 1853.



10 Low Cross is one of a grouping of Thatched Cottages on Low Cross

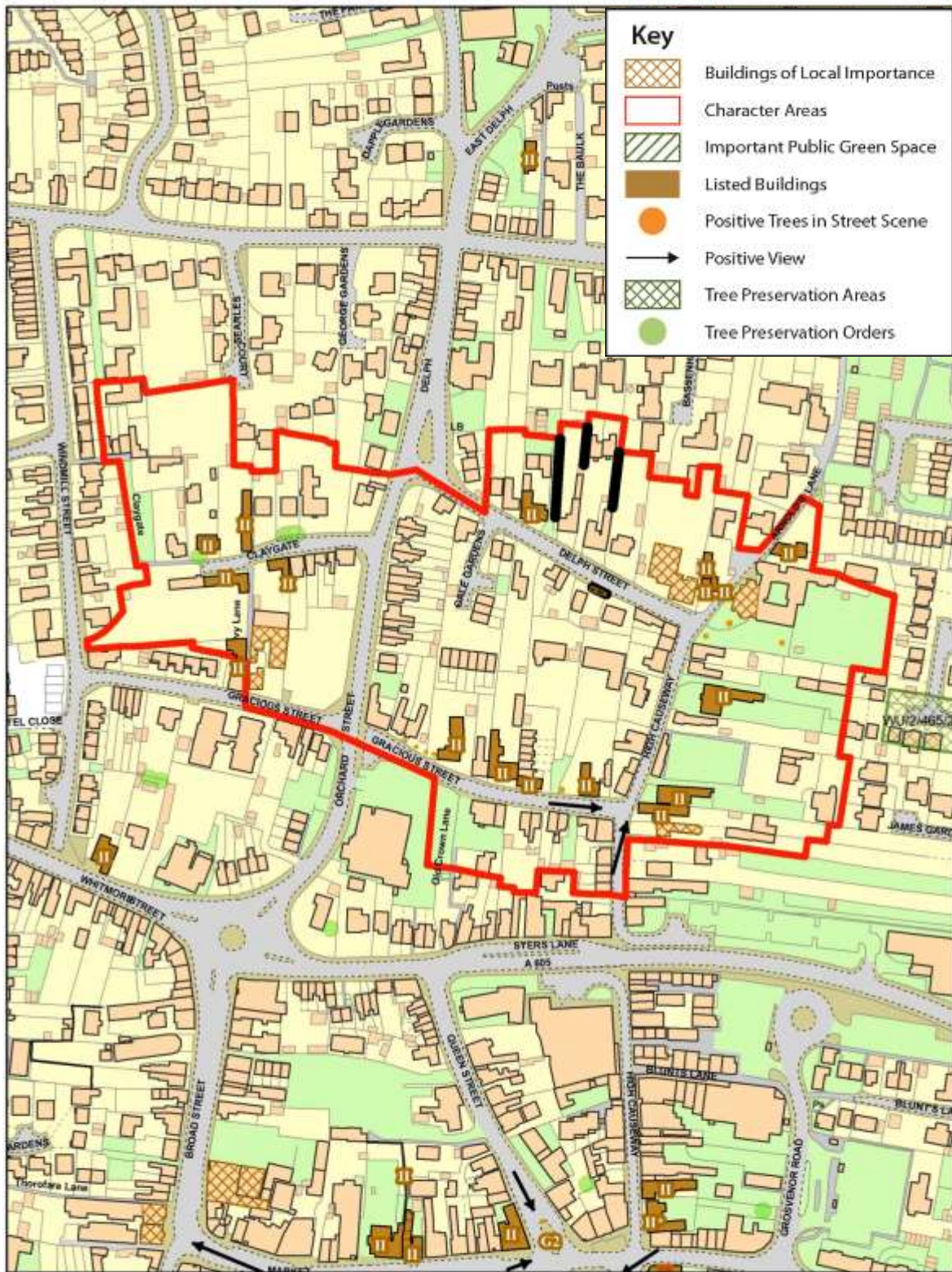
6.51 Finkle Lane is a narrow lane which runs between Low Cross and West End. It connects with Low Cross at the southside of **13 & 15 Low Cross (grade ii)** and **1 Finkle Lane (grade ii)** where a pathway runs alongside these properties. The lane widens westwards from the middle, allowing for vehicular access and is fronted by a handful of pre 1900 property on its north side. The most interesting building along Finkle Lane is Castle House. This is a sizable property that stands side on to the lane, its front elevation facing westwards with garden on its west side. Castle House has crenulations around its eave, giving it a castle like character and forming the basis for its name. Some of the masonry fabric within the building suggests it has 18th century origins or earlier. Although it is unclear when it took on its present appearance, it has been known as Castle House since at the least the late 19th century. 4 Finkle Lane is also worthy of mention in the fact it incorporates a mud wall within the west side of the property. Another stretch of mud wall can be found at the north end of Finkle Court. Along Finkle Lane there are some poor quality boundary treatments such as panelled fencing and corrugated sheeting and there is scope to improve the appearance of the lane with the use of better quality boundary treatments. The land to the south side of Finkle Lane currently lays to waste and was last used as the Morley Bus depot. This land offers an opportunity for development but this will need to be sensitive to the context of Finkle Lane as well as Low Cross and West End.

Buildings of Local Importance

6.52 Buildings of Local Importance within this character area and identified in the text above are:

- **62 Church Street**
- **47 Church Street**
- **Mud Wall between 9 & 13 Horsegate**
- **Mud Wall between 8 & 14 Horsegate**
- **Mud Wall between 14 and Wade's Yard Horsegate**
- **Castle House, 8 Finkle Lane**
- **Mud Wall at Finkle Court**

Character Area 4 – Northern Character Area



<p>© Crown Copyright and database rights 2018 Ordnance Survey 10023778</p>	<p>Whittlesey Conservation Area Character Area 4 Map</p>		
<p>Created on: 07/03/2018</p>	<p>Scale = 1:2,500</p>		

High Causeway & Arnolds Lane

6.53 High Causeway once ran continuously from Market Place up to Delph Street. In the 1970's it was cut in two by "improvements" to the A605 route designed to divert through traffic away from the town centre. The northern end of High Causeway falls within the conservation area and comprises of a strong historic street scene along its gently curving length. The oldest surviving properties on the street are **56 High Causeway (grade ii)** and **New Crown, High Causeway (grade ii)** which sit facing the junction with Gracious Street on the eastern side of the street. Both properties are reed thatched and rendered. 56 High Causeway is believed to be the older of the properties, being of timber frame construction and dated to the late 17th century, whereas New Crown is of 18th century and built in brick. The front range of 56 High Causeway projects forward with its gable end fronting the street and it is the only building within the streetscene orientated this way. 56 High Causeway and New Crown are seen at their best when viewed from Gracious Street along with 54 High Causeway. Collectively this grouping of three buildings makes for an attractive composition and they are arguably the more interesting buildings within an otherwise modest street scene.



56 High Causeway and the New Crown Inn close the view from Gracious Street.

6.54 The overriding character of this part of High Causeway is one of brick built mid-late 19th century property, and it is regrettable that a few of these 19th century buildings have been rendered. The scale of building along High Causeway is no more than two storey. The consistency in colouration of the buff brickwork unifies the streetscene and is an intrinsic element of its character and appearance. The Whittlesey Town Bowls Club is worthy of mention in this respect, as it is a new building constructed in 2000 and built in a new brick which harmonizes well with the street scene. Roof materials along the street are predominantly slate. Roofs are of simple pitched forms and without dormer windows. Most property along the street has lost its original windows which would have mostly been timber sashes. There is now a variety of different styles and quality of modern replacement windows throughout the street scene diminishing the historic appearance of the streetscene and eroding its character. There is an opportunity to enhance the character and appearance of High Causeway through introducing more suitably considered windows.

6.55 To the west side of the street, all pre-1900's buildings front the footpath edge. Only one circa 1970's dwelling is set back within its plot. The building line on the eastside of the street is more varied, with a handful of buildings set back from the footpath edge. **68 High Causeway (grade ii)** is a sizeable villa property dated to circa 1930's and a feature historic building which is set back from the street. It is currently fronted by hardstanding and there is an opportunity to enhance its setting and that of the streetscene through landscaping of its front garden space. Where boundary treatments front the street they tend to be in the form of low brick walls to the footpath edge. There are limited natural qualities within the streetscene and this part of High Causeway has a very urban character to it. That said, where some properties are set back there are touches of vegetation. The boxed hedge garden to 54 High Causeway is also worthy of note as it forms a beautiful garden setting to the house and adds interest to the street scene. The bowling green can also be seen at an angle from the street indicating a softer natural context to the rear of properties.

6.56 Arnolds Lane extends from the northern end of High Causeway at the junction with Delph Street and is a narrow lane fit for single file traffic only. At the southern end of the lane is a concentration of historic buildings which are included within the conservation area. **1-5 Arnolds Lane (grade ii)** and **8 Arnolds Lane (grade ii)** are both brick and reed thatched buildings dating to the late 18th century. 1-5 Arnolds Lane, divided into three dwellings, is prominently positioned facing southwards down High Causeway. Its front garden, bounded by hedging, enforces its cottage character within an otherwise urban street scene. It is accompanied by a brick and pantile outbuilding which sits alongside Arnolds Lane. This compliments the setting of the listed building and makes an interesting contribution to the character of this part of the conservation area. In contrast, 8 Arnolds Lane is tucked away behind The Elms. Its gable end fronts the lane and can only be appreciated from Arnolds Lane itself. At the east end of Arnolds Lane is The Elms, a large mid Victorian property which now functions as an elderly care home but was originally built as a dwelling. Despite its size, The Elms affords an unassuming presence within the street scene and it is the street fronting boundary wall of brick with decorative stone band detailing which stands out. The mature trees within its ground also close the view looking east down Delph Street.

Gracious Street

6.57 Gracious Street is orientated in an east–west direction. Historically it was a principal road within the town, connecting with High Causeway at its east end and running continuously through to Windmill Street at its west end. The 1970's road improvements around Whittlesey saw Gracious Street divided in to two when Orchard Street was extended southwards to form part of the B1040 route through the town. In view of this, the impact Gracious Street now has within the settlement morphology of the town has diminished. The majority of the east side of Gracious Street falls within the conservation area, although the Ivy Leaf Club and its sizeable carpark on the west side of the street are excluded. The east side of Gracious Street is accessed from High Causeway only and is no longer a through route. This eastern section of the street retains a strong historic streetscene to much of its length, although it loses this interest when it reaches the expanse of the Ivy Leaf carpark. The western section of Gracious Street was subject to considerable redevelopment in the 1970's and is now devoid of special architectural and historic interest. Only a small part of the western section of Gracious Street is included within the conservation area, taking in the Whittlesey Baptist Chapel and its manse.



The Baptist Chapel and its associated manse are the only buildings on the West Side of Gracious Street that are located in the conservation area.

6.58 The pattern of development along the eastern section of Gracious Street sees buildings either fronting the footpath edge or sitting forward to the street behind small front gardens. There is a mix of detached, semi-detached and a short run of terracing along the street. There are gaps between some buildings creating a street scene that has a looser arrangement of buildings than the adjoining High Causeway. The street scene has natural qualities which come from the trees and vegetation that sit within the small front gardens, or in gaps between buildings or from glimpse views taking in rear spaces. This is of particular note on the north side of the street where mature trees to the west side and rear garden of 4 Gracious Street, to the west of 16 Gracious Street and fronting 18 and 20 Gracious Street have an attractive impact on the appearance of the street. The pretty cottage garden

fronting 16 Gracious Street complements this cottage and is a very pleasant point of interest within the street scene. Where boundary treatments front the street, they typically consist of brick walls or railings. On the western section of Gracious Street the chapel and manse sit behind low boundary walls, the chapel siting quite far back behind a pathway and planted front garden area. The chapel's large carpark, which is well maintained, is located to its right behind a high brick wall. It is noted that this area was historically built upon until the 1970's when it was cleared.

6.59 The oldest buildings along Gracious Street date to the 18th century and all sit to the north side of the street. They include a fine rendered and thatched house, **The Lindens, 4 Gracious Street (grade ii)** which stands out prominently at the High Causeway end of the street. Its form is appreciated as its frontage is seen in context with its gable and glimpses of its rear elevation. Two rendered and thatched dormer cottages, **10 Gracious Street (grade ii)** and **16 Gracious Street (grade ii)** sit mid-way on the street. **8 Gracious Street (grade ii)** stands out as arguably the grandest building on the street. It is a well-proportioned brick two storey Georgian property dating to the 1730's, with dormers to its attic. 8 Gracious Street was heavily restored in the 1980's but it is regrettable that its rear garden space was lost to the Martin Court development which is built off the rear of the listed building. The remaining buildings on the street are 19th century and are mostly of brick construction, although a few have been rendered. They typically have slate roofs, although some have unfortunately been replaced with modern concrete tile. UPVC windows are prevalent in the unlisted buildings along the street. The mix of UPVC windows styles, the shiny white finish of this material and faux strip glazing bars all serves to diminish the historic qualities of the period buildings and the street scene as a whole.

Delph Street

6.60 Delph Street follows an east – westerly direction, albeit at an angle, connecting at its eastern end with the top of High Causeway and at its western end with Orchard Street. There is a mix of different periods of buildings along its length, including many later 20th century properties, which have replaced older properties. On the whole, the historic quality of Delph Street is limited in comparison to other parts of the character area. The pattern of development along Delph Street varies with some buildings, such as short lengths of circa 1900 terracing sitting to the footpath edge, some buildings set back behind small gardens and some 1970's dwellings sitting back behind uncharacteristically large gardens. An interesting aspect of the street scene is the manner in which buildings on the north side of the street sit at an angle to the street. This development pattern is clearly historic as 10 Delph Street (grade ii) dating to 1768 is orientated in this way. There are natural qualities to the street scene resulting from small trees and foliage with front garden areas, although it is notable that a number of front garden areas have been extensively gravelled resulting in a loss of natural aspects of the streetscene.

6.61 Buildings of particular historic interest on this street include 2 Delph Street, 6 Delph Street, 8 Delph Street and 10 Delph Street (grade ii). They are a mixed group of historic buildings. 2 Delph Street sits at the eastern end of the street and is a large brick and slate roofed building with gable ends fronting the street. 6 Delph Street is an attractive well-proportioned brick property. This stands out within the street scene as a three storey building whereas the street characteristically comprises of two storey property. 8 Delph Street, a painted brick property, clearly has early 19th century origins but has been altered, probably in the 1920's, with bay windows added. **10 Delph Street (grade ii)** is the only building which is listed and it dates to the mid-18th century standing out in the street scene with its thatched roof. The buildings of Delph Street are all of brick construction. The traditional roofing material is slate although concrete tile is seen on many of the buildings. Street fronting boundaries tend to consist of brick walls. An exception to this is the fine well maintained

stretch of mud walling fronting 5 Delph Street, which has a stone footing and is rendered with a thatched capping. There are three other sections of mud walling within this part of the conservation area. These form side boundaries between 4 & 6C Delph Street, between 6b & 8 Delph Street, and between 8 Delph Street and Delph Court. Unfortunately these boundaries to the side of property, which are not in public view, tend to stand in poor repair and require some attention.



The Mud Wall between 8 Delph Street and Delph Court is an example of a fine mud wall serving as a side boundary and hidden from view from the street.

Claygate

6.62 Accessed from the west side of Orchard Street, Claygate is a short stretch of street orientated in an east-west direction. It begins as a narrow road with property to either side but as the road ends, Claygate actually continues on as a footpath. This end of Claygate was once known as Crab End. Part of the western boundary of the conservation area is formed where this footpath makes a 90 degree turn north at an area of grassed open ground. Ivy Lane is a narrow footpath running off the southside of Claygate, linking through with Gracious Street. It forms an access between these two streets running past the side elevations of bordering buildings. No property actually fronts Ivy Lane. The character of Claygate varies along its length. On entering Claygate, there is contrast in the street scene as the first few buildings on the northside of the street are set back behind street fronting boundary walls or hedging. The buildings on the south side of the street front the footpath edge. On the north side of the street a row of lime trees extend along the street, fronting boundaries of three properties. In summer months this results in a wall of greenery creating a strong natural element to the street scene.

6.63 On entering Claygate, the large detached 19th century house on the north side set behind hedging draws the eye. This attractive property of brick and slate construction was

built in 1847 and was once associated with a large land holding in this part of town. The defining architectural and historic qualities of Claygate lies with the grouping of four thatched cottages at the western end of the street: **9 Claygate (grade ii)**, **11 Claygate (grade ii)**, **8 Claygate (grade ii)** and **10 Claygate (grade ii)**. There is also a thatched cottage which runs alongside Ivy Lane, addressed **38 Gracious Street (grade ii)**, and a thatched building at 28 Claygate which form part of this cluster of thatched vernacular buildings. These thatched cottages, all vary in the form and appearance date to the 17th and 18th century, some have later additions. The thatched cottages are all 1½ storey in height. The scale of building along Claygate does not exceed two storey.

Orchard Street

6.64 Orchard Street is orientated in a north-south direction. Up until the 1970's, it was modest in length running from the north side of Gracious Street, where it intersected mid-way along Gracious Street, and up to Delph. It presumably took its name from the fact that up until the late 19th century an orchard ran along the length of its east side. In the early 20th century the orchard was developed upon and two pairs of semi-detached houses were erected, along with two short rows of terracing all built in brick with slate roofs. These all stand today and remain a fairly attractive grouping of properties with plaques giving their property names and dates of construction. It is, however, regrettable that no 6 has been rendered and a concrete roof added which is at odds with unity of the brick terrace. Windows throughout these properties have all been replaced by UPVC. Although similar in style, differences in construction and opening details in the plastic windows mean the properties have lost their unity.



Orchard Street and Claygate as shown in the 1854 Town Map. This map can be viewed at the Whittlesey Museum.

6.65 Originally Orchard Street was a modest length and fairly unassuming. In the late 19th century it had the orchard on its east side and a row of cottages on its west side. The cottages were removed by the mid-20th century. However, the major change to the character of the street came in the 1970's along with the road reorganisation around Whittlesey. In association with the rerouting of the A605 through the town, bypassing the town centre, the roundabout was formed at the top of Broad Street and a new section of road put in, linking

this roundabout through to Orchard Street and creating the B1040 route through the town. Orchard Street was extended to twice the length it historically was and it became a main road through the town. Only the original northern end of the street is located within the conservation area. The site of the cottages remains undeveloped and is now the Baptist Chapel carpark. The west side of the street, which falls within the conservation area, is defined along its entire length by a high brick wall and two access points.

Buildings of Local Importance

6.66 Buildings of Local Importance within this character area and identified in the text above are:

- **54 High Causeway** (BLI since 1993)
- **Whittlesey Baptist Chapel**
- **Manse @ Whittlesey Baptist Chapel**
- **2 Delph Street** (BLI since 1993)
- **6 Delph Street** (BLI since 1993)
- **The Elms, 2 Arnold's Lane** (BLI since 1993)
- **Mud wall to 5 Delph Street**
- **Mud wall between 4 and 6C Delph Street**
- **Mud wall between 6b and 8 Delph Street**
- **Mud wall between 8 Delph Street and Delph Court**

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ANNEX 1: HERITAGE ASSETS - LISTED BUILDINGS AND BUILDINGS OF LOCAL IMPORTANCE WITHIN WHITTLESEY CONSERVATION AREA

Listed Buildings

A listed building is a building which is officially identified as having architectural and historic interest and is afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. A listed building is a designated heritage asset.

Full details of all Listed Buildings across England can be found on the National Heritage Listed For England (NHLE) which is compiled and managed by Historic England. Visit: <https://www.historicengland.org.uk/listing/the-list>

All buildings listed on 22nd February 1985 (unless otherwise stated)

Grade i

- Church of St Mary, Station Road (listed 11th August 1950)

Grade ii*

- Grove House, Briggate East (listed 11th August 1950)
- Church of St Andrew, Church Street (listed 11th August 1950)
- 4 (Vinpenta House), High Causeway (listed 11th August 1950)
- 47 (Wilderness House), London Street (listed 11th August 1950)
- 10 Market Place (formally Post Office) (listed 31st July 1970)
- Butter Cross (Market Cross), Market Place (listed 11th August 1950) – also a Scheduled Monument

Grade ii

- 1-5 Arnolds Lane
- 8 Arnolds Lane
- 2 & 3 The Bower
- 1 & 3 Briggate West
- 38 Church Street (listed 12th December 1980)
- 46 Church Street
- 48 Church Street
- 49 Church Street (listed 20th February 1980)
- 8 Claygate
- 10 Claygate
- 9 Claygate (listed 26th August 1981)
- 11 Claygate
- 10 Delph Street
- 1 Finkle Lane
- 4 (The Lindens), Gracious Street
- 8 Gracious Street
- 10 Gracious Street

- 16 Gracious Street
- 38 Gracious Street
- 6 High Causeway
- 56 High Causeway
- New Crown, High Causeway
- 68 High Causeway
- 7 (Horsegate House), Horsegate (listed 11th August 1950)
- 9 Horsegate
- 17 Horsegate
- 21 Horsegate
- 23 Horsegate
- 1 (The Falcon Hotel), London Street
- 22 London Street
- 2 Low Cross (listed 16th May 1984)
- 10 Low Cross
- 13 & 15 Low Cross
- 5 Market Place (listed 11th August 1950)
- 6 & 7 Market Place (listed 11th August 1950)
- 8 Market Place (listed 11th August 1950)
- George Hotel, Market Place (listed 25th July 1974)
- 12 Market Place (listed 11th August 1950)
- 13a Market Place (listed 25th July 1974)
- 14 Market Place and 1 Market Street (listed 11th August 1950)
- 7A & 7B Market Street
- 9 Market Street (listed 26th July 1974)
- 17 Market Street
- 2 Market Street (listed 11th August 1950)
- 18 (Town Hall), Market Street
- Black Bull PH, Market Street (listed 11th August 1950)
- Curtilage Wall, rear of Black Bull PH, Market Street
- War Memorial and enclosure fence, Queen Street
- 8 & 10 St Marys Street (listed 23rd February 1978)
- 20 & 22 St Marys Street
- Gatepiers rear of No 8 Market Place, Scaldgate
- Manor House, Station Road (listed 23th June 1952)
- Wall adjoining No 4 West End
- 40 Whitmore Street
- 56 Whitmore Street

Guidance specific to proposals affecting Heritage assets can be found on the Historic England's website:

Making changes to heritage assets – <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

Good practice advice in planning the setting of heritage assets - <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Buildings of Local Importance

Buildings of Local Importance are recognised at a local level as being buildings which have a heritage interest and have a degree of significance meriting consideration in planning decisions. These are buildings and structures which make a noticeable impression on local character and sense of place, but do not meet the criteria to be listed in their own right.

Buildings of Local Importance do not have statutory protection and are referred to as non-designated heritage assets. Background reading relating to Buildings of Local Importance can be found in Historic England's document Local Heritage Listing (2016) – Historic England Advice Note 7: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

- The Elms, 2 Arnold's Lane (BLI since 1993)
- Old School, 1 Broad Street
- Nisa, 4 Broad Street
- 2 Claygate (BLI since 1993)
- 47 Church Street
- 62 Church Street
- 2 Delph Street (Keneydon House) (BLI since 1993)
- 6 Delph Street (BLI since 1993)
- Mud Wall to 5 Delph Street
- Mud Wall between 4 & 6C Delph Street
- Mud Wall between 6b & 8 Delph Street
- Mud Wall between 8 Delph Street & Delph Court
- 20 Falcon Lane
- Castle House, 8 Finkle Lane
- Mud Wall @ Finkle Court
- 54 High Causeway
- Whittlesey Baptist Chapel, Gracious Street
- Mud Wall between 9 & 13 Horsegate
- Mud Wall between 8 & 14 Horsegate
- Mud Wall between 14 and Wade's Yard, Horsegate
- St Andrew's Parish Rooms, Parkinson's Lane
- St Jude's Church, Station Road
- Church Hall (former Parish Room), Station Road (BLI since 1993)
- 15 & 17 St Mary's Street (BLI since 1993)

ANNEX 2 – PLANNING CONTROLS

Demolition

Within a conservation area, planning permission is required for the demolition or substantial demolition of any unlisted building which exceeds 115 cubic meters and to take down a wall gate or fence (which is 1m or more fronting a highway and 2m or more elsewhere). Failure to obtain planning permission for relevant demolition in a conservation area constitutes a criminal offence under S196D Town and Country Planning Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Protection of Trees

Trees in conservation areas that are not protected by a Tree Preservation Order (TPO) are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a TPO on the tree.

Permitted Development Rights

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are covered by the provisions of **The Town and Country Planning (General Permitted Development) (England) Order 2015**. The designation of a conservation area brings with it some additional planning controls, applying greater restrictions on permitted development rights. For the purpose of The Town and Country Planning (General Permitted Development) (England) (Order) 2015 Schedule 1 a conservation area is referred to as Article 2 (3) land.

Under The Town and Country Planning (General Permitted Development) (England) (Order) 2015 Planning Permission will be required for development in a conservation area where building works or change of use would:

Dwellinghouses

By virtue of Schedule 2 Part 1 A.2

- consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

Involves the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
(By virtue of Schedule 2 Part 1 B)

Involves the provision within the curtilage of the dwellinghouse of (a)any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or (b)a container used for domestic heating purposes for the storage of oil or liquid petroleum gas and those would be *would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.* (By virtue of Schedule 2 Part 1 E)

Involves the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse and that would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse. (By virtue of Schedule 2 Part 1 Class G)

Involves the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse and that would consist of the installation of an antenna (i) on a chimney, wall or roof slope which faces onto, and is visible from, a highway (ii) in the Broads, on a chimney, wall or roof slope which faces onto, and is visible from, a waterway; or (iii) on a building which exceeds 15 metres in height. (By virtue of Schedule 2 Part 1 Class H)

Change of Use

Involves development consisting of (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule. (By virtue of Schedule 2 Part 3 Class Q)

Other Matters

Involves Development consisting of (a) the temporary use of any land or buildings for a period not exceeding 9 months in any 27 month period for the purpose of commercial film-making; and (b) the provision on such land, during the filming period, of any temporary structures, works, plant or machinery required in connection with that use. (By virtue of Schedule 2 Part 4 Class E)

Involves the extension or alteration of a shop or financial or professional services establishment (By virtue of Schedule 2 Part 7 Class A)

In respect of click and collect facilities, consisting of the erection or construction of a collection facility within the curtilage of a shop (By virtue of Schedule 2 Part 7 Class C)

Development consists of modification of a loading bay of a shop. (By virtue of Schedule 2 Part 7 Class D)

It involves the extension or alteration of an office building subject to floor area limitations. (By virtue of Schedule 2 Part 7 Class F)

It involves the erection, extension or alteration of an industrial building or a warehouse subject to floor area limitations (By virtue of Schedule 2 Part 7 Class H)

Renewable Energy

The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on (a) a dwellinghouse or a block of flats; or (b) a building situated within the curtilage of a dwellinghouse or a block of flats where it would be installed on a wall which fronts a highway. (By virtue of Schedule 2 Part 14 Class A)

The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats where it is to be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway (By virtue of Schedule 2 Part 14 Class B)

The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse or a block of flat where it is to be installed on a wall or roof slope which fronts a highway. (By virtue of Schedule 2 Part 14 Class E)

The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse or a block of flats where the flue would be installed on a wall or roof slope which fronts a highway (By virtue of Schedule 2 Part 14 Class F)

The installation, alteration or replacement of a microgeneration air source heat pump (a) on a dwellinghouse or a block of flats; or (b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage. Where the air source heat pump (i) would be installed on a wall or a roof which fronts a highway; or (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or where the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if— (i) that wall fronts a highway; and (ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey. (By virtue of Schedule 2 Part 14 Class G)

The installation, alteration or replacement of a microgeneration wind turbine on (a) a detached dwellinghouse; or (b) a detached building situated within the curtilage of a dwellinghouse or a block of flats where *the wind turbine would be installed on a wall or roof slope of (i) the detached dwellinghouse; or (ii) a building within the curtilage of the dwellinghouse or block of flats, which fronts a highway* (By virtue of Schedule 2 Part 14 Class H)

The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse or a block of flats where *the stand-alone wind turbine would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway* (By virtue of Schedule 2 Part 14 Class I)

The installation, alteration or replacement of (a) microgeneration solar thermal equipment on a building; (b) microgeneration solar PV equipment on a building; or (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats where *the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway* (By virtue of Schedule 2 Part 14 Class J)

The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats where it is nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway (By virtue of Schedule 2 Part 14 Class K)

The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a building other than (a) a dwellinghouse or a block of flats; or (b) a building situated within the curtilage of a dwellinghouse or a block of flats where *the flue would be installed on a wall or roof slope which fronts a highway* (By virtue of Schedule 2 Part 14 Class N)

The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a building other than (a) a dwellinghouse or a block of flats; or (b) a building situated within the curtilage of a dwellinghouse or a block of flats where the flue would be installed on a wall or roof slope which fronts a highway (By virtue of Schedule 2 Part 14 Class O)

Article 4 Directions

While conservation area designation removes some permitted development rights, it does not remove all. Owners of unlisted dwellinghouses, for example, can still undertake certain works including the replacement of windows, construction of porches and remove stacks without having to make a planning application. An Article 4 Direction is a planning power which can be put in place to remove permitted development rights and apply tighter controls on alterations and improvements of property within a conservation area. There is no Article 4 Direction in place in the Whittlesey Conservation Area.

ANNEX 3: CONSULTATION PROCESS

In accordance with S71 Planning (Listed Buildings and Conservation Areas) Act 1990, the Conservation Area Appraisal (2018) and Conservation Area Management Plan (2018) are put to public consultation from **Monday 26th March 2018 and Monday 23rd April 2018**. The consultation is being undertaken in the following way:

- **Public Display** – A public display is being presented in the Whittlesey Town Council Office, Grosvenor Road during the consultation period. The display, consisting of information boards with copies of the appraisal and management plan, is available for review. The public may leave feedback in a suggestions box next to the display
- **Public Event** – On Monday 9th April 2018, the Conservation Officer will be available at the Whittlesey Library, Market Street, Whittlesey to answer any questions regarding this document and the accompanying management plan.
- **Online** – Copies of the Conservation Area Appraisal (2018) and the Conservation Area Management Plan (2018) are available to download on Fenland District Council's website at www.fenland.gov.uk/conservationareas
- **Advertising** – The consultation period has been advertised by means of a press release in a local publication. The press release cites the dates of the consultation and explains where the documents can be viewed.



Whittlesey Conservation Area Management Plan

March 2018

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Section 1 - Background

Introduction

- 1.1 This Management Plan has been drawn up following the production of a detailed character appraisal for the Whittlesey Conservation Area. It will provide a framework for managing change, addressing issues and identifying enhancements within the conservation area to ensure the conservation area retains its qualities as an area of special architectural and historic interest.
- 1.2 In accordance with S71 Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities are required to review their conservation areas *“from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”*. This Management Plan has been produced to provide those proposals and present a positive strategy for conserving and enhancing the Whittlesey Conservation Area.
- 1.3 The advice and guidance within this Management Plan and the associated Conservation Area Appraisal will also be considered as a material consideration in determining planning applications within and affecting the setting of the Whittlesey Conservation Area. This information should therefore be of use to property owners, developers, agents and Whittlesey organizations working on or in connection with buildings and sites within the Whittlesey Conservation Area.

Whittlesey Conservation Area

- 1.4 A conservation area was first designated in Whittlesey on 4th February 1972. It focused on an area around the Market Place and the north end of Station Road, including St Mary’s Church across to St Andrew’s Church via London Street. The boundary was subsequently reviewed and substantially enlarged in November 1982 where it was extended to include the residential areas of Horsegate and the north end of Church Street as well as an area to the south of the town centre taking in Grove House and the corner of the Kings Dyke waterway. At this time a separate area around Claygate, Delph Street and Gracious Street was also identified as part of the Whittlesey Conservation Area. The conservation area boundary was officially amended again in 2009 when it was revised to include Broad Street in the town centre, the Finkle Lane area and incorporate other minor changes to tidy up the boundary edge.
- 1.5 There are 62 listed buildings within the conservation area of which one, the Church of St Mary, has grade I listed status and six which have grade II* listed status. The Whittlesey Butter Cross is also designated a Scheduled Ancient Monument. An inventory of the designated heritage assets within the Whittlesey Conservation Area can be found within the accompanying Whittlesey Conservation Area Appraisal.
- 1.6 In 2014 Whittlesey Conservation Area was added to Historic England’s Heritage at Risk Register. It was added to the Heritage at Risk register due to issues concerning the dereliction of some key buildings within the conservation area which have a considerable negative impact on the character and the appearance of the conservation area. There are also issues in respect of the erosion of historic character resulting from poor quality shop fronts and signage, the unsympathetic replacement of windows and public realm issues.

- 1.7 A full assessment identifying the character and appearance of the Whittlesey Conservation Area is detailed within the Whittlesey Conservation Area Appraisal (2018). This Management Plan was produced concurrently with the latest appraisal document.

