

# Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary  
Planning Document 2022

## Chapter 9 - Buckden



## 9 Buckden Key Service Centre

### 9 Buckden Key Service Centre

9.1 Buckden is located along the A1 approximately 5 miles south of Huntingdon and 3 miles south of Brampton.

#### Landscape Character

9.2 Buckden village is situated on the eastern edge of the Southern Wolds Landscape Character Area, and the landscape around the village contains features associated with this character area, including gently undulating topography, large arable fields, trees, hedgerows and significant modern influences such as the A1 and associated development. Exceptions are the wooded stream which runs from the south-east corner of the village towards the water recycling centre along Leaden's Lane. Land to the east of the village lies on the edge of the Great Ouse Valley Landscape Character Area and there are views out across the valley, including views of gravel workings, wetland vegetation and Buckden marina from the eastern edge of the village.

9.3 The agricultural landscape to the south provides a rural fringe to the village which separates the village from the hamlet of Stirtloe and can be seen from Stirtloe Lane. Beyond Stirtloe Lane, the landscape is dominated by Stirtloe Park which is a designed landscape associated with Stirtloe House and is of high visual quality, containing mature specimen trees and copses. Ridge and furrow earthworks have been preserved within the parkland.

9.4 To the west of the A1 the fields are generally smaller, and are enclosed by hedgerows and trees. The smaller scale and the presence of vegetation gives the area a more intimate and varied character and this landscape is of inherently high quality.

#### Edges and Visual Prominence

9.5 The parish boundary extends eastwards to the River Great Ouse and includes Buckden Marina. The village itself is situated on higher ground, approximately 1.5 miles to the west of the river. The siting of the village was for both flooding and defensive reasons, and it has remained above the 20 metre contour. As a result, the church spire is prominent in views from a considerable distance and the village is particularly visible from the higher land to the west, including the approach on the B661.

9.6 The village is also visible from the A1, particularly when approaching from the south. The A1 forms an abrupt and busy westerly edge to the main village with the gardens of houses within the historic core directly adjoining the southbound carriageway. Perry Road, Taylors Lane and Hardwick lie to the west of the A1 and are connected via underpasses to the main village. To the south west, the village edge is defined by the rear gardens of modern housing and although vegetation within gardens provides a degree of screening, in general the modern edges are visible from surrounding roads and footpaths.

#### Townscape Character

9.7 The village has a nucleated form with a total of nine character areas have been identified for the village (Figure 9.1 and can be viewed on the [interactive map](#)). The historic core of the village, which is a designated conservation area, is centred around Buckden Towers (formerly Buckden Palace) with its high walls and gatehouse. The remaining Tudor style brick buildings of Buckden Towers are adjacent to St Mary's Church and set in open landscaped grounds. In combination, these features create a distinctive centre to the settlement which is of high architectural quality and has a strong sense of place. The historic core extends to the west of the church where the village edge is now defined by the A1. The former Great North Road (now the High Street) is lined by many Georgian brick buildings, including inns remaining from its days as a coaching stop.

- 9.8** Growth during the 19th century was limited as the expanding railway network bypassed the village depriving it of trade. However, some Victorian linear development took place along the roads leading out of the historic core. The village saw major development during the second half of the 20th century, with large residential estates built to the north, east and south of the historic core. Nevertheless, despite this Buckden has retained its nucleated form. 21st century development is expanding the village further south.
- 9.9** Further south of the village beyond Stirtloe Lane lies Stirtloe House and Park, landscaped in an 18th century parkland style. To the north west is the small hamlet of Hardwick connected via a pedestrian underpass under the A1. Perry Road also forms a small linear development to the west of the A1. These areas and have a close association with the countryside and the landscape of the Southern Wolds.

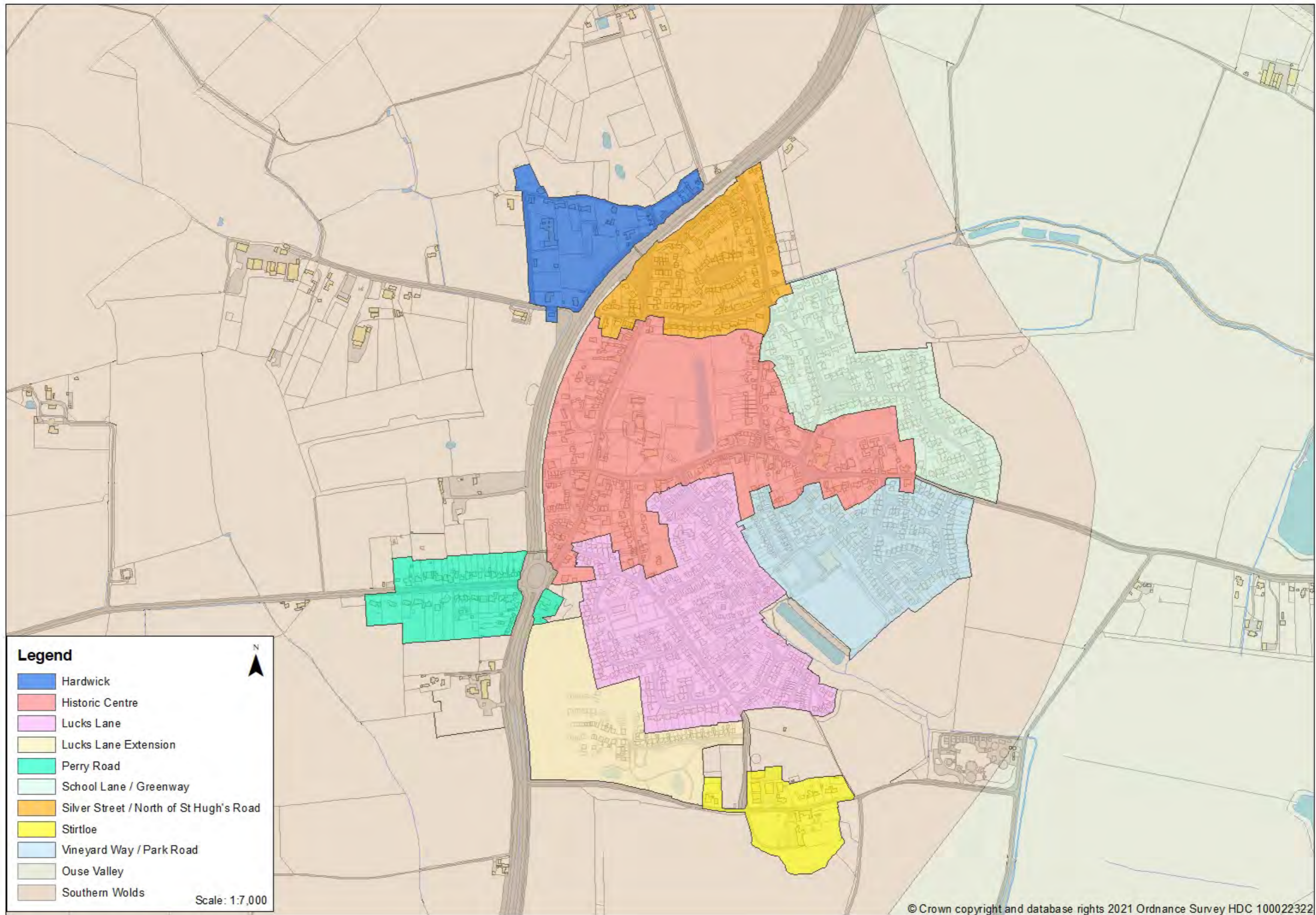


Figure 9.1 Buckden Character Areas

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## Key Features

Historic route	The High Street (formerly the Great North Road) and Church Street
Historic gateway	The High Street leading onto Church Street
Landmarks	Buckden Towers, St Mary's Church and spire, former coaching inns along the High Street and Stirtloe House
Memorable areas	Buckden Towers and grounds, St Mary's Church, the High Street
Key views	Views to the Great Ouse Valley to the east including Buckden Marina



Buckden Towers and St Mary's Church are key local landmarks and forms the centre of Buckden's rich historic centre.



View across the Great Ouse Valley Landscape Character Area from Stirtloe Lane. The open landscape to the east of the village frames the village and provides a distinct rural setting with public rights of way encouraging its enjoyment and connecting the village to neighbouring communities in Diddington and the Offords.



