

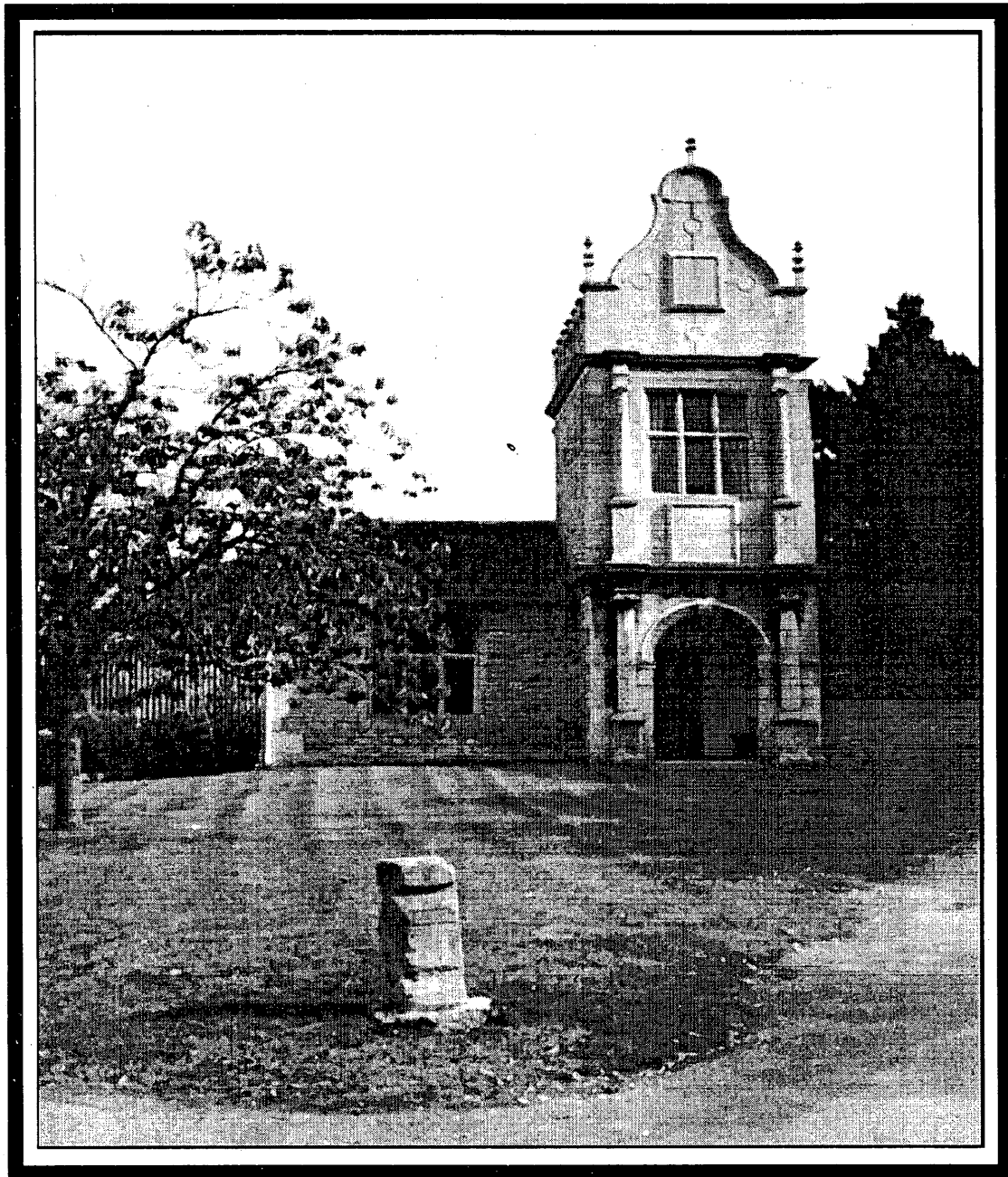
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# ALWALTON

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## CONSERVATION AREA

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## CHARACTER STATEMENT

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Huntingdonshire District Council

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ADOPTED SEPT 1996

**ALWALTON CONSERVATION AREA**

**CHARACTER STATEMENT**

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## **FOREWORD**

Sixty-two Conservation Areas have now been designated in Huntingdonshire. However, the act of designation is not an end in itself, but the start of a process to preserve and enhance the character of each Conservation Area. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires Local Planning Authorities from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. Furthermore, the Government in its Planning Policy Guidance Note 15, on Historic Buildings and Conservation Areas, seeks the review of existing Conservation Areas and their boundaries against consistent local standards for designation.

Whilst it is the ultimate intention of this Authority to undertake boundary reviews and formulate policies for preservation and enhancement, this represents a very large workload which would require several years to achieve. Therefore, the most pressing priority is the publication of Conservation Area Character Statements which justify existing designations. The Statements are intended to provide guidance for formulating policies for preservation and enhancement and to assist in determining planning applications within Conservation Areas. They will also prove useful in individual cases which go to appeal, by providing additional documentation for Inspectors to assess the merits of the Local Authority's evidence.

The format of each Character Statement will consist of an introduction of the legislative background, followed by an assessment of the local setting, history, character and landscape setting (if relevant) of the Conservation Area in question.

A comprehensive list of the 62 Conservation Areas with plans of each area showing Listed Buildings and Ancient Monuments is contained in the booklet 'Conservation Areas in Huntingdonshire' published in October 1991 by the District Council. This document also gives summary information on the special nature of the control of development within Conservation Areas and this is reproduced for information in Appendix 1 to this Character Statement.

The District Council's Local Plan for Huntingdonshire gives the general planning policies which the Council are pursuing to preserve and enhance Conservation Areas (five policies in all). These are contained in Appendix 2.

The District Council has produced advice and guidance notes on "Conservation Areas and Listed Buildings" and on "Residential Design". These documents provide further information and advice to the householder, developer and others, to maintain existing buildings, and for new development in Conservation Areas and elsewhere.

# **CONSERVATION AREA CHARACTER STATEMENT**

## **ALWALTON CONSERVATION AREA NO.21**

### **1. INTRODUCTION**

- 1.1 Conservation Areas are designated by the Local Planning Authority based upon the criterion that they are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Considerable scope and discretion can, therefore, be applied in such a designation. The process of designation is contained within Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Prior to this Act, Conservation Areas were designated under the 1967 Civic Amenities Act. Section 72 of the 1990 Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in exercising its planning functions.
- 1.2 Apart from giving special consideration to applications for new development, the legislation affecting Conservation Areas also provides for control over the demolition of unlisted buildings and the felling and lopping of trees. Furthermore, in respect of those Conservation Areas designated prior to November, 1985, additional limitations have been placed on permitted development rights. The powers available to Huntingdonshire District Council and English Heritage for making grants in Conservation Areas are those under Section 77 and Sections 79/80 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. These relate to grants for preservation and enhancement within Conservation Areas and can involve Buildings at Risk and Conservation Area Partnership Schemes.
- 1.3 The Conservation Area for Alwalton was designated by the District Council on 16th February, 1976. The purpose of this Conservation Area Character Statement is to:-
- i) Justify the Conservation Area designation.
  - ii) Justify the overall shape and area of the Conservation Area but not specific boundaries.
  - iii) Provide detailed information on history, architecture and landscape and their inter-relationships to guide developers and Development Control Officers when considering proposals within Conservation Areas to ensure the essential character of the area is preserved and/or enhanced.



- 1.4 Further guidance in this respect has been produced recently in Planning Policy Guidance Note No.15 - Planning and Historic Environment issued jointly by the Department of the Environment and the Department of National Heritage. The new document emphasises that it is important that Conservation Areas are seen to justify their status because "an authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of Conservation Area Consent for demolition and appeals against refusals of planning permission.
- 1.5 This Conservation Area statement describes the essential characteristics of Alwalton Conservation Area in justifying its status, thereby providing a basis upon which the Local Authority can assess development proposals and enable judgements on decisions to be made.

## **2. LOCAL SETTING**

- 2.1 Alwalton is a small village situated 4 miles to the south-west of Peterborough City Centre. Whilst located within Huntingdonshire District, it is tightly constrained by the administrative boundaries of Peterborough City Council on its northern, eastern and southern sides. Since the major expansion of Peterborough began, modern development has gradually encroached on the rural setting of Alwalton. Tight against its eastern boundary are the Lynch Wood Business Park and the Swallow Hotel, whilst to the south is the large complex of the East of England Showground.
- 2.2 Alwalton lies within the valley of the River Nene which, historically, has marked the County boundary between Huntingdonshire and Northamptonshire. Alwalton is situated on the southern bank of the river, and the main part of the village is positioned on higher ground as the land rises steeply from the water's edge. On the opposite bank are a flat expanse of river meadows before the land rises towards Castor.
- 2.3 Alwalton is separated from its neighbouring village of Chesterton by the A1. This major thoroughfare has been an important route since Roman times when it was known as Ermine Street. The bridging point of the River Nene was approximately 1 mile to the north of Alwalton, where the important settlement of Durobrivae was located.
- 2.4 The historic core of Alwalton around the main village street of Church Street lies approximately ¼ mile to the East of the A1, and its junction with the A605 which links Peterborough with Oundle. The A605 formerly traversed the main body of the village, but now effectively acts as a southern bypass since a flyover was constructed over the A1.

### **3. HISTORY**

- 3.1 With the important Roman settlement of Durobrivae only a mile away, it is likely the area along the River Nene in Alwalton parish was also inhabited in Roman times. Furthermore, this area of the Nene Valley was an important focus for prehistoric activity and settlement, and it is likely that burial remains from this period survive. Whilst Durobrivae contained a fort to guard the river crossing, a civilian settlement became established around the military fort. The town walls around Durobrivae encompassed a site of 44 acres, yet the suburbs expanded to six or seven times that extent.
- 3.2 The local industry which enabled Durobrivae to expand was the production of pottery, known as “castorware”. It reached its peak by the Fourth Century and the products were transported to all parts of Roman Britain. The manufacture of pottery was forbidden inside the town, and so the kilns were located either in the suburbs or along the banks of the River Nene between Stibbington and Stanground. The river was used for the transport of both the raw material and the finished products.
- 3.3 Objects of Roman date have been unearthed at Alwalton, including some bricks near the river, which may indicate the site of a house. This could be the site of a possible Roman villa, referred to in the Cambridgeshire Sites and Monuments Record. Various coins and pieces of pottery have also been found. Developers of new sites need to be aware of the archaeological significance of the area. Sites of archaeological interest need to be protected, and not damaged or destroyed. To emphasise this point, Appendix 3 contains the Huntingdonshire Local Plan’s policies on archaeology. Apart from Roman remains, Saxon and Medieval remains from the settlement are of great archaeological importance and interest.
- 3.4 Alwalton is closely associated with stone, as a local material. Blocks of hard blue limestone, known as Alwalton marble, have been quarried on the southern bank of the River Nene, creating a wooded cliff, now known as The Lynch. The marble was widely used in the East Midlands, and there are carved effigies in Peterborough Cathedral polished to a high sheen. It has also been used in Lincoln Cathedral.
- 3.5 The original settlement of Alwalton is late Saxon and the name of Aethelwoldington dates back to the Tenth Century. By the Eleventh Century the village had become known as Alwoltune, whilst in the Twelfth Century its spelling had evolved to Alewaltone. By the Seventeenth Century, it had assumed its current name, but also adopted the alias of Allerton. The derivation of the name “Alwalton” is translated as “the farm of Aedelweald”.
- 3.6 At the time of the Domesday Survey in 1086, Alwalton was recorded in the Norman Cross Hundred, which contained those parishes in the most northerly part of Huntingdonshire. Earliest reference to the Manor of Alwalton can be traced to 955 AD, when 5 hides of land were granted by King Edred to his thegn Alfsige

- Hunlaving. It was then given by Leofwine to the Abbey of Peterborough, which held it at the time of the Norman Conquest. Part of Orton Waterville formed a berewick of the manor of Alwalton.
- 3.7 After the dissolution of the monasteries, the manor was assigned to the newly constituted Dean and Chapter of Peterborough in 1549. Their lands were forfeited under the Commonwealth, and in 1649 the manor was granted to Philip Starkey of London. It was recovered by the Dean and Chapter after the restoration of the monarchy, since when they have remained as Lords of the Manor.
  - 3.8 The Domesday Survey of 1086 noted that there were two mills on the River Nene at Alwalton, which had increased to three by 1125. There were two watermills, known as the Town Mills, and a fulling mill, which had fallen into decay by 1649. The Domesday Survey also recorded that there was a fishery attached to Alwalton Manor which yielded 500 eels. The Abbot was entitled to fish on the river with one boat over a distance of two leagues from "Wildelake" to Water Newton Mill.
  - 3.9 Alwalton was a relatively important settlement in the Middle Ages when its status equated to a small town. Church Street was formerly known as Town Street, and Town Green was located along the eastern side of this street, stretching from the junction of Oundle Road as far north as the Parish Church. In 1268, Henry III granted a weekly market to the Abbey of Peterborough to be held on Fridays, but it seems to have been given up before the dissolution in 1538.
  - 3.10 In 1146 Pope Eugenius III granted the Abbey the right to take a toll from ships bringing merchandise past Alwalton by river. The Abbot also had a ferry across the River Nene, whose existence had disappeared by 1633. Two meadows remained, however, called Ferrie Rood and Landing Place.
  - 3.11 Historically there has been much stronger emphasis placed on the communications in the river valley, especially to and from Alwalton Mill. From its junction with Church Street, Mill Lane is nowadays just a narrow cul-de-sac heading northwards towards the river. Originally, however, Mill Road traversed the flood plain from Ermine Street (the main Roman road linking London and York) to Alwalton Mill and then linking into Town Street. Church Street now terminates suddenly, with a footpath descending the sharp incline to the river, to the point where a ford crossed to the meadows known as East Holmes. A northern communications link was important, and an ancient footway joined Alwalton and Castor.
  - 3.12 St. Andrew's Parish Church, a Grade I Listed Building, occupies a central position in the village and is a visual landmark travelling northwards along Church Street. It is set well forward, close to the Church Street frontage, and dominates the street scene as the road gently curves in a north-easterly direction. Although not mentioned in the Domesday Book, it is the oldest building in Alwalton, with its earliest parts, the north aisle and arcade, dating from the late 12th Century. The church is constructed of stone rubble with Barnack stone dressings, and its roofs of lead and slate were renewed in 1840-41. It was lengthened by one bay to the west

in the early 13th Century, when the nave was considerably widened, and the south aisle and west tower were built.