Legislative and Policy Framework - Production of the Management Plan

Planning (Listed Buildings and Conservation Areas) Act 1990

- 1.8 The designation of conservation areas and the legal duties towards their care now falls under the provision of the Planning (Listed Buildings and Conservation Areas) Act 1990. S69 of the act gives local planning authorities the power to recognise areas which are considered to be of “special architectural and historic interest the character and appearance of which it is desirable to preserve and enhance” and define them within a boundary and designate them as a conservation area. Whittlesey Conservation Area is one of ten conservation areas designated within Fenland.
- 1.9 It is under S71(1) of the act that a duty is placed on the Local Planning Authority to “from time to time to formulate and publish proposals for the prevention and enhancement of conservation areas”. This Management Plan has been produced in accordance with this duty and is to be formally adopted with due regard to S71 (2) of the act which requires the proposals to be submitted for consideration to a public meeting in the area to which they relate.
- 1.10 In determining planning applications associated with buildings or land within a conservation area the duty in law under S72 (1) of this act is that “special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area”. The objectives and policies set out in this Management Plan shall support planning decision making that aligns with this duty.

National Planning Policy Framework (March 2012)

- 1.11 The National Planning Policy Framework sets out Government planning policies for England and how these are expected to be applied. It identifies how planning policy is to contribute to the achievement of sustainable development through economic, social and environmental factors. A core principle of the NPPF is to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. The NPPF seeks to promote positive planning which can shape and direct development.
- 1.12 This Management Plan is intended to accord with the NPPF and be a positive planning tool which will identify issues within the Whittlesey Conservation Area and the opportunities available to address the issues. It will help facilitate further projects and direct decision-making in a manner which will preserve and enhance the character and appearance of the Whittlesey Conservation Area and help create a town centre that is at the heart of the community and has opportunity for future economic growth. The Management Plan has been written with due regard to the NPPF and specifically section 2 (Ensuring the vitality of town centres) and section 12 (Conserving and enhancing the historic environment).

Fenland Local Plan (Adopted May 2014)

- 1.13 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations may include other legislative direction, statutory guidance or other general guidance but such considerations should be weighted accordingly. The Fenland Local Plan was adopted in May 2014.
- 1.14 Local Plan Policy LP18 (The Historic Environment) states that *“The Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland”* and one of the ways it will achieve this is by *“keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in determining planning applications”*. The Management Plan is being produced in accordance with policy set out in the Fenland Local Plan.
- 1.15 Under Local Plan Policy LP11 (Whittlesey) it identifies Whittlesey as a local service centre and area for housing growth and states that *“All development should contribute to it retaining its character as a safe and community focused historic market town, preserving, enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place, whilst recognising the need to prevent excessive out-commuting particularly to Peterborough”*. The production of this Management Plan will go towards supporting this policy intent.

Adoption and Consultation

- 1.16 This Management Plan was adopted by Fenland District Council on May 17, 2018. Prior to its adoption, it was subject to local consultation as required by S71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990. Full details of this consultation process are set out under Annex 1 of this document.

Section 2 – Management of the Conservation Area: Aims and Objectives

Character and Appearance of the Whittlesey Conservation Area: An Overview

- 2.1 Whittlesey Conservation Area covers the historic core of this rural market town. This is comprised of the commercial centre and surrounding residential development based on an irregular grid pattern of development. The conservation area is split into two sections as the northern part of the conservation area is separate from the main body of the conservation area. The historic focal point of the town is Market Place which comprises of a grouping of listed buildings surrounding a public open space focused upon an open 17th century market building. One aspect of interest of the conservation area is that it has two fine parish churches, St Mary's and St Andrews. St Mary's, however, with its splendid spire is the church that features most prominently within views through the town and in distance views of the town from the surrounding countryside. Within Whittlesey there is a good range of different periods of historic buildings expressing a variety in different building materials ranging from 17th century stone property and thatched cottages to fine 18th century brick buildings and 19th century civic buildings. A notable aspect of the town's character is that it boasts a number of mud boundary walls which are features unique to Whittlesey within Fenland and the wider county of Cambridgeshire.
- 2.2 There are a number of issues which detract from the character and appearance of the Whittlesey Conservation Area and have collectively resulted in the conservation area being placed on Historic England's Heritage at Risk Register. The erosion of the town's settlement pattern, a consequence of backland development, has occurred over a long period of time and has incrementally eroded the character of the conservation area. The installation of incongruous replacement windows and poor quality public realm collectively has had a negative impact on the character and appearance of street scenes and views through the conservation area. The dilapidation of a number of listed buildings has a negative impact on the appearance of the area. The poor repair of mud walls risks loss of this unique aspect of the town's heritage. There are 6 listed buildings at risk within the town with work underway on two of these.

Aims of the Management Plan

- 2.3 This Management Plan will seek to identify those factors within the built environment which have harmed or threaten to harm the special qualities of the Whittlesey Conservation Area. It will also consider where opportunities for enhancement could be made to benefit the character and appearance of the conservation area. Through the identification of these issues, objectives will be developed to determine actions required, prioritize actions and effect positive changes within the conservation area to enhance its character and appearance and better reveal its significance.
- 2.4 It is envisaged that once the objectives commence being actioned the conservation area could be removed from Historic England's Heritage at Risk Register. Many of the objectives are long-term objectives and are intended to facilitate good management practices that will help look after the conservation area now and in the future. These long-term objectives require ongoing attention if they are to succeed aiding the preservation and enhancement of the conservation area.

Objectives

Buildings at Risk

- 2.5 Listed buildings are buildings and structures which are formally recognised for their architectural and historic interests and are afforded statutory protection accordingly. Whittlesey Conservation Area includes 61 listed buildings. Collectively, they make a fundamental contribution to the historic character and appearance of this conservation area and the sense of place of Whittlesey. The responsibility for maintaining listed buildings and keeping them in good order lies with the building owners although there is no specific standard set out in law that they have to be maintained to. The Council will seek to identify buildings which are “at risk” because they have fallen in to a state of disrepair or in a position which puts their fabric at risk of deterioration.
- 2.6 6 listed buildings within Whittlesey Conservation Area are considered to be “at risk”. This includes some key listed buildings in prominent positions on Market Street and Market Place which, by virtue of their risk issues, have a negative impact on the appearance of the conservation area. A list of buildings at risk within the Whittlesey Conservation Area is provided in Appendix 2. The reasons for listed buildings being “at risk” within this conservation area varies from building to building and the degree they are at risk also varies. Buildings are categorized from risk category 1, those where extensive repair is urgently needed to risk category 4, those where one element of the building or a feature is at risk of deterioration and requires repair in order to secure its future preservation. The Council is committed to addressing buildings at risk within the Whittlesey Conservation Area. This will not only protect the interests of individual listed buildings but will also enhance the character and appearance of the conservation area and protect its interests.

Objective 1

The Council will (i) seek to make contact with the owners of listed buildings “at risk” within the Whittlesey Conservation Area to raise concerns regarding their condition, (ii) look to work proactively with owners in the first instance to provide advice to facilitate the repair and reuse of these buildings and (iii) consider on a case by case basis using statutory powers where necessary, and in accordance with best practice, to secure repair where cooperation with owners is not forthcoming.



Scaffolding and deteriorating mud walls

Mud Walls

- 2.7 A built feature that is unique to Whittlesey and contributes to the character and sense of place of the town is its mud walls. Whittlesey is the only place within Fenland and within the wider county of Cambridgeshire where mud walls are found. This fact emphasizes the significance of these vernacular features and the intrinsic contribution they make to character and appearance of the town. The Whittlesey Mud Walls Group undertook a comprehensive survey of the mud walls in 2016/2017 and found that twenty eight sections of wall survive around the town and fifteen of these historic mud walls are located within the Whittlesey Conservation Area. The mud walls are believed to have been constructed between the 1780's and the mid-19th century utilizing the surface clays found around the town. The walls are constructed from clay mixed with chopped straw and a little water which has been built up in lifts without formwork or support. The walls are built on a footing of either brick or stone and are protected by copings of pantile, timber boarding or thatch. The walls are typically 35cm-40cm in width and between 1.5m to just over 2m in height.
- 2.8 The most prominent mud walls around Whittlesey include the grade ii listed thatched mud wall at 4 West End, the longest stretch of mud wall in Whittlesey, and the short section of thatched mud wall at 5 Delph Street. Both these sections of mud walls front a highway, are well known of and are well maintained. However, the majority of mud walls which survive within the town actually form side or rear boundaries to property and are often inconspicuous from public view points. Out of the fifteen sections of historic mud walls within the conservation thirteen of these form side or rear boundaries to property and many of these are in a poor and/or deteriorating condition. It is, however, testament to the robustness of mud wall construction that these walls remain standing often with little or no maintenance. Common issues affecting the condition of mud walls include missing or damaged coping, damage from ivy growth or other vegetation and raised ground levels over footings. The greatest threat to the wholesale loss of mud walls is from demolition associated with development or lack of understanding about this type of construction.
- 2.9 In 1981 the first mud wall survey in Whittlesey was undertaken. This accounted for forty two sections of mud wall. The 2016/2017 mud wall survey identified twenty eight sections of mud wall, including three which had not been identified in the 1981 survey. There is very clear evidence that Whittlesey is losing its mud wall heritage and this unique feature of this Fenland town's character. Securing the retention and restoration of the mud walls is important to protecting the character of the Whittlesey Conservation Area.

Objective 2

The Council will encourage the retention and proper repair of Whittlesey's mud walls by:

- (i) exercising planning controls (where applicable) to prevent the demolition of mud walls and consider using Article 4 Directions to protect mud walls, (ii) where a mud wall maybe beyond repair securing replacement with a new section of mud wall and (iii) encouraging the repair of mud walls by providing repair advice and financial support through the S57 Grant Scheme (subject to budget availability) and (iiii) fostering a greater understanding and appreciation of this aspect of Whittlesey's heritage in collaboration with community groups such as the Whittlesey's Mud Wall Group, Whittlesey Museum and The Whittlesey Society.

Signage & Shop Fronts

- 2.10 Whittlesey Conservation Area covers the town centre which takes in the majority of the town centre shops and businesses. The character and appearance of Market Place, Market Street, Broad Street and High Causeway is greatly influenced by the shop frontages and signage of the premises which occupy the ground floors of buildings. The businesses use fascia signage and sometimes projecting hanging signs to advertise. The quality of shop fronts and signage varies considerably around the conservation area. There are some good examples of shop fronts and signage in the conservation area such as Parkers News (13 Market Street), Hubs Place (Market Place) and The George. In these cases the traditional styles of shop fronts and signage are attractive to look at, compliment the buildings which the shops occupy, clearly identify the name of the retailer and contribute positively to the character and appearance of the conservation area.
- 2.11 Unfortunately, at present, there are more premises which present shop fronts and signage that detracts from the qualities of the conservation area than preserve or enhance its character and appearance. Poor modern shop frontages, oversized fascias, signage with excessive wording and signs with garish graphics can be seen within the conservation area. The issue of inappropriate shop fronts and signage is a factor contributing to this conservation area being considered “at risk” and one which needs to be addressed. Addressing this issue would improve the character and appearance of the conservation area and may bring economic benefits to the town if it becomes a more attractive place to visit and shop.

Objective 3

The Council will produce up-to date shop fronts and signage guidance. This will provide clear information on the style and design of shop fronts and signage which will be considered acceptable within the Whittlesey Conservation Area and throughout the district. This document will be a material consideration in determining of planning applications, listed building consents and advert consents and shall be used to ensure that development is of a standard which enhances the conservation area. The Council will seek to encourage owners of existing shops and businesses to improve shop fronts and signage.

Windows

- 2.12 When English Heritage (now Historic England) conducted the first ever national survey of conservation areas at risk in 2009 they identified that the top threat to the character and appearance of England’s conservation areas was the unsympathetic replacement of windows and doors. The widespread marketing of UPVC products and assumptions that window replacement is better for energy saving and for the environment than window repair (including thermally upgrading windows) has fueled this threat. This threat usually affects unlisted buildings within conservation areas. Where dwelling houses are concerned property owners often benefit from Permitted Development rights meaning that they can lawfully change windows and doors and are not subject to planning controls. Where businesses and flats are concerned property owners often don’t realize that planning permission may be required to replace windows and doors resulting in unauthorized alterations being undertaken.

- 2.13 Whittlesey Conservation Area has been significantly affected by the loss of historic and traditionally styled windows from period buildings and the installation of modern unsympathetic replacements. In the majority of streets within the conservation area there is evidence of this. Over many years many unlisted residential buildings have had UPVC windows installed and it is often the shiny appearance of many UPVC products, poorly detailed opening styles and inferior glazing bar detailing that result in such windows appearing out of place in historic street scenes. In addition to this where there may have once been uniformity in windows in terraces and semidetached properties the introduction of replacement windows often results in inconsistent window styles which can diminish the architectural impact of a designed arrangement of buildings. The consequence of the loss of historic and traditionally styled windows is that the special architectural and historic interest of the conservation area has been eroded.
- 2.14 Around Market Place where there is a high concentration of listed buildings the historic fabric of these listed properties is protected and they all retain their historic windows. The architectural and historic quality of Market Place is very strong and the retention of historic windows is a factor in the superior aesthetic of this historic street scene. The appearance of all other streets within the conservation area would be enhanced through consideration being given to retaining historic windows or the more careful selection of replacement windows. Options are available for improving the thermal performance of historic windows and these should be explored in the first instance. Where replacement windows are to be installed timber or high quality foil finished UPVC product should be used with care taken in the selection of opening styles and glazing bar detailing.

Objective 4

Where window replacement is proposed and advice or permission is sought from the Council the Council shall seek to secure the best quality replacement windows are installed. Where UPVC is considered acceptable, this should be of a high quality foil finished nature.



An example of high quality UPVC windows has been used in the unlisted manse on Gracious Street.

Buildings of Local Interest within the town

2.15 Buildings of Local Interest are those buildings which, although not worthy of listing in their own right, do have architectural and historic merits to them. In the context of the Whittlesey Conservation Area such buildings will make a positive contribution to the character and appearance of the conservation area. In view of this there is a presumption to ensure their interests are recognised and protected and are given consideration in the determination of planning decisions. In 2012 Fenland District Council developed criteria it would use for assessing and identifying Buildings of Local Interest. Through the production of the latest Whittlesey Conservation Area Appraisal (2018), which has been written alongside this Management Plan, Buildings of Local Interest have been reviewed and identified in accordance with the developed criteria. In moving this work forward it is important to undertake further study on these buildings to research and document their interests.

Objective 5

The Council will seek to work alongside local heritage groups to encourage historical research into Buildings of Local Interest within the Whittlesey Conservation Area. The findings of this research will be published in some form so it can be accessed by all. This architectural and historical information would be considered in the determination of any planning applications submitted to the Local Planning Authority which affect a Building of Local Interest.

Trees within the Conservation Area

2.16 Whittlesey Conservation Area covers an urban town centre. Trees are not a landscape feature throughout the conservation area but do make an intrinsic contribution to specific parts of the conservation area such as Station Street, Scaldgate, parts of Church Street and around the Bower. All trees within the conservation area are protected and approval is required to undertake works to trees within the conservation area. In addition to this there are a number of Tree Preservation Orders or Tree Preservation Areas designated which recognises trees of specific amenity value. Tree Preservation Orders were designated in Whittlesey from the early 1960's to the present day. Unfortunately the earliest tree preservation designations are now outdated and often do not provide clear information on the location or species of trees or take in to account that trees which they may have once covered have been lost through disease, age or unauthorised removal, In addition to this the orders may not clearly cover younger trees which have grown over the past 50 years. Work is required to resurvey trees within the Whittlesey Conservation Area to ensure Tree Preservation Orders are up to date and the trees within the conservation area are adequately protected.

Objective 6

The Council will undertake a review of TPO trees within the Whittlesey Conservation Area.

Development Opportunities

2.17 Whittlesey Conservation Area draws its boundary tight around the historic core of the town and this area is already densely developed. In this context development opportunities within the conservation area are limited. There are, however, a few sites and poor quality buildings which currently detract from the character and appearance of the conservation area and offer an opportunity to enhance the conservation area through appropriate redevelopment. The Council can support these owners by providing appropriate planning and conservation advice to help ensure such developments enhance the character and appearance of the conservation area:

- 9 Parkinson's Lane – development approved under F/YR16/1163/F
- 29 Horsegate – development approved under F/YR15/1025/F
- Site to south of Finkle Lane – development approved under F/YR18/0015/F
- Former garage site adjacent to 16 & 18 Church Street
- Parish Hall, Station Road

Delivery

2.18 The six proactive objectives cited within this Management Plan are to be delivered through Fenland District Council as they fall under the Council's work remit. The delivery of these objectives will require the input of the Conservation Officers, the Arboricultural Officer and may involve collaboration with other teams like the Legal Department. Fenland District Council will use its available resources to help deliver the objectives contained in this Management Plan.

2.19 Whittlesey benefits from a strong civic voice and a committed Town Council. There are a number of established community groups and organisations within Whittlesey that take an interest and seek to promote Whittlesey's cultural heritage and its built environment. These groups include The Whittlesey Society, Whittlesey Museum and Whittlesey Mud Walls Group. The Management Plan provides an opportunity for local groups to get involved in the delivery of some of the objectives specifically objectives 2 and 5 in collaboration with statutory bodies such as Fenland District Council, Whittlesey Town Council and Cambridgeshire County Council.

Section 3 – Development Management and Enforcement

Development Management

- 3.1 This Management Plan seeks to establish a proactive framework for managing change, addressing issues and identifying enhancements within the Whittlesey Conservation Area. This will ensure it retains its qualities as an area of special architectural and historic interest and to better reveal these interests. The Local Planning Authority does however manage change within conservation areas on a day to day basis through the process of development management. Where planning permission or listed building consent is required for works to buildings within a conservation area there are statutory considerations the Local Planning Authority has to follow in determining such applications. Buildings located within a conservation area are also subject to some additional planning controls. The following section identifies the Acts and statutory guidance which contribute to the framework of development control and the process of considering applications.

Town and Country Planning Act 1990

- 3.2 The Town and Country Planning Act 1990 is at the heart of the planning system although it is modified by The Planning & Compulsory Purchase Act 2004 and more recently by the Enterprise and Regulatory Reform Act 2013. S57 of the Town and Country Planning Act 1990 sets out the requirement that ***“Planning Permission is required for the carrying out of any development of land”*** although it allows for certain development to be exempt from planning permission if it is covered by a development order such as The Town & Country Planning (General Permitted Development) (England) Order 2015 as detailed below. S55 of The Town and Country Planning Act 1990 defines development. S38 (6) of The Planning & Compulsory Purchase Act 2004 instructs that ***“if regard is to be had to the development plan for the purpose of any determination [of planning permission] to be made under the planning Acts the determination must be made in accordance with the plan unless material consideration indicate otherwise”***.
- 3.3 The Enterprise and Regulatory Reform Act 2013 made changes to the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990 simultaneously in respect to the demolition of unlisted buildings within conservation areas. The changes made in respect of demolition resulted in Conservation Area Consent becoming obsolete and instead Planning Permission is solely required for works of relevant demolition in a conservation area under provisions now covered by the Town and Country Planning Act 1990. Planning Permission is required for demolition of a building exceeding 115 cubic metres or to take down any wall, gate or fence over 1 metre high abutting a highway or over 2m elsewhere. Undertaking works of relevant demolition in a conservation area without planning permission constitutes a criminal offence under S196D of the Town and Country Planning Act 1990.

The Town & Country (General Permitted Development) (England) Order 2015

- 3.4 The designation of a conservation area has implications under The Town & Country Planning (General Permitted Development) (England) Order 2015. For the purposes of this act, as stated under Schedule 1 Part 1, land within a conservation area is reference as Article 2 (3) land.

- 3.5 Under this act, certain works to unlisted dwelling houses which would have otherwise been possible to proceed without planning permission will require planning permission because the dwelling house is in a conservation area. Matters pertaining to the requirement of planning permission for dwellings houses are detailed in Schedule 2, Part 1 of the act and the act should be fully consulted before undertaking works to dwelling houses within a conservation area. Examples where planning permission will be specifically required if a dwelling house is located within a conservation area includes where works consisting of the cladding of any part of the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles or extending to the side of the house or extension consisting of a two storey rear extension. The installation of microwave antenna (satellite dishes) is also more greatly controlled if they are on dwellings within a conservation area.
- 3.6 Certain changes of use will require planning permission if a building is located in a conservation area. Such matters are detailed under Schedule 2, Part 3 of the act and this should be fully consulted when considering change of use of buildings within a conservation area. For example planning permission is required where buildings operating as shops, financial or professional services, betting offices or pay day loans offices and seek to change use to a building functions for assembly of leisure. Planning permission is also required where buildings are to change use to a dwelling house from a building operating as a shop, financial or professional services, betting office or mixed use.
- 3.7 Certain non-domestic extensions will require planning permission because a building is located in a conservation area. Such matters are detailed under Schedule 2, Part 7 of the act and this should be fully consulted when considering the extension of non - domestic property in a conservation area. For example planning permission is required for the extension of a shop or financial or professional services establishment or office building. Planning permission would also be required for the erection of a collection facility or modification of the loading bay of a shop.
- 3.8 The installation, alteration or replacement of microregeneration solar PV or solar thermal equipment is more closely controlled where buildings are located in conservation areas. Such matters are detailed under Schedule 2, Part 14 of the act and this should be fully consulted when considering installing such equipment. For example, planning permission is required if it is the intention to install the equipment on roofs fronting a highway.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.9 The legal duties in respect to the consideration of listed building consent applications and planning applications affecting listed buildings and buildings in conservation areas falls under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard specifically to conservation areas the act requires that in determining planning applications within conservation areas ***“special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area”***.
- 3.10 With regard to listed buildings, S16 of the act concerns the determination of Listed Building Consent and requires that ***“in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”***. S66 of the act concerns the determination of planning permission in

respect of works to listed buildings and requires that ***“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case maybe, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”***.

Fenland Local Plan (May 2014)

- 3.11 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations may include other legislative direction (such as the Planning (Listed Buildings and Conservation Areas) 1990), statutory guidance (like to NPPF) or other general guidance but such considerations should be weighted accordingly. The Fenland Local Plan was adopted in May 2014. Policy LP18 of the Fenland Local Plan (May 2014) specifically concerns the historic environment.
- 3.12 Within the Vision Statement set out in the local plan a commitment is made seeking that ***“The natural and historic environment will be protected and enhanced with new development taking into account the surroundings of the area in which it would be situated”***. Objectives 3.1 and 3.2 reinforce the vision and intrinsically inform how the Council will approach development affecting the district’s conservation areas and other heritage assets. Objective 3.1 seeks to ***“Preserve and where appropriate, enhance buildings, monuments, sites and areas and landscapes that are designated or locally valued for their heritage interest; and protect/enhance their settings”***. Objective 3.2 seeks to ***“create places, spaces and buildings that are well designed, contribute to a high and local distinctiveness of townscape character”***.

National Planning Policy Framework

- 3.13 The National Planning Policy Framework sets out Government planning policies for England and how these are expected to be applied. It identifies how planning policy is to contribute to the achievement of sustainable development through economic, social and environmental factors. A core principle of the NPPF is to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. Section 12 covers conserving and enhancing the historic environment and paragraphs 128 – 140 provide guidance on the determination of applications.

Enforcement

- 3.14 The character and appearance of a conservation area can be diminished or harmed by unauthorised works being undertaken to listed buildings within it. Where breaches of planning occur, where unauthorised advertisements have been used or where tree protection offences have occurred. Where buildings or sites within conservation areas are neglected and allowed to fall into disrepair this can also impact negatively on the interests of a conservation area. In these circumstances the Local Planning Authority has a range of enforcement powers available at their discretion to address these issues.

Unauthorised Works to Listed Buildings

- 3.15 Any works to listed buildings involving their alteration, extension or demolition are controlled by the mechanism of Listed Building Consent. Proposals that would fail to preserve a listed building's interests would not be granted consent. The interest of a listed building may be harmed by inappropriate and unauthorised works. Failure to obtain listed building consent itself or breaching a condition attached to a listed building consent constitutes a criminal offence under S9 Planning (Listed Buildings and Conservation Areas) Act 1990. Owners can be prosecuted for undertaking such works.
- 3.16 The Local Planning Authority has the power to address unauthorised works to listed buildings under S38 Planning (Listed Buildings and Conservation Areas) Act 1990 and can issue a listed building enforcement notice. A Listed Building Enforcement Notice would state steps required to restore the building to its former state or state steps required to alleviate the effect of the unauthorised works or steps required to bring the building back to a state it would have been if conditions attached to a listed building consent had been complied with.

Breaches of Planning Control

- 3.17 A breach of planning control is defined under S171A Town and Country Planning Act 1990 and occurs where development has been carried out without the required planning permission or where there has been a failure to comply with a condition under which planning permission has been granted. It is at the discretion of the Local Planning Authority to take action against breaches but where such breaches cause harm to the interests of a conservation area enforcement action should be pursued. The Local Planning Authority can serve an Enforcement Notice which would state what action is required to remedy the breach. It is an offence to fail to comply with an Enforcement Notice once the period for compliance has elapsed.

Unauthorised Advertisements

- 3.18 Unauthorised advertisements may relate to illegal hoardings, fly-posting, graffiti or adverts along highways. There are a range of provisions under the Town and Country Planning Act 1990 for dealing with these issues.

Tree Offences

- 3.19 Tree Preservation Orders are made to protect specific trees in the interest of amenity. Anyone who contravenes an order by damaging or carrying out works to a tree has committed an offence and can be fined. They can also be required to replace the tree under a tree replacement notice.

Securing repairs to listed buildings

- 3.20 Under S48 and S54 Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has powers to address listed buildings which have fallen in to disrepair. Under S54 an Urgent Works Notice can be served on unoccupied listed buildings. An Urgent Works Notice would cover works (the minimum required) considered urgently necessary for the preservation of a listed building to keep the building wind and watertight, supported against collapse and secure from unauthorised entry. Such a notice would require an owner to undertake specified work in a particular timeframe otherwise the local authority would step in and execute

the works. A S48 notice, also known as a Full Repairs Notice, could specify works for the full repair of the building although should an owner fail to execute such works the Local Planning Authority would have to be in a position to review the viability of compulsory purchase.

Securing repairs to unlisted buildings in conservation areas

- 3.21 Under S76 Planning (Listed Buildings and Conservation Areas) Act 1990 the local planning authority could apply the provisions of a S54 urgent works notice (as detailed above) to an unlisted building.

S215 Notice

- 3.22 S215 Town & Country Planning Act 1990 provides Local Planning Authorities with the power to take steps required for land and buildings to be cleaned up when their condition adversely affects the amenity of an area. Under S219 of the act, Local Planning Authorities have the power to undertake clean up works themselves, at cost to the Local Planning Authority, and recover the costs from the landowner.

Section 4 – Monitoring

Monitoring

- 4.1 During the 5 year period this Management Plan is set to cover, it is important to be able to monitor progress of objectives and measure success at the end of the period. Monitoring procedures should be easy to implement and transparent. In this regard the following monitoring should be followed:
- i. **Annual Review** – Fenland District Council’s management team, the conservation section and stakeholders¹ referenced within the document shall convene on an annual basis. The purpose of the meeting will be to specifically review the objectives set out in this management plan and report on the progress being made under each objective.
 - ii. **Measuring Success (Objectives)** – Success can be measured against completed objectives. It is considered that 4 out of the 6 objectives set have clear outcomes and success will occur when the objective is met. It is not felt objectives 4 and 5 will ever be clearly completed. Objective 5 concerns collaborative research which is of a nature that could be open ended, however, success in these objectives may be considered achieved as and when research is underway.
 - iii. **Measuring Success (Buildings at Risk)** - Success can be measured against removing buildings from being considered “at risk” within the Whittlesey Conservation Area.
 - iv. **Measuring Success (Conservation Area at Risk)** – Securing removal of the Whittlesey Conservation Area from Historic England’s Heritage at Risk Register will be a measure of success of this Management Plan.
 - v. **Recording Success (The Photographic Record)** – In collaboration with the annual review it would be beneficial to keep a photographic record of objective related buildings and streets so successes can be visually conveyed through “before and after” photographs.

¹ Whittlesey Town Council, The Whittlesey Society, The Whittlesey Museum, The Whittlesey Mud Walls Group and the Whittlesey and District Business Forum.

Appendix 1

Public Consultation

In accordance with S71 Planning (Listed Buildings and Conservation Areas) Act 1990, the Conservation Area Appraisal (2018) and Conservation Area Management Plan (2018) are put to public consultation from **Monday 26th March 2018 and Monday 23rd April 2018**. The consultation is being undertaken in the following way:

- **Public Display** – A public display is being presented in the Whittlesey Town Council Office, Grosvenor Road during the consultation period. This will contain information boards with copies of the appraisal and management plan. The public may leave feedback in a suggestions box that sits alongside the display.
- **Public Event** – On Monday 9th April 2018 the Conservation Officer will be available at the Whittlesey Library, Market Street, Whittlesey to answer any questions regarding this document and the accompanying management plan.
- **Online** – Copies of the Conservation Area Appraisal (2018) and the Conservation Area Management Plan (2018) are available to download on Fenland District Council's website at: www.fenland.gov.uk/conservationareas
- **Advertising** – The consultation period has been advertised by means of a press release. This gives dates of the consultation period and explains where the documents can be viewed.

Appendix 2: Buildings at Risk

Introduction

Fenland District Council has maintained a Buildings at Risk Register since 1992, although the last formal register was produced in 2013. Identifying Buildings at Risk identifies cases where the district's built heritage is at risk. This focuses on buildings afforded statutory protection, those being **listed buildings**, and may also include some buildings which although not listed have a heritage interest and make a strong contribution to the character of their locality, those being **buildings of local importance***.

Identifying Buildings at Risk focuses attention on the issue of historic buildings being at risk. It is beneficial to collate information on buildings at risk as this allows the extent of this problem, causes of problems and risk trends to be understood. It is helpful to inform proactive conservation strategies and allows limited conservation resources to be targeted where they are most needed.

Risk Categories

A 2015 (unpublished) review of buildings at risk sought to establish risk categories, which are intended to give clear parameters for assessing buildings at risk. This information gives clear guidance to building owners and the public why a building has been considered to be at risk. Categorising risk cases allows the nature and causes of risk to be better understood. Trends in risk issues are also more easily identifiable when information is assessed in this way. The following 4 categories have been used since 2015:

Category 1 Risk

A building/structure in a seriously dilapidated state requiring extensive repair and structural stabilisation. Likely to be suffering from all of the following:

- Severe structural failure and/or structural collapse
- Extensive wind and water penetration
- Extensive damage to and loss of historic fabric
- Not capable of use in its present condition

Category 2 Risk

A building or structure in a dilapidated state requiring a scheme of essential repairs and refurbishment to prevent structural failure, further deterioration and loss of historic fabric. Likely to be suffering from some of the following:

- A condition that would be conducive to structural failure
- Localised problems with wind and water penetration.
- Long-term vacancy or under use.
- Its condition may impede its use.
- Suffering multiple problems with deteriorating fabric
- Failing historic internal finishes

Category 3 Risk

A vulnerable building or structure needing a scheme of repair and/or consideration to its future use to preserve it. Likely to be suffering from one or more of the following:

- Vacancy or under use
- Requires refurbishment to facilitate reuse
- General repairs required to the roof covering
- Defective rainwater goods
- Localised water ingress
- The exterior requires repointing or rendering
- Deteriorating joinery
- Repairs are required to internal features

Category 4 Risk

A building or structure which presents clear deterioration of an individual element of its fabric. Requires repair to the individual element of fabric to preserve the architectural and historic interest of the building. Likely to be suffering from one of the following:

- Deteriorating joinery requiring repair and redecoration
- Localised repairs required to the roof such as the replacement of slipped tiles
- Repair required to rainwater goods
- Vegetation growth, such as ivy, presents a risk and requires removal
- Localised damage to internal features

Buildings at Risk within the Whittlesey Conservation Area

There are 62 listed buildings within the Whittlesey Conservation Area. 6 of these are currently identified as being “at risk”. 1 Building of Local Importance is also identified as being at risk. The following table accounts for buildings at risk within the Whittlesey Conservation area which includes survey work undertaken in 2017.

Risk Category	Name	Status	Reason	Duration on FDC risk register
2	9 Market Street	GII	This building has stood in a dilapidated state for many years. Its upper floors are vacant. A restoration scheme commenced in Winter 2017 and is ongoing.	Added 2014
2	10 Claygate	GII	This building stood vacant for a number of years and required total refurbishment, including structural repairs .A restoration scheme commenced in Winter 2016 and is ongoing.	Added 2014
3	2 Market Street	GII	The ground floor of the building is vacant and has been for a number of years since the bank (Natwest) pulled out. The joinery to the eaves is deteriorating and water is now running down the façade when it rains. The first floor dormers and windows are also showing signs of deterioration and require repair.	Added 2017
4	6 & 7 Market Place	GII	The 1 st floor joinery has been in a poor condition for a number of years and repairs are required.	Added 2014
4	20 & 22 St Mary's Street	GII	The building is occupied. It is, however, in poor repair to the front elevation with blocked guttering and deteriorating joinery. It requires a scheme of maintenance, localized repair and redecoration.	Added 2017
4	9 Claygate	GII	The deteriorating condition of the thatched roof is a concern and potentially this could result in problems with water ingress if it is not addressed.	Added 2017
2	Parish Hall, Station Road		This building has stood vacant for many years. It requires refurbishment associated with a new use.	Since at least 2008

*Buildings of Local Importance within Fenland are formally identified within conservation area character appraisals. The Council has been identifying BLI's in this way since conservation area character appraisals were first published in the early 1990's.