Buckden roundabout along the A1 forms a strong western edge to the village and separates Perry Road and Hardwick from the rest of the village with pedestrian access via two underpasses.



Aragon Close properties surrounding by open space and some tree planting. This is a common feature throughout the extensive residential aspects of the village although the design of houses vary

## Buckden Character Area 1: The Historic Centre



Buckden Towers



Georgian properties, especially those constructed of red brick, are a key feature of the historic centre creating a rich sense of place to the village.

**9.10** The historic centre predominately follows the outline of the Buckden Conservation Area, focusing around Buckden Palace (Towers) and St Mary's Church and extending along the High Street, Church Street, Lucks Lane, Silver Street and Mill Road. The historic core is centred around Buckden Towers and St Mary's Church located at the junction of the High Street and Church Street which form the two principal roads in the village's street pattern. The importance of the route as a national highway between London and Edinburgh is shown in the width of the High Street. The decline of the coaching routes following the arrival of the railway network greatly impacted the village. As traffic volume increased along the Great North Road, an A1 bypass to the west of the village was installed with the Great North Road now forming the High Street with several shops, pub and two hotels with restaurant.



The George and Old Forge, High Street

**9.11** Buckden Towers (Palace) has a mixture of grade II, I and II\* listed buildings within its grounds, the site is also a Scheduled Monument. It was the residence of successive Bishops of Lincoln from the 12th century to 1842. The palace was largely rebuilt during the 15th century comprising four storeys with a great hall, chapel and chamber. The grounds had an inner walled and moated enclosure, great tower, inner gatehouse and outbuildings. Parts were later demolished in the 19th century and a house built within the site in 1872. The Towers is now used by the Claretian Missionaries. The high red brick wall frames the street scene on one side and obscures some of the buildings from public view.

**9.12** The adjoining St Mary's Church is grade I listed and is another focal point and local landmark (building type 6A). It was predominately built during the 15th century with later alterations. Its west tower and spire create a prominent visual feature on the village skyline. The historic centre has some tree planting which are protected by the conservation area status of the village centre, however, planting is limited due to many properties located immediately off the road. The most densely located trees are within Buckden Towers and Little Park with trees to the east of St Mary's Church protected by a Tree Preservation Order. The majority of trees within the Surrounding the church are other



Lion Hotel



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buildings dating from Tudor times and are fine examples of 15th century brickwork like 15a (The Manor House), 19 (Three Willows) 15 and 17 Church Street and the Lion Hotel with its impressive timber-framed hall and cross wing. These properties demonstrate characteristics of building type 1A.

- 9.13** The Great North Road has had an important impact on Buckden's historical development. The Great Ouse Valley has a rich abundance of vernacular thatched rendered cottages of building type 1B, dating from the 17th century, however, Buckden while located in close proximity to the Great Ouse Valley, has relatively few examples. These buildings were mostly replaced by Georgian architecture reflecting the prosperity the town experienced during the coaching era and connections to the Great North Road with many coaching inns and businesses forming during this period. Many of these commercial properties still exist and have a limited set back from the road encouraging trade. The area still forms the key point for local shops, services and facilities.



55-57 Church Street with coaching arches

- 9.14** As well as ecclesiastical and Tudor architecture, the character area has plentiful examples of listed buildings reflecting architectural interest and importance from across the historic development of the village. Georgian properties predominately used red brick with plain tile roofs, notable examples include York House, Valency House and Sycamore House. As the village expanded along its historic route and arterial roads, later Victorian properties mainly relied upon local gault bricks with slate roofs, notable examples include the Almshouses bordering Little Park in Church Street, Horseshoes, Vernon House, 44 Church Street and Buckden Methodist Church reflecting the style of Victorian Civic architecture (building types 2A, 2B, 2C, 2D and 7A). Other examples of Victorian civic architecture are the Buckden Day Nursery and Buckden Church of England Primary School located opposite a central green where Church Street, School Lane and Mill Road meet. Adjoining the Methodist Church are Burberry Homes, single storey accommodation built in 1974 reflecting the materiality of the Victorian architecture.

- 9.15** At the eastern extent of the character area along Mill Road there are several listed buildings including the grade II listed Low Farm, an early 19th century farmhouse of two storeys built from yellow gault brick with some early red brick and a plain tile roof. 20 Mill Road, an 18th century timber framed and plastered house is also grade II listed. An example of modern infill development along here is 23a Mill Road which responds positively to its surrounding context along Mill Road and the Barns. The character area has experienced other modern infill development reflecting building types 3D, 3E, 3F. These have generally complimented the historic nature of the character area in terms of scale, design and materiality. An example is Ivelbury Close to the south of the character area which consists of 8 detached red brick homes with direct access from the High Street. Other more substantial areas of modern development such as Manor Gardens form the boundary with the Lucks Lane character area and mark a point of transition as does development north of St Hugh's Road.



23a and 23 Mill Road example infilling

- 9.16** The protection and enhancement of the historic centre and its strong sense of place should be a key conservation objective with limited opportunities existing for integration of high quality development.

### **Development proposals should:**

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Promote high standards of design to enhance the historic character of the area.
- Protect the setting of Buckden Towers and St Mary's Church as local landmarks.
- Reflect the existing materials and colour palette of predominately local gault and red brick, plain clay tiles, rendering and slate.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the intimate scale of the historic centre through the control of shopfront design and building renovations.
- Protect the existing mature trees where these contribute to the character of the street scene.
- Retain high quality architectural detailing to properties and original architectural features.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Consider any potential impacts on the surrounding road network.

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## Buckden Character Area 2: Silver Street/ North of St Hugh's Road



St Hugh's Road spacious and green street scene



Beaufort Drive

**9.17** To the north of the historic centre is the first of several residential character areas. The southern edge of the character area runs along St Hugh's Road, Silver Street on its eastern edge with the A1 forming a strong northern and western edge. Building types are mixed with mostly 3D present but there are some pockets of modern development such as Beaufort Drive and Wolsey Gardens and some infill development diversifying building types to 3E and 3F. Silver Street is mixed with 3D prevailing but there are some arts and crafts influenced housing (building type 3A). The character of the area is derived from its location and relationship with the A1 and the edges of the built village.

**9.18** Properties along St Hugh's Road utilise weatherboarding and garages to the front elevation, there is clear distinction between public and private space by hedges and brick boundary walls typical of building type 3D. There have been some modern additions and alterations over time. Over the road is Taylors Lane, a small collection of properties which continues this character area to up to the edge of the A1. North of St Hugh's Road, Lincoln Close consists of approximately 30 properties of a red brick design either semi-detached or terraced with short front gardens. There is a central green space creating an attractive central feature and providing a sense of place.



Silver Street with modern additions

**9.19** Properties along Silver Street are semi-detached with some detached and have some influences of arts and crafts style and contrast with the overall design and materiality of the area being white rendered with red roof tiles or consisting of precast concrete panels. Properties have low boundary hedges to the front separating them from the road and footpath. Homes on the eastern side adjoin allotment grounds. At the southern end of the character area is the Spinney, this is an attractive thatched roofed cottage with dormer windows and adjoining a pair of Edwardian houses. As Silver Street continues southwards, there is a point of transition between these homes and the School Lane/ Greenway character area.



Silver Street arts and crafts influenced housing

**9.20** To the north and west of Lincoln Drive, there is development that dates from the early 2000s which extends the character area up to the boundaries of the road network. Wolsey Gardens and Beaufort Drive consist of a mixture of buff, red brick and white rendered properties with a variety of architectural detailing including decorative canopies, gables, dormer windows and alternative brick patterns over windows and doors (building type 3F). They are connected via a footpath which runs along the A1 and both nearby to the underpass which leads to Hardwick. Beaufort Drive utilises shared surfaces and shared car parking courts

which are accessed underneath an archway between properties. Properties facing towards the A1 are screened from traffic sight and noise by tree planting while properties behind face onto a small green area separate from the adjoining Lincoln Drive by hedgerows.

- 9.21** Development proposals within the character area are limited with most opportunities for altering and extending existing properties.

**Development proposals should:**

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity which range from red, buff and grey brick, weatherboarding and render.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support provision of renewable energy where visually appropriate.

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### Buckden Character Area 3: School Lane/ Greenway



Aragon Close



Greenway

- 9.22** This character area is located to the east of the historic centre and on the northern side of Mill Road. Residential properties in this area typically consist of building type 3D and are typically low to medium density with properties in rectangular plots with a spacious layout and wide roads. A cul-de-sac layout dominates with School Lane/Greenway forming the arterial route through the character area with several small residential closes and roads diverging from it.
- 9.23** School Lane is categorised by chalet bungalows with large windows and steep roofs which are also found within Aragon Close. The style continues onto Greenway where there are also some single storey flat roofed bungalows. Homes are predominately semi-detached and constructed from grey brick with dark roof tiles with modest front gardens. Properties at the northern end of Greenway border the playing fields of Buckden Church of England Primary School. Towards the junction of Greenway with Mill Road the properties become larger and detached some with side garages which connect to the main roof line creating a distinctive sloping roofline, others have single and double garages to the front. These properties are made from buff brick and dark roof tiles. They have on-plot parking with large set backs from the road resulting in a mixture of large portions of front gardens being paved for vehicle parking and increased planting and vegetation cover.
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- 9.24** There is a close association with the countryside in particular properties within Bishops Way, Aragon Close and Hoo Close which border the County Wildlife Site Settling Bed East of Silver Street. There are several green spaces and verges which in combination with the large set backs to properties and tree planting creates a continuous green and spacious feel to the area. One of the largest examples of this is at the point where Greenway splits from School Lane resulting in several green verges and spaces. This type and form of housing is present in Bishops Way and continues along Mill Road until it reaches the historic centre.
- 9.25** This is an established residential area with most opportunities being for extensions and alterations to existing properties.

Bishops Way detached home

### **Development proposals should:**

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Promote opportunities for the enhancement of areas of planting and the Settling Bed East of Silver Street County Wildlife Site to provide increased opportunities for wildlife and conservation.
- Support provision of renewable energy where visually appropriate.

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### Buckden Character Area 4: Vineyard Way/ Park Road



Vineyard Way



Buckden Village Hall is an one example of the many community services and leisure facilities within the character area

- 9.26** This is a mixed use character area located to the south of Mill Road consisting of residential properties, shops, community and leisure facilities. It has the greatest mix of uses outside of the historic centre. Building types are varied predominately consisting of 3D, pockets of 3E and 3F with 5D and 7B.
- 9.27** Along Hunts End there are several shops, a pharmacy and a supermarket. To the south accessed via Burberry Road and Hunts End are a collection of leisure and sports facilities including a village hall, bowls club, community centre, library, tennis courts and playing fields. There is a public right of way that runs alongside the bowling green and connects to Cranfield Way to the south and Morris Close to the west both within the Lucks Lane character area which increases the permeability of the area. The public right of way is through a wooded area, where Valley Lake can be accessed. The playing field has a tree belt running along its boundaries and with dense tree planting between these areas there is an increased green and natural feel to the southern part of the character area and provides screening from development to the countryside.
- 9.28** A cul-de-sac layout dominates with Vineyard Way and Park Road forming the arterial roads joining back onto Mill Road with several smaller roads diverging from them. Falcon Close provides a connection between these two roads. Plots are rectangular but not as spacious as in the School Lane/ Greenway character area and there is less green space or grass verges. There are also smaller set backs from the road to properties creating a more compact feel. Properties that form the eastern built edge of the village along Park Road and Vineyard Way benefit from views out over the Great Ouse Valley.
- 9.29** These residential areas are typically low to medium density with significant variation in design, materials and layout. Along the key roads of Vineyard Way and Park Road, properties consist of a mixture of red, buff and grey brick, weatherboarding, rendering and tile hung tile frontages. There are modest front gardens allowing on plot parking, with garages either to the side or integrated which dominates the front elevation. There are examples of boundary walls and some garage courts such as in Lark End.



Hunts End shops

**9.30** While this forms the dominant style and character of the area, there are pockets of other designs. For example, the oldest properties within this character area are Monks Cottages near to Hunts End which date to the early/mid 20th century and consist of semi-detached properties built from buff brick. Also, Copes Close which consists of larger detached homes built in the late 1990s with a mixture of canopies, large frontal gables, integrated garages, side garages, bay windows, dormer windows and alternating brickwork. Finally, there is Hunts End Court which consists of a refurbished office building, several flats and some bungalows. This adds additional diversity in the housing stock of the village.