- 3.13 In about 1300 it was intended to rebuild the whole church, but the project was abandoned 30 years later when the walls of the central tower were pulled down. The vaulting of the chancel and transepts was removed in the 15th Century when the nave walls were raised to form a clerestory. The church underwent a restoration in 1840-41. In 1902-03 the tower was underpinned, and further restoration was required between 1904-06.
- 3.14 The Manor House, which stands in a somewhat isolated spot at the north-eastern fringe of the village, on the edge of the high ground with a fine vantage point overlooking the Nene Valley, is probably the oldest remaining secular building in Alwalton. It is a fine period property dating from the early 17th Century in coursed limestone rubble with Collyweston slate roofs. It was built on an original E-shaped plan, but was reduced following a fire in 1789 when the south-west range and cross wing were demolished. It possesses a very fine closed string oak staircase, and is a Grade II\* Listed Building.
- 3.15 The Lodge, at the entrance drive to the Manor House, is one of the most striking architectural features of Alwalton with its strong vertical emphasis, consisting of a two storey porch with flanking Tuscan and Ionic columns. It began as a cottage dated 1645, but during the 19th Century incorporated the porch which was removed from Dryden's House, Chesterton, a mansion belonging to the family of local Huntingdonshire gentry destroyed in 1807. The Lodge was restored by The Landmark Trust in the 1980s, and has been let as a holiday cottage since 1985.
- 3.16 Several vernacular cottages also date from the 17th Century, particularly grouped around the small triangular green at the junction of Church Street, Mill Lane and Water End. On the eastern side of Church Street are a row of three similar properties. Mullion Cottage, 10, Church Street, is dated 1645, whereas 12 and 14, Church Street are possibly late 17th Century, originally a single farmhouse. They are constructed of local limestone rubble with Collyweston slate roofs, whereas Nos.1 and 3, Mill Lane opposite are white rendered with a thatched roof. Again the original farmhouse has been sub-divided to create two dwellings. The only other 17th Century building is Orchard House, originally three cottages, situated on the northern side of Oundle Road, built of limestone rubble with a thatched roof.
- 3.17 The remaining historic properties in Church Street are mainly 18th Century, namely Kingfisher Cottage (No.8) and Hunters Rest (No.2), whereas The Laurels (No.6) is mid 19th Century. They are constructed of local limestone, and form a collective group along the eastern side of Church Street. At its junction with Oundle Road is Alwalton Post Office, rebuilt in 1990 after being badly damaged by fire. It is a single storey building and, although mainly constructed of limestone rubble, it has red brick quoins with a brick gable. The roof is thatched, and a square bay window has a hipped slate roof.

- 3.18 Directly opposite the Post Office is the Wheatsheaf Public House and its associated outbuildings. Although not listed, they form a visually important group of buildings along Oundle Road at the junction with Church Street. The pub is constructed of limestone rubble with a Collyweston slate roof, with 2 large bay windows on its elevation facing Church Street. A recent glazed link with the 2 storey barn on the Oundle Road frontage has enabled the barn to be modernised as a restaurant, whilst the barn at the rear of the site, which has a Welsh slate roof, is used for storage, having originally been the stables. One barn is dated 1802, and is probably contemporary with the pub.
- 3.19 Although most properties along Mill Lane are modern late 20th Century dwellings, a collection of historic cottages remains at the end of the lane, close to the site of the mill. One cottage, formerly two units, is dated 1724 and constructed in stone, whereas the adjoining properties in the terrace are of red stock brick with slate roofs. The group is completed by single storey outbuildings, which originally were used for housing.
- 3.20 Two of the village's most significant buildings are Victorian, namely Alwalton Hall and The Old Rectory. Alwalton Hall adjoins the churchyard, and was built for the Fifth Earl Fitzwilliam. The main building is constructed of ashlar limestone with a Welsh slate hipped roof. A service range to the north is 18th Century, with a red brick western elevation and a plastered cream coloured eastern elevation. Between 1943 and 1967, Alwalton Hall was occupied by one of Alwalton's most famous residents, Mr. Francis Perkins, the founder of Perkins Engines. The village's other noted inhabitant was Frederick Henry Royce who was born at The Mill House in 1863. He met Charles Rolls in 1904 and created Rolls-Royce, the car and aircraft firm. He died in 1933 and his ashes were eventually interred in Alwalton Church.
- 3.21 The Rectory is another building constructed in ashlar limestone, indicating its important status. Its gate piers on the Water End frontage are dated 1848 whilst the stables and coach house abutting Mill Lane date from approximately 1853. Its main facade which faces south is of three bays divided by giant pilasters. Both the Rectory and Alwalton Hall are set within landscaped grounds containing fine specimen trees, described later in the statement.
- 3.22 Relatively few traditional buildings in Alwalton are constructed in brick, but the former village school and the Old School House form an attractive grouping in yellow gault brick with red brick dressings and Welsh slate roofs. The former school is divided into five equal buttressed bays, with three dormers at first floor level.
- 3.23 During the 20th Century, Alwalton has undergone limited development, mainly in the form of infill plots, although groups have been permitted at Allerton Garth and Mill View. To retain the character of Alwalton Conservation Area, new properties have used materials sympathetic to the traditional limestone and Collyweston slates of the Nene Valley. Because of the high expense and difficulties in availability of natural materials, in certain instances modern housing has been allowed to use

closely matching alternatives. Nevertheless, this should not be regarded as a standard solution, and the Local Planning Authority may insist on natural stone if considered appropriate. In certain instances, the use of unsuitable non-vernacular features, such as half-hipped roofs and timber boarded dormers, has been permitted, along with materials which are not traditional to the area. It is acknowledged that this dilutes the character of the Conservation Area, and the Local Planning Authority will require proper vernacular detailing and high quality materials in new developments.

#### **4. CHARACTER**

- 4.1 The two essential elements in the character of Alwalton Conservation Area are the use of stone as the predominant building material, taking advantage of the band of oolitic limestone occurring in Northern Huntingdonshire along the Nene Valley, and Alwalton's location on the southern bank of the River Nene, with the core of the village on elevated land above the flood plain, and a steep descent to the river valley.
- 4.2 The overwhelming majority of historic dwellings within the Conservation Area are constructed of local stone, whilst newer properties illustrate a mixture of both reconstituted stone and a variety of brickwork, which somewhat diminishes the architectural quality of the village. The use of stone gives a homogeneity to the character of Alwalton Conservation Area, whilst a certain degree of variety is provided by the use of different roofing materials, mainly equating to the age of the buildings concerned.
- 4.3 The buildings are not generally closely grouped within the street scene, but tend to be well spread, possessing spacious curtilages with mature landscaping, and bounded by hedgerows, stone walls or wrought iron railings. The setting of each building is individually important, whilst also contributing to the overall character of the Conservation Area. The configuration of the road layout does mean that views are relatively limited, and only small groups of properties can be seen simultaneously.
- 4.4 In Northern Huntingdonshire, the regular combination is of limestone walls with Collyweston stone slate roofs. The listed buildings in Alwalton, however, show a variety of roofing materials, with Collyweston most common on those properties along the Eastern side of Church Street, four thatched properties, and Welsh slates on the Victorian buildings.
- 4.5 First impressions of Alwalton used to be gained by travelling along Oundle Road, which was a turnpike road between Oundle and Peterborough. Most traffic now misses this traditional entrance to the village, having been diverted by the flyover above the A1, opened in 1977, providing a new link between Alwalton and Chesterton. The A1, following the alignment of Ermine Street, lies just to the west of the village, but extensive views of the river valley and the woodland providing the backdrop of Alwalton Hall can be obtained when travelling southwards from Water Newton.

- 4.6 Whilst the main entrance to Alwalton Hall is gained from Church Street, a long driveway used to connect the southern approach to the Hall from Oundle Road. This traversed a substantial copse of deciduous trees, particularly of Lime, Oak, Ash and Sycamore. Although the drive no longer exists, the wooded area provides an attractive natural approach to the village, supplemented by a row of similar trees linking to the old Police House beyond the Conservation Area.
- 4.7 The juxtaposition of Alwalton Hall and St. Andrew's Church is complemented by the plentiful mature planting. Church Street is an unusually wide thoroughfare for a village street, and grassed verges characterise both sides of the road opposite the Church. They are possibly the legacy of the old Town Green, whose location was also the likely explanation for the dwellings South of Kingfisher Cottage having their building line set well back from the street frontage.
- 4.8 As the land gradually slopes down towards the river valley past the Church, its frontage is planted with mature Limes, whilst the new churchyard west of the tower contains Horse Chestnuts, Beech and Birch, bordered by a substantial Yew hedge.
- 4.9 Alwalton Hall is a very imposing mansion, approached by an eastern drive of fully grown Horse Chestnuts. The drive completes a circular loop outside the main eastern elevation of the house, within which is contained a lawn bordered by a high Yew hedge. Additional hedgerows shield the western elevation of the hall from public view where a large Plane tree and Dawn Cypress grow on the formal lawn. A hedge of Lawson Cypress divides the main hall from the service range and a mixture of deciduous and coniferous trees, including Oak, Cedar, Sycamore and Swamp Cypress form the garden border with the countryside beyond. The western elevation of the Hall overlooks open countryside, and the undeveloped land between the Great North Road and the western edge of Alwalton allows it to retain its character as a village, despite gradual encroachment from Peterborough in the opposite direction.
- 4.10 A small triangular green, on which are planted two Red Horse Chestnuts, marks the fork in the road between Mill Lane and Water End, whose characters are significantly different. Water End provides a straightforward continuation of the broad Church Street until its abrupt termination, beyond which a public footpath continues between a steeply banked cutting. It has an Ash copse on its eastern side and a row of Lombardy Poplars on its western side as it reaches the river's edge.
- 4.11 Mill Lane follows a more irregular course as it also wends its way towards the river. It has the character of a country lane, being relatively narrow, bordered by hedgerows and with no footpaths on either side. Its width draws in once it reaches a pinch-point by the former coach house of the Old Rectory. Both drystone and mortar-bedded walls are an important feature along Mill Lane. Most properties along Mill Lane are relatively modern, and those along the northern side take advantage of the sharp fall in the land levels to create gardens with views over the Nene Meadows.

- 4.12 Mill Lane terminates in a sunken area which appears to have been quarried in the past, traversed by a small stream and containing much vegetation typical of a riverside setting. On the lower levels of the private gardens are Limes and Sycamores, and "The Haven" contains a fine specimen Evergreen Oak.
- 4.13 The Conservation Area continues as far as the parish boundary, formed by the middle of the River Nene. From the end of Mill Lane, a public footpath passes through the low-lying area containing belts of Sycamore and Willows, and then continues along the northern bank of a backwater used for moorings, until the vegetation ceases and wide panoramas of the open flood meadows of the Nene Valley come into full view. The river still caters for passing water-borne tourists in the summer months, who can obtain glimpses of Alwalton en route between Peterborough and Northampton. The local footpaths network allows pleasant country walks northwards across the meadows to Castor, and eastwards along the south bank of the River Nene to Ferry Meadows, eventually crossing the river to Milton Park.
- 4.14 When viewed from East Holmes, the flat meadows on the northern bank of the river in Castor parish, only glimpses can be generally obtained of the domestic architecture set within the well landscaped southern bank with its steep slope. However, this sense of enclosure changes dramatically on the eastern edge of the village where the Manor House and its former outbuildings sit on the top of the ridge, enjoying expansive views northwards. Both the views of the Manor House and from the Manor House emphasise the quality of its setting. Such matters are stressed in current government advice on the Historic Environment, whereby PPG15 states "the setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function".
- 4.15 In recent years, the two large barns adjoining Manor House have been converted to residential properties. The introduction of fenestration details and other domestic requirements has inevitably altered the character of the buildings. However, their bulk still retains the impression of a courtyard of farm buildings in vernacular materials, using local stone, but also incorporating black weather-boarding, which is an unusual feature in Alwalton. A traditional farm building is retained on the southern side of the farmyard, listed Grade II, and again contains a mixture of limestone rubble and weather boarding.
- 4.16 The importance of the open views northwards from the three properties is recognised in the Huntingdonshire Local Plan, in which the sloping grassed banks are annotated as open spaces for protection. The owner of Manor House has supplemented the grounds with modern planting, including Oaks and Yews, where the property borders the wooded Lynch, providing a natural landscape shield from the modern development of Peterborough Business Park. Immediately east of Manor House is a classic English garden, contained within a stone wall, of herbaceous borders, topiary and well kept hedges.



- 4.17 The final element of the group of buildings associated with Manor House is The Lodge, already described in paragraph 3.14. Its vertical emphasis provides a strong focal point at the entrance to the grounds of The Manor and at the termination of Water End.
- 4.18 Immediately opposite is the entrance to the grounds of The Old Rectory, marked by a pair of gate piers of ashlar limestone, inscribed "I.H." and dating from 1848. The use of ashlar stone at the Rectory and Alwalton Hall indicates their importance relating to social status, compared with the use of limestone rubble for the cottages of farmers and farm labourers. The Rectory occupies an important focal position at the apex of Mill Lane and Water End, at their junction with Church Street. Views of the building are restricted by a wall of stone topped by red bricks, and surmounted by modern fence panelling. This is continued by a hedgerow along the eastern boundary of the property. The grounds contain a fine mixture of coniferous and deciduous trees, with a Wellingtonia being particularly prominent. Other important species include Sycamore, Lawson Cypress and Redwood.
- 4.19 The main body of the village centres on Church Street and its concentration of stone buildings, giving it a uniform character. This is not immediately apparent on the eastern approach to the village from Peterborough, where the buildings are generally set well back from the road, and the modern carriageway is the dominant element in the street scene.
- 4.20 On joining the original alignment of Oundle Road from the A605 junction, an unusual 3 storey white rendered building, adjoined by a single storey thatched cottage with three dormers, provides a prominent visual focal point at the back edge of the footpath. A new terrace of eight cottages is being constructed on land immediately to the west, on a site originally containing four almshouses demolished in 1972, continuing the general building line as far as the Post Office.
- 4.21 The Conservation Area deliberately excludes the majority of buildings on the southern side of Oundle Road, which are modern properties of insufficient architectural value. However, one final building of note included within the Conservation Area is The Old Forge, which is a single storey stone building with an asbestos-cement sheet roof, now acting as an outbuilding to the adjoining property.
- 4.22 The architectural and landscape characteristics of Alwalton Conservation Area have been described in the preceding paragraphs. Alwalton remains a small village, and its feeling of a rural settlement can still be appreciated. However, the modern growth of Peterborough has gradually encroached on the village, and it is now tightly constrained between the A1, Peterborough Business Park and the East of England Showground. Substantial planting has created a tree belt on the village's eastern boundary, bordering the Conservation Area, and it is important that the rural character should not be submerged by the urban expansion of Peterborough.

## APPENDIX 1

### DEVELOPMENT CONTROL WITHIN CONSERVATION AREAS

One of the most effective ways of preserving and enhancing Conservation Areas is through the control of development. Listed buildings cannot be demolished or altered or extended without obtaining consent from the Local Planning Authority or the Secretary of State for the Environment. Similarly the right to carry out certain developments, within the curtilage of a dwelling which is listed, without having to obtain planning permission are reduced. When determining planning applications for development which affects listed buildings or Ancient Monuments, the Planning Authority must give consideration to the effects of the proposed development on their character. Since many Conservation Areas are centred on areas where there is likely to be significant archaeological interest, consent may be withheld or conditions imposed to enable investigation and recording to take place.

The designation of a Conservation Area gives further powers of control to the Local Planning Authority. In these areas the right to carry out certain developments without the need to obtain planning permission are reduced. In particular, permission is required where:

- i) the amount of extension to a dwelling is more than 50 cubic metres or 10% of the original dwellinghouse, whichever is the greater.

(Any building within the curtilage of a dwellinghouse with a content of more than 10 cubic metres should be taken into account when calculating the cubic content).

- ii) it would include the cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- iii) the development involves the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- iv) satellite dishes are proposed on a chimney, on a building which exceeds 15m in height, or is on any wall or roof slope fronting onto a highway.

Generally, planning controls in Conservation Areas are directed to controlling demolition. In this respect, Conservation Area Consent is required for the demolition of buildings and structures over certain sizes, and in some instances planning permission may also be required. Furthermore, anyone who wishes to lop, top or fell a tree within a Conservation Area must give the Planning Authority six weeks notice of their intention. This gives the Planning Authority the opportunity to make a Tree Preservation Order.

LOCAL PLAN POLICIES ON CONSERVATION AREAS

**En5 DEVELOPMENT WITHIN OR DIRECTLY AFFECTING CONSERVATION AREAS WILL BE REQUIRED TO PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE.**

Conservation is not preservation, and whilst the District Council is concerned to see the retention of the most important features and characteristics of designated areas, it is at the same time attempting to assimilate good modern architecture in historic locations.

The relevant statutory provisions are to be found in the Planning (Listed Buildings & Conservation Areas) Act, 1990. Subject to minor exceptions, no building in a Conservation Area may be demolished without the written consent of the Council, and trees within a Conservation Area (again with minor exceptions) are also given additional protection. Six weeks notice of any lopping, topping or felling of such trees must be given to the Council, in order that a Tree Preservation Order may be made if necessary. In Conservation Areas, there are reduced permitted development rights and proposals for development that are likely to affect the character or appearance of the area, may be of public concern and must therefore be advertised.

The District Council will continue to protect and enhance the character of the designated Conservation Areas. Particular attention will be paid to alterations to existing buildings and the design of new developments within the Conservation Area.

**En6 IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE HIGH STANDARDS OF DESIGN WITH CAREFUL CONSIDERATION BEING GIVEN TO THE SCALE AND FORM OF DEVELOPMENT IN THE AREA AND TO THE USE OF SYMPATHETIC MATERIALS OF APPROPRIATE COLOUR AND TEXTURE.**

It is important to lay down basic design criteria when new development in a Conservation Area is being proposed. This criteria will ensure that new dwellings will follow the general pattern of the existing built form, materials and styles. The District Council will use the provisions of Article 3(2), of the Town and Country Planning (General Development Procedure) Order, 1995, to require details to support outline planning applications in Conservation Areas.

**En7 THE DISTRICT COUNCIL WILL NOT NORMALLY CONSIDER PLANNING APPLICATIONS FOR OUTLINE PLANNING PERMISSION IN CONSERVATION AREAS OR ON SITES ADJOINING LISTED BUILDINGS WITHOUT THE SUBMISSION OF SUPPORTING DETAILS OF THE PROPOSED DEVELOPMENT.**

Whilst outline applications are normally used to establish the principle of development proposals, the details of building size, layout and design are often of vital importance in assessing proposals in Conservation Areas and adjacent to Listed Buildings. The District Council will use the provision of Article 3(2) of the Town and Country Planning (General Development Procedure) Order, 1995 to require outline proposals to be supported by such details as are necessary to assess the impact of development schemes. These requirements will enable the District Council to discharge its specific responsibilities to maintain the character of Conservation Areas and the settings of Listed Buildings.

**En8 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.**

Proposals for redevelopment sometimes take a considerable time to implement. The demolition and clearance of sites before a new scheme has been approved or implemented could lead to the situation where an unsightly area in a Conservation Area is created and left for some time. The opportunity for a sympathetic replacement scheme may be lost if the designer does not appreciate the scale and form of the original building(s) now lost.

**En9 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD IMPAIR IMPORTANT OPEN SPACES, TREES, STREET SCENES AND VIEWS INTO AND OUT OF THE CONSERVATION AREAS.**

Conservation Areas are made up of buildings, trees and open spaces (both public and private) which together form a cohesive area. It is recognised in the chapter on housing that within the environmental limits not all areas of land should be built on. There are important open spaces, gaps and frontages that should be preserved in their own right.

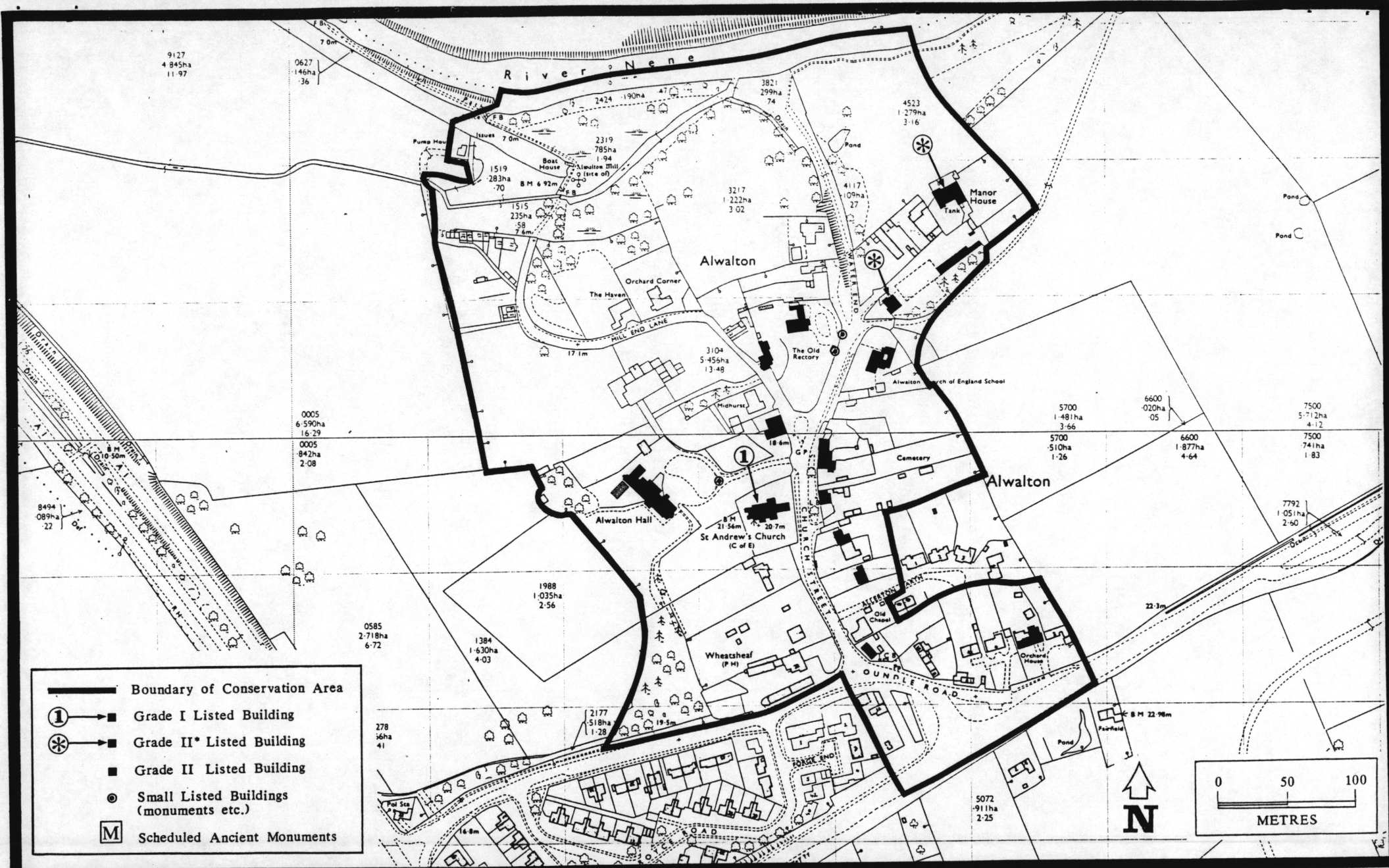
**LOCAL PLAN POLICIES ON ARCHAEOLOGY**

- En11 THE DISTRICT COUNCIL WILL NORMALLY REFUSE PLANNING PERMISSION FOR DEVELOPMENT THAT WOULD HAVE AN ADVERSE EFFECT UPON A SCHEDULED ANCIENT MONUMENT OR AN ARCHAEOLOGICAL SITE OF ACKNOWLEDGED IMPORTANCE.**

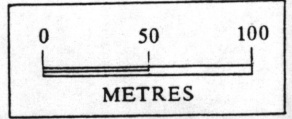
The desirability of preserving archaeological remains and their setting is a material consideration in determining planning applications. The needs of archaeology and development can be reconciled if discussions take place at an early stage to establish the importance of the site and its contents. When it is likely that significant archaeological interest exists, a supporting statement, determining impact and providing justification, should accompany a planning application. Where planning permission is subsequently granted, appropriate conditions will be imposed to safeguard archaeological interests.

- En12 PLANNING PERMISSION FOR DEVELOPMENT ON SITES OF ARCHAEOLOGICAL INTEREST MAY BE CONDITIONAL ON THE IMPLEMENTATION OF A SCHEME OF ARCHAEOLOGICAL RECORDING PRIOR TO DEVELOPMENT COMMENCING. THE DISTRICT COUNCIL WOULD NEED TO APPROVE A WRITTEN PROGRAMME OF SUCH ARCHAEOLOGICAL RECORDING AND SATISFY THEMSELVES THAT A SUITABLY QUALIFIED ARCHAEOLOGICAL ORGANISATION WOULD BE RETAINED TO IMPLEMENT THE PROGRAMME. IN APPROPRIATE CASES IT MAY BE NECESSARY TO ENSURE THE PRESERVATION OF ARCHAEOLOGICAL DEPOSITS WITHIN THE DEVELOPMENT THROUGH SYMPATHETIC FOUNDATION DESIGN OR CHANGES TO THE DEVELOPMENT LAYOUT.**

- En13 WHERE DEVELOPMENT IS PROPOSED IN AREAS OF ARCHAEOLOGICAL POTENTIAL THE DISTRICT COUNCIL MAY REQUIRE PLANNING APPLICATIONS TO BE ACCOMPANIED BY THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION OR DESK-BASED ASSESSMENT TO HELP DEFINE THE CHARACTER AND EXTENT OF ARCHAEOLOGICAL REMAINS THAT MAY EXIST IN THE AREA.**



- Boundary of Conservation Area
- 1 Grade I Listed Building
- \* Grade II\* Listed Building
- Grade II Listed Building
- Small Listed Buildings (monuments etc.)
- M Scheduled Ancient Monuments



D.N. POTTER. F.R.I.C.S. M.R.T.P.I  
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# ALWALTON

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## CONSERVATION AREA No. 21

Designated by  
 Huntingdonshire District Council  
 on 16th February 1976