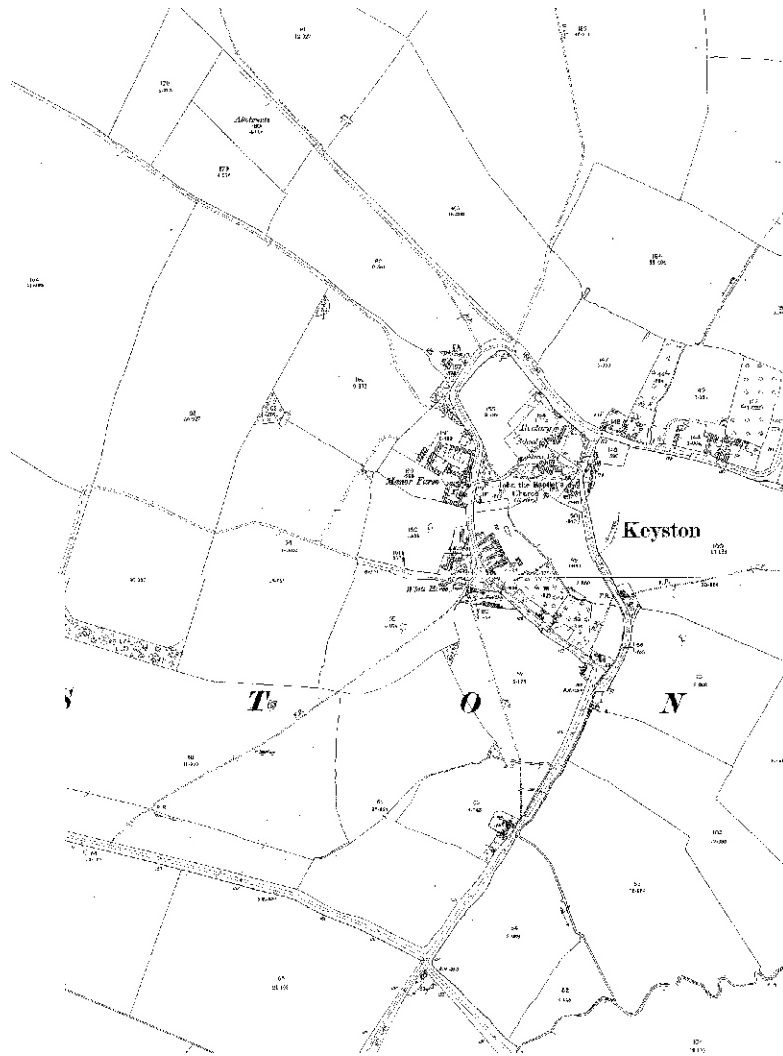


Keyston

Conservation Area Character Statement



Keyston Conservation Area Character Statement



1926 OS Map Keyston

January 2003

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Keyston Conservation Area Character Statement

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Keyston Conservation Area Character Statement

1. INTRODUCTION

1.1 **H**untingdonshire has sixty-three Conservation Areas, designated for their 'special architectural or historical interest'. Designation is not an end in itself but the start of a process to preserve or enhance a Conservation Area's character or appearance, in accordance with the statutory duty of the District Council.

1.2 The character of a Conservation Area is defined not only by the buildings within it, but also by the pattern of streets, open spaces and trees that separate them. In addition to normal Planning and Listed Building controls, Conservation Area designation restricts certain minor developments which would normally be permitted to property owners.

1.3 This Conservation Area Character Statement forms one of a series of statements that is adopted as Supplementary Planning Guidance to the Huntingdonshire Local Plan. The Local Plan contains policies relating to Listed Buildings, Conservation Areas, archaeological remains, trees and open spaces. The Character Statements provide a basis for development plan policies and development control decisions within the Conservation Areas.

The Keyston Conservation Area

1.4 Keyston is a small rural village located in the west of Huntingdonshire District approximately 13 ½ miles from Huntingdon. The land in Keyston is undulating, but rises from the brook, which runs through the middle of the Parish.

1.5 The only public amenities located within the Parish today are the Pheasant Public House and Village Hall, the nearest local shops and school being located in the neighboring villages.