Monks Cottage

**9.31** This is an established residential area with most opportunities being for extensions and alterations to existing properties and community/ leisure facilities.

**Development proposals should:**

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Retain and enhance where possible existing tree belts along the southern edge of the character area.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Support and retain the current uses in the character area through renovation, refurbishment or extensions to buildings.
- Support provision of facilities which encourage active modes of transport.
- Support provision of renewable energy where visually appropriate.



# 9 Buckden Key Service Centre

## Buckden Character Area 5: Lucks Lane



Springfield Close



Manor Gardens

**9.32** This character area is located south of the historic centre. It is predominately residential but does contain several community services and facilities including a GP surgery, cemetery and Scouts Hut based along Lucks Lane. These residential areas are typically low to medium density with building types being 3D with some 3E and limited examples of 3F where some modern infill has taken place.

**9.33** A cul-de-sac layout dominates with Lucks Lane being the key arterial road throughout the area linking to the historic centre with several smaller roads diverging from it including the Osiers, Mayfield, Springfield Close, Cranfield Way and Morris Close. There is a spacious and open feel to this character area due to large set backs from the road and front gardens and local areas of green space and verges with some tree and shrub planting.



Mayfield

**9.34** The northern part of this character area marks a transitional point between historical development and modern 20th century development at Manor Gardens which branches off from Church Street. Properties are predominately two storey, however there are bungalows like those in Cranfield Way. Materials range from red, buff and grey brick, weatherboarding, tile cladding and brown pantile roofs. Further variations in design are seen in Morris Close and the Grove where Mock Tudor decorative panels and red brick have been used, these are typical of slightly later building designs used since the 1980s (building type 3E).



Cranfield Way bungalows

**9.35** A public right of way connects from Cranfield Way and Morris Close to Hunts End within the Vineyard Way/ Park Road character area. This increases the permeability of the area and provides a key connection to additional community and leisure facilities found within the neighbouring character area as well as Valley Lake. Here a tree belt runs along the rear boundaries of properties within Cranfield Way screening them from the countryside and from the nearby playing field to the north. This tree belt provides a strong southern edge to the character area.

- 9.36** Residential properties are generally well screened from the A1 from traffic noise and sight. Mayfield is the closest point and extensive tree planting separates these properties from the Shell petrol and filling station located next to the A1 roundabout. To the south of the character area is a 21st century development at Lucks Lane which marks another transitional point between 20th century house building and 21st century house building trends.
- 9.37** Opportunities for future development is limited to extensions and alterations to existing properties.

**Development proposals should:**

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Retain the existing tree belts to the north of Cranfield Way.
- Support provision of renewable energy where visually appropriate.

# 9 Buckden Key Service Centre

## Buckden Character Area 6: Lucks Lane Extension



Lucks Lane development is the most significant development within the village in recent years.



Further examples of house types within the Lucks Lane development.

**9.38** This character area consists of a development on an L-shaped former agricultural field which will take the built limits of the village up to the confines of the road network (the A1 to the west and Stirtloe Lane to the south). Under construction as of 2021, this major development will provide the greatest concentration of design principles and trends of 21st century building (building type 3F). Lucks Lane will as a result have a different character and feel to the 20th century residential estates to the north justifying its own character area.

**9.39** The area is accessed from a main vehicular access along Lucks Lane and a pedestrian access from Mayfield, connecting it to the core of the village. There is also pedestrian access to the north and south west corners of the site where it links to the footway along the A1. A pedestrian access route also runs to the western and southern side of the site creating greater permeability within the site and enabling enjoyment of landscaped areas. Significant landscape buffers have been approved to separate new properties from the sight, noise and pollution from the A1. Three attenuation ponds have been designed into the site, one creating a landscape gap between new properties and those along the Osiers. Others are located to the south of the site creating a significant green gap between the development and Stirtloe Lane.

**9.40** The new residential development at Lucks Lane has a range of house types many featuring traditional detailing including bay windows, window shutters, roughcast render, some cream coloured window frames, porches, and chimneys. Materials include buff and red coloured bricks giving variety and interest to the street scene, and distributed to relate to the existing buildings on Springfield Close and The Osiers. This is different to the dominant building style in the village of properties from the 1960s and 1970s. However, Lucks Lane Extension will form a generally harmonious group of buildings with a distinctive identity as other residential areas within the village have managed. The development will also be slightly higher density than those seen in the Osiers, Lucks Lane and Springfield Close. These reflects the changing house building trends and styles that have evolved over time and adds another layer of interest to the village.



Another Lucks Lane house type

**9.41** Development within this character area should be limited to extensions and alterations to existing properties.

### **Development proposals should:**

- Reflect the principles, materials and detailing in the agreed design code.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Maintain screening from traffic noise from the A1.
- Retain landscape gaps and buffers along Stirtloe Lane and to surrounding properties.
- Be high quality and consider impacts on the wider landscape setting.
- Maintain footpaths and landscaped areas and wherever possible promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support provision of renewable energy where visually appropriate.

# 9 Buckden Key Service Centre

## Buckden Urban Character Area 7: Stirtloe



View from Stirtloe Lane demonstrating the quieter nature of this part of the village



Manor Farm

**9.42** This is a small character area to the south of the main village and south of the Lucks Lane Extension character area. It is separate from the main village and as a result has a quiet nature but is connected via Lucks Lane and can access the A1 via Stirtloe Lane. There are a selection of residential properties and farm buildings located along Stirtloe Lane opposite Stirtloe House and Stirtloe Park. To the east is Buckden Sewage works and the high landscape quality of the Great Ouse Valley where public rights of way extend.

**9.43** The key element of this character area is Stirtloe House and its former coach house and stables, all grade II listed, reflecting building type 2E. Stirtloe House is a late 18th century L-plan brick house of five bays with hipped slate roofs and end stacks. The house is accessed via a listed gate which dates to the middle of the 19th century with iron gate piers and fluted columns. The house was extended in the early 19th century and has several recessed hung sash windows with glazing bars. It is still used as a single house. Its former coach house and stables have been converted and are now known as Dower House. This is an early 18th century house with hayloft of two storeys, red brick with steeply pitched hipped slate roof. These properties and outbuildings are set behind a boundary wall (some of which is listed) dating to the early 18th century, constructed of Flemish bonded red brick.



Dower House outbuilding

**9.44** The boundary wall provides a clear distinction between the grounds of Stirtloe House and the 19th century properties and farm buildings opposite, reflecting building type 2B and 4. Low Farm is a detached two storey property constructed of red brick and red concrete plain tiles to the roof. Within its grounds are a collection of farm buildings (building type 4) with several trees protected under a Tree Preservation Order on its boundary along Stirtloe Lane. The residential properties are a mixture of detached and semi-detached properties, some have had modern extensions.



Property opposite Stirtloe House

**9.45** Manor Farm is a non-designated heritage asset to the west of the character area. It is an interesting Victorian property with distinctive architectural features including two front canted windows, red brick detailing used for decorative effect, a central front gable creating a central point in the roofline and symmetrical chimney stacks set within a spacious plot with a front boundary wall (building type 2B). It is a former farmhouse, being a surviving remnant of a larger farm complex.

- 9.46** This is a small character area where there are some opportunities for extensions and alterations to buildings and potential infill development.

**Development proposals should:**

- Conserve or where appropriate enhance the significance of the heritage assets located at Stirtloe and Dower House and non-designated heritage assets at Manor Farm including any contribution made to significance by their settings.
- Protect the existing trees and vegetation as a green backdrop to development, particularly those protected by a tree preservation order.
- Reflect the existing materials and colour palette of red and buff brick and dark roof tiles.
- Promote high standards of design and architectural detailing to enhance the historic character of the area.
- Reduce landscape impacts particularly to the east to the Great Ouse Valley.
- Support and improve pedestrian access where necessary to the area and to the main village and vehicular access to the A1.
- Maintain and enhance where possible opportunities for public rights of way.

## 9 Buckden Key Service Centre

### Buckden Urban Character Area 8: Perry Road



Perry Road street scene



Mix of property styles and sizes along Perry Road and its steady incline

**9.47** This is a smaller and linear character area located to the west of the main village separated visually and physically by the A1. The linear development along Perry Road is accessed off the B661 from the A1 roundabout which leads to neighbouring parishes Grafham and Perry. There is pedestrian access via an underpass which connects properties to the services within the main village. The character area has a collection of semi-detached and detached properties of one and two storeys demonstrating characteristics of building types 3B, 3D, 3E, 3F. The character area also includes the Shell Garage on the opposite side of the roundabout on the A1 as it has a shared character due to its location and relationship with the A1.

**9.48** Properties are set back from the road with tree and hedge planting creating a green feel to the area and clearly separating public and private space. Properties are set within generous rectangular plots with rear gardens extending out into the open countryside. There is a broad mixture of designs and styles. The oldest properties in the character area are those facing on to the A1 which date from the early 20th century. Several more properties were built by the 1950s. They have a simple rectangular plan, red brick, render, decorative gables painted in black and white, with bay windows. Adding further diversity in design and appearance are several bungalows and chalet bungalows interspersed along Perry Road.



Great North Road property

**9.49** The area has seen some modern infill development due to the generous size of original plots. These follow the prevailing form and layout of the area being set back from the road, having on plot parking and maintaining tree and hedge planting to the front of the property. Development has also extended along Perry Road into the open countryside but are generally well screened from the landscape through tree and hedge planting.

**9.50** This is a sensitive area due to its connections to the transport network and the open countryside. Development opportunities are therefore limited.

### **Development proposals should:**

- Provide safe access onto the A1 and B661 and not adversely impact the highway network.
- Protect the existing trees and vegetation where they contribute to the street scene along Perry Road.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette.
- Promote high standards of design and architectural detailing.
- Reflect the existing layouts and relationship with the countryside.
- Support and improve vehicular and pedestrian access to the area and to the main village.
- Within the garage and petrol filling station support proposals for renewable energy and electric vehicle charging points where they are appropriate.
- Support provision of renewable energy where visually appropriate.



## 9 Buckden Key Service Centre

### Buckden Urban Character Area 9: Hardwick



View from Hardwick Lane looking over the open countryside westwards



Hardwick Dene retirement home

**9.51** Hardwick is a small hamlet located to the north-west of the main village. It is visually and physically separated from the main village by the A1. It is accessed via Taylors Lane with Hardwick Lane forming a loop around the small collection of properties and outbuildings. From Hardwick Lane there is an exit onto the A1 northwards to Brampton and Huntingdon. Apart from the eastern edge of the hamlet which faces onto the A1, it is located within the open countryside. Taylors Lane leads to several farms and a public right of way to the nearby village of Grafham some 2 and a quarter miles away. An underpass for pedestrian access connects the hamlet to the main village. It hosts a mixture of large farmhouses, bungalows, detached properties and some terraces reflecting characteristics of building types 2A, 2B, 3D and 3E.

**9.52** Historically, the majority of the character area was used as allotments with the earliest properties located along the northern track of Hardwick Lane. A small cluster of 19th century terraced properties are located on the north eastern corner of the character area facing onto the A1. These are of modest appearance and symmetrical design constructed of red brick and slate roofs. To the south of Hardwick is one of the older properties in the character area. 17 Taylors Lane is a grade II listed property dating from the middle of the 19th century. It was formerly three terraced properties but underwent conversion in the 1980s to form one large property.



Terraces along Hardwick Lane with A1 access

**9.53** Hardwick Dene was built in the 1920s as a large single property of white render and red pantiles. It was converted to a retirement home in the 1990s. Several extensions and alterations have been added to the original building to support its use as a retirement home. It is set in large grounds with high hedges and mature trees. The hamlet has seen small scale additions over time demonstrating a mixture of styles and designs including bungalows and detached homes set in spacious grounds. All face onto Hardwick Lane or Taylors Lane with rear elevations looking towards a central natural green area with tree and hedges planted.

**9.54** This is a small and extremely sensitive area due to its location in the open countryside and access from the A1. Therefore, development opportunities are limited.

### **Development proposals should:**

- Reduce harmful impacts on the landscape setting of the hamlet.
- Protect and increase where possible trees and vegetation where they contribute to the character of the hamlet and provide natural screen to the countryside.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette.
- Promote high standards of design and architectural detailing.
- Reflect the existing layouts and relationship with the countryside.
- Support and improve vehicular and pedestrian access to the area and to the main village.
- Consider parking arrangements and capacity.
- Provide safe access onto the A1 and not adversely impact the highway network.