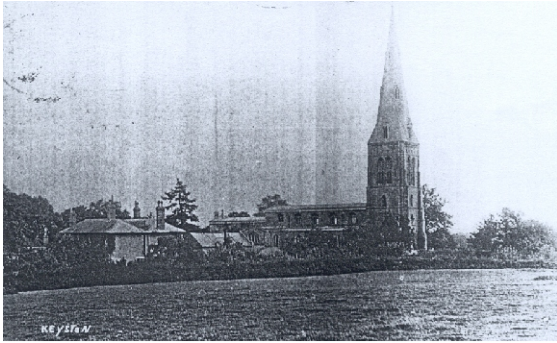


Keyston Conservation Area, which was designated in October 1978, encompasses the historic core of the village.

Keyston Conservation Area Character Statement

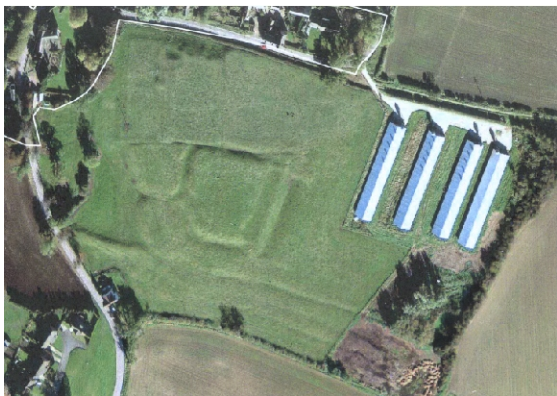
2.0 THE HISTORICAL DEVELOPMENT OF KEYSTON

- 2.1 In 1086, when the Domesday Book was compiled, Keyston Manor was in the ownership of King Edward the Confessor. The size of the Manor was documented at this time to be four hides, a hide being a historic measure of land that would equate to approximately ninety acres.



*The oldest remaining building in Keyston is the Grade II * Listed Church of St John the Baptist, the earliest parts of which date from the 13th century.*

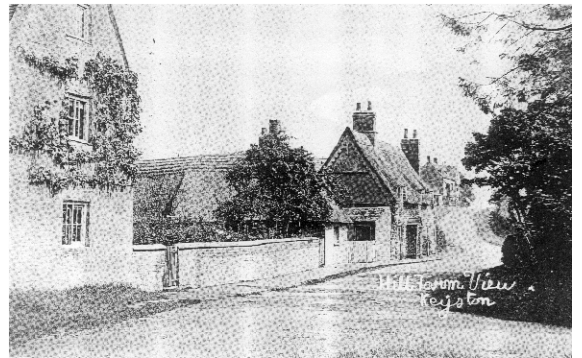
- 2.2 A substantial Manor House of the late sixteenth century is known to have once stood in open land to the east of the church. This Manor House, which played an important role in the village's history, was regrettably demolished in the late 18th century.



A few scattered earthworks, that are protected as a Scheduled Ancient Monument, are all that today mark the site of the once great Medieval Manor.

- 2.3 By the mid seventeenth century the character of the landscape around Keyston had been dramatically changed as open fields were enclosed and previously arable land was laid to pasture. This period was very influential in shaping the character and appearance of Keyston today.

- 2.4 The historical importance of agriculture within the village is confirmed by the existence of the Manor House and Hill Farm which are both substantial farmhouses erected in the seventeenth century. During the 17th, 18th, 19th and 20th centuries, many outbuildings and some small workers cottages were built in association with these two principle farmhouses. Keyston Farmhouse, a third substantially sized farmhouse, was also erected at the centre of the village in the mid nineteenth century alongside associated farm buildings.



The character of Toll Bar Lane has changed little since this photograph was taken in the mid nineteenth century.

- 2.5 Whilst the village's historic pattern and road network have remained largely unchanged it has grown in size in recent years due to increased development pressure. Numerous new residential developments having been erected on former agricultural land.

Map 1 - Constraints

Keyston Conservation Area Character Statement



Stone House, Toll Bar Lane

Listed Buildings

There are 8 Listed Buildings within the Keyston Conservation Area, that are Listed by the Secretary of State as being of Special Architectural and Historical Interest.

The Following elements of a Listed Building are protected, whatever its grade:-

- The whole building is protected, including its interior, external walls and roof, and fixed features such as windows and doors, staircases, plasterwork and fireplaces;
- Any object or structure physically attached to it such as a garden wall;
- Any free-standing building built within the curtilage which was erected before July 1st 1948, such as outbuildings, barns, garden structures and boundary walls.

Buildings of Local Interest

There are 8 Buildings of Local Interest within the Conservation Area. Although unlisted these are considered worthy of preservation due to their importance within the familiar local scene.

Scheduled Ancient Monuments

Although there are no Scheduled Ancient Monuments within the Conservation Area, the earthworks associated with the former manorial site that lie just outside the boundary are scheduled. These earthworks are Scheduled on the basis that they are archaeologically significant at a national level and warrant preservation.

Protected Trees

Conservation Area legislation protects all trees within the designated boundary of the Conservation Area. Within the Keyston Conservation Area there are 13 individually protected trees and 3 collective groups of trees subject to Tree Preservation Orders (TPO),

Protected Open Spaces / Frontages

Open spaces worthy of protection are identified within



Legend			
	Conservation Area		Scheduled Ancient Monuments
	Listed Building		Tree Preservation Order
	Grade II* or I		Protected Open Space
	Buildings of Local Interest		

Keyston Conservation Area Character Statement

3.0 THE CHARACTER OF KEYSTON CONSERVATION AREA

3.1 **T**he composition and character of the Keyston Conservation Area today has been much influenced by the village's long-standing inter-relationship with and dependence upon the surrounding open-countryside. A summary of the character of each street within the Conservation Area, including information presented on maps about important views and areas for possible enhancement, will be given over the following pages.

General Characteristics

3.2 Keyston's elevated position on the side of a hill, enables many spectacular views of the village to be gained from outside of the Conservation Area over undulating green open-countryside. In long views of the settlement the essentially 'green' character of the village's perimeter is punctuated by the Church spire which sits at the centre of the Conservation Area, and is encircled by a loop of narrow lanes.



Long view into the village from the North



Long view into the village from the West

3.3 The loose nature of development within the Conservation Area and the invariable presence of open spaces between individual properties, are clearly identifiable when looking into the Conservation Area and contributes much to the village's varied character.

3.4 The carriageways within the Conservation Area vary in width but are uniformly surfaced in a standard tarmac finish. There are only short lengths of kerbstones and these tend to be limited to the village centre. Much of the village today remains without formal pavements, with the edge of the carriageways running directly into grassed verges. The presence of these grassed verges serves to soften the harsh lines of the carriageway and reinforces the rural character of the village.

3.5 Private garden spaces within this rural village complement the wider open countryside and are important to both the character and appearance of individual buildings and the wider Conservation Area.



Many well planted established gardens lie within the Conservation Area.

3.6 Fortunately road makings, which often constitute incongruous elements in Conservation Areas, are limited. However, prolific overhead cabling does adversely affect the special character and appearance of the area, and therefore a comprehensive scheme of underground wiring would be desirable.

Keyston Conservation Area Character Statement

A STREET BY STREET ANALYSIS

Toll Bar Lane

- 4.1 Toll Bar Lane is the principal route into the village, leading directly from the A14 . Prior to the construction of the A14 Toll Bar Lane would have continued north for one mile and linked up with the neighbouring village of Bythorn.
- 4.2 Toll Bar Lane has a curved course and is characterised by the presence of both agricultural and domestic buildings on its northern side, and an absence of any form of built development on the southern side. The mature hedgerows and trees lining the southern side of the lane serve to emphasize the curve in the lane and reinforce its rural character.
- 4.3 The marked difference in the character of the two sides of the lane is important to the character of the Conservation Area and should be protected.



From the point where Loop Road, Raunds Road and Toll Bar Lane converge Toll Bar Lane rises gently along its length with Hill Farmhouse standing on the rise in the distance.

- 4.4 Half way down the lane on its northern side, numerous historic agricultural buildings have been constructed over the past two hundred years in association with Hill Farm. In recent years three detached residential properties have been built on this side of the lane. The design of the new dwellings and the materials used in their construction appropriately reinforce the established pattern of development in the lane and wider Conservation Area.

- 4.5. To the detriment of the character and appearance of the Conservation Area many of the historic outbuildings in the lane have fallen into a poor state of repair or have been partially or fully demolished. The use of untraditional modern materials, such as metal profiled sheeting, in the repair of historic structures and in the construction of new structures in this area has had a particularly negative affect upon the area's character.



The sections of historic red brick wall that border the Hill Farm site contribute positively to the definition of space within the lane.

- 4.6 A small natural pond, which is thought to have once been associated with Hill Farm, exists on the northern side of the lane just east of The Thatches. This pond should be protected as it is an important natural habitat that contributes significantly to the special rural character and appearance of the lane.



The Bakehouse, Toll Bar Lane.

- 4.7 Collectively the spacious plots within which the properties in Toll Bar Lane stand, and the absence of backland development serve to reinforce the lane's rural character and contribute significantly to the special character of the Conservation Area.

Keyston Conservation Area Character Statement

Raunds Road

- 4.8 Raunds Road is a narrow historical road that links the village to the neighboring village of Raunds. Only a relatively small section of the road, which centers upon the village church's lych-gate, lies within the Conservation Area's boundaries. The road's narrow character is much accentuated by the absence of defined footpaths.



The ornately carved lych-gate, at the centre of Raunds Road, marks one of the two entrances into the churchyard.

- 4.9 The narrow character of Raunds Road widens considerably at its northern end where it converges with Loop Road and Toll Bar Lane. Stone House, an impressive 17th century Grade II Listed Building, originally constructed as two workers cottages, stands in a commanding position at the point where the three carriageways converge.
- 4.10 While the eastern side of the road is mainly occupied by an individual dwelling known as Corner House and its associated outbuildings, the western side of the lane has a more complex built form. All three dwellings present in the lane occupy relatively spacious plots and are sited at different orientations.



A long view looking South along Raunds Road

- 4.11 While a mature hedge defines the northern boundary of Corner House, a modern low brick wall surmounted by railings defines its road frontage. These railings conflict with the character of the simpler historic brick boundary treatments found elsewhere in the village, such as the fine red brick wall that encloses The Mulberries garden.



Prominent traditional historic garden wall at The Mulberries, Raunds Road.

Keyston Conservation Area Character Statement



The former Rectory and associated schoolhouse, although unlisted, are important landmark buildings in Raunds Road.

- 4.12 The setting of the Old Rectory and the wider Conservation Area has been detrimentally affected by the loss of the Old Rectory's original road-fronting boundary walls. An opportunity to enhance the character and appearance of the Conservation Area would therefore be presented by the removal of the existing 6ft close boarded fencing and the re-introduction of traditionally detailed boundary walls.



The Mulberries, a 19th century red brick dwelling, unlike the other buildings in Raunds Road is orientated to look out over the surrounding open countryside.

- 4.13 The important mature trees located at the southern end of Raunds Road frame the impressive panoramic views of the open countryside and earthworks associated with the former manorial site, that occur beyond.

St John the Baptist's Churchyard

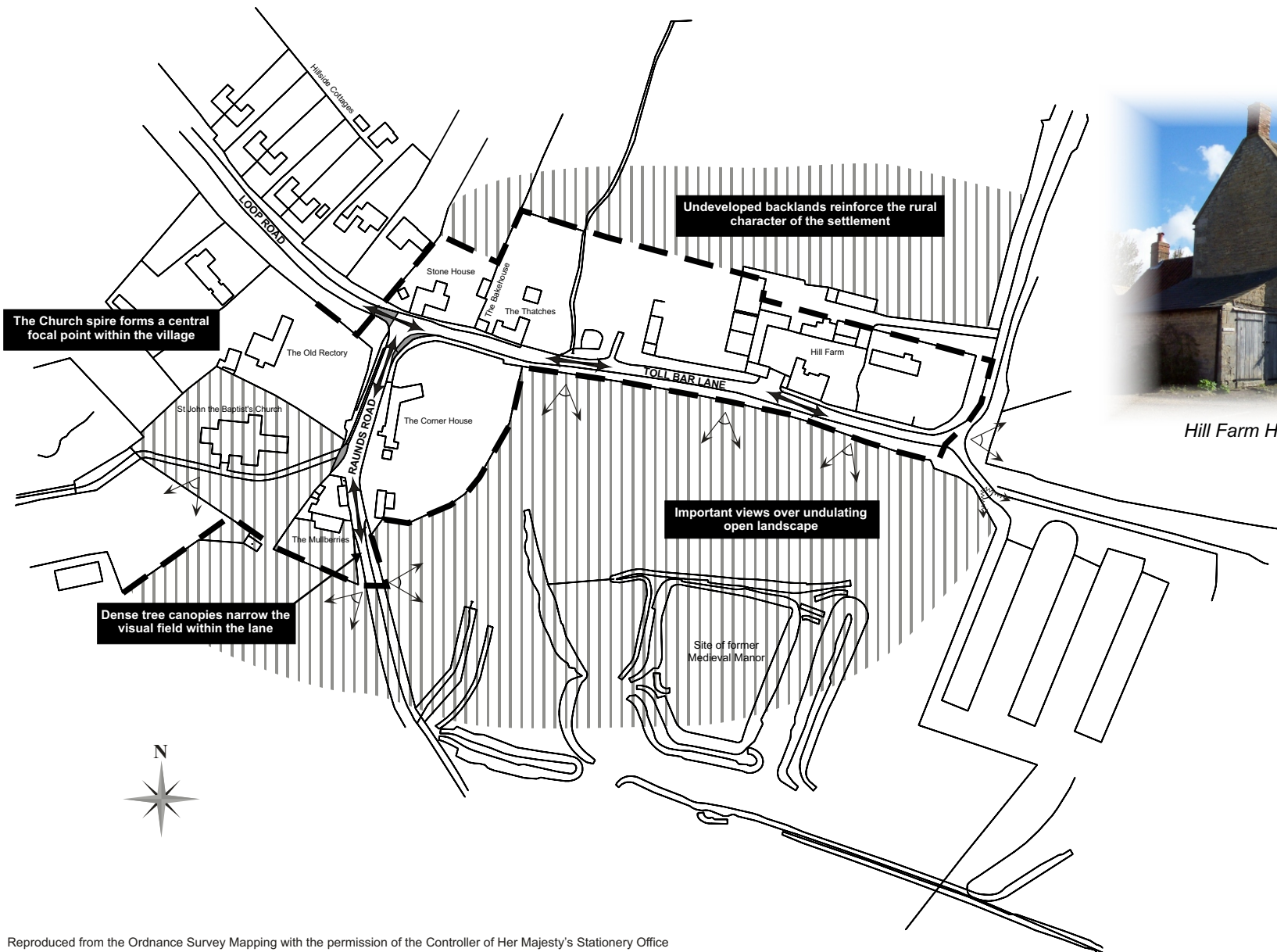
- 4.14 The churchyard is an important tranquil green space at the heart of the Conservation Area bordered by mature trees, historic boundary walls and sections of railings. The numerous historic headstones and tombs present within the churchyard contribute significantly to both the setting of the Listed Church and the special character of the wider Conservation Area.



St John the Baptist's Churchyard








Keyston Conservation Area Character Statement

Map 2 - Toll Bar Lane & Raunds Road



Hill Farm House is a landmark building in Toll Bar Lane.

8

Legend	
	CONSERVATION AREA
	IMPORTANT WIDE VIEW
	POOR WIDE VIEW
	2-WAY IMPORTANT VIEW
	IMPORTANT VIEW
	IMPORTANT GREEN OPEN SPACES
	AREA REQUIRING ENHANCEMENT

Keyston Conservation Area Character Statement

Loop Road

- 4.15 Loop Road, as its name infers, encircles the village centre in a loop fashion. The southeastern section of the road falls outside of the Conservation Area. The road has an essentially winding character and a carriageway that is much varied in width. While the entire length of Loop Road does share some common characteristics, specific elements of the character do vary. For the purpose of this assessment the character of Loop Road will, therefore, be considered in three separate sections.

The Village Centre

- 4.16 The village centre, which would historically have had a spacious and rural character, occupies the western stretch of Loop Road and contains some of the oldest buildings within the village.



The most prominent building in the village centre is Manor House which was spectacularly re-fronted in the Queen Ann Revival style.

- 4.17 The western side of the road is today dominated by the Keyston House (c.19) and Manor House (c.18). The substantial scale of both of these properties reflects the historic status and wealth of the village's principal farming families. The farmhouses which stand in spacious plots positioned back from the carriageway contrast sharply in size and scale with the associated historic outbuildings, agricultural structures and small workers cottages that occur on the opposite side of the road. This contrast and established building hierarchy is an important feature of this part of the Conservation Area and should be respected.



The 'Village Hall', a 19th century former agricultural building, set within spacious grounds, is an important landmark building within this part of the Conservation Area.

- 4.18 In recent years, due to increased development pressure and reduced agricultural activity, the historic rural and spacious character of the village centre has been diluted. The modern development that has been introduced here, is however of high quality, with careful consideration having been given to the need for the new buildings to reinforce the architectural traditions and characteristics of the village.



Hawthorn & Sycamore Cottage are examples of high quality modern development in the village centre.

- 4.19 Undulating countryside runs directly to the rear of the properties on the western side of the road. Glimpses of the surrounding open countryside gained from looking between individual buildings are important and should be protected. The uninhibited wider views of the surrounding countryside, gained from the open spaces that occur to the north of Rose Cottage, and to the south west of the Pheasant Public House, are particularly important to the character of the Conservation Area as they reinforce the essentially rural character and setting of the village.

Keyston Conservation Area Character Statement

4.20 The width of the carriageway widens at the southern end of the village centre where a small grass amenity area is set directly in front of the Pheasant Public House. This green space and the substantial mature tree that grows at its centre together with the village sign are important features within the Conservation Area, and soften the urban character of the carriageway. The old village pump, located to the side of the Public House, would have once been an important amenity in the area. Unfortunately it is now in poor condition and requires some attention.



This former County sign, attached to the façade of the Public House, serves as a reminder of Keyston's position on the far edge of the now Huntingdonshire District.

4.21 In the village centre solid boundary features such as the prominent brick walls surrounding Keyston House, Manor House garden and the Village Hall, provide a sense of enclosure in comparison to the soft landscaping that is characteristic elsewhere in the Conservation Area.



The former 'Model' Dairy, historically associated with Manor Farm, is an important focal point within this part of the Conservation Area.

4.22 Private garden spaces associated with Manor House account for much of the eastern side of the road. These gardens, which are physically divided by an important second entrance path to the churchyard, are important to both the character of the Conservation Area and the setting of Manor House itself.



An impressive garden opposite Manor House

4.23 Collectively Manor House, being positioned close to the pavement edge, and the mature trees that are sited directly to its north and east serve to visually enclose the road. When standing at this point the eye is drawn towards the winding and characteristically rural stretch of Loop Road that occurs beyond.



A view from the village centre looking towards the section of Loop Road that occurs beyond Manor House and Manor Farm.

Keyston Conservation Area Character Statement

Northern Stretch of Loop Road

- 4.24 A large open paddock lies at the centre of this almost semi circular winding stretch of Loop Road. With the exception of Ash Tree Cottage, which is sited on a prominent site to the northern corner of the paddock, residential development is restricted to the road's northwest side and screened from view by dense boundary vegetation. The established building line of the new properties is irregular and there are many ancillary buildings and outbuildings located to the sides and rears of the properties.



Post and rail fencing have allowed important views through the paddock.

- 4.25 The presence of the paddock, alongside the dense boundary hedges, mature trees and wide grass verges affords this stretch of Loop Road a stronger rural character than other stretches of the road.
- 4.26 The dense pattern of agricultural outbuildings to the rear of Manor House, only partially visible from the village centre, is clearly evident from this part of the Conservation Area. The condition of some of the 19th century agricultural buildings is deteriorating to the detriment of the buildings themselves and the wider character of the Conservation Area.
- 4.27 The narrow character of the lane bordering the Manor Farm site is accentuated by the presence of a wide ditch and a row of established willow trees to the side of the road.



Looking north along the northern stretch of Loop Road

- 4.28 Open farmland occurs to the rear of all properties on the north-west side, and glimpses of the surrounding countryside, visible between the buildings, are important to the character of the area and reinforce the rural context of the area.
- 4.29 A particularly impressive view of the surrounding countryside is afforded from the narrow public footpath that runs to the north of Butts Lodge.



Impressive view of surrounding open landscape

Keyston Conservation Area Character Statement

Eastern Section of Loop Road

4.30 Only the southern half of this wide and relatively straight stretch of Loop Road lies within the Conservation Area. The Hillside Cottages development on the northern side of the road comprises a group of properties developed in the 1960's. The impact of these buildings upon the Conservation Area is minimised due to their setting back from the carriageway behind wide grass verges, hedges and medium sized front gardens.



Looking east along the eastern stretch of Loop Road

4.31 The southern side of the road retains a very rural character, which is emphasized by the existence of wide grass verges, well-maintained gardens, dense boundary vegetation and several mature trees.

4.32 Ash Tree Cottage and The Glebe, two of the three properties located along this side of the road, occupy relatively spacious plots and are positioned midway into their sites parallel to the road. The side elevation of the former Rectory site, discussed earlier within the Raunds Road Street Analysis, is visible from this stretch of the Road.



The Glebe, is an example of a high quality new development in the village.

4.33 The mature trees positioned at the end of the road, the majority of which are associated with the former Rectory, are particularly important to the character of the area as they both physically and visually enclose the street and draw the eye down to the point where Loop Road, Raunds Road and Toll Barn Lane converge. The special character of this junction has unfortunately been adversely affected by the cluttered road signage and service inspection points that stand to the junction's northern side. An enhancement scheme would be welcomed to mitigate the current unfortunate cluttered arrangement.



An important focal point at the eastern end of the lane is the Grade II Listed K6 telephone box.

Keyston Conservation Area Character Statement

Map 3 - Loop Road



An essential characteristic of Loop Road is its narrow winding carriageway



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Keyston Conservation Area Character Statement

5.0 THE BUILT ENVIRONMENT IN KEYSTON

5.1 **A**gricultural traditions within the village have prevailed over the past five hundred years. This has resulted in the majority of historic buildings having once been, or continuing to be associated, directly or indirectly, with agricultural practices.

5.2 Despite the variety of domestic and out-building forms found within the village, the use of traditional natural construction materials confers a sense of architectural uniformity upon the village. Prior to the middle of the nineteenth century, when the transport revolution facilitated wider distribution of building materials, building construction materials would have been almost exclusively locally sourced. The architectural uniformity present in Keyston contributes significantly to the special character and appearance of the Conservation Area and should be protected.

5.3 Where new development is appropriate, it will be expected for that development to be of a high quality construction and design. This must respect and reinforce the prevalent architectural styles, construction materials and details within the immediate locality and wider Conservation Area.

Domestic Architectural Form and Construction Materials

5.4 A diversity of domestic building types exist within the village, ranging from the humble 17th century vernacular thatched cottage to high status 19th century buildings such as Keyston House and the Old Rectory. This diversity of building form has resulted in significant variation of scale and massing between individual buildings. Individual plots within the village vary significantly in size shape and aspect and this variety contributes to the special character of the Conservation Area.

5.5 Although only two examples of historic timber-framed one-and-a-half storey thatched cottages remain, it is probable that significantly more would have once existed.



The Pheasant Public House has timber-frame origins

5.6 The plan forms of buildings erected before the middle of the nineteenth century is invariably narrow with subservient rear wings having been added in some cases. Bricks from this early period are generally of burnt red colour. In accordance with narrow plan forms, the eaves of the properties are relatively low and the roofs steeply pitched to carry thatch or local mix clay plain tiles.



Stone House incorporates the characteristic features of pre 19th century buildings in the village, such as a narrow plan form and steeply pitched roof.

5.7 While the substantial nineteenth century dwellings such as Keyston House and the former Rectory have deep square plan forms with low-hipped slate roofs, the smaller workers cottages at the centre of the village, have a medium depth plan with a steeper gabled roof profile. Local red brick continued to be used extensively in the construction of domestic properties in the early 19th century. Only a limited amount of gault brick exists in the village.

Keyston Conservation Area Character Statement

- 5.8 The application of render to domestic properties within the village is limited to three properties, outside of its use in the context of timber-framed buildings.



The external render applied to Rose Cottage adds interest to the streetscene.

- 5.9 Steep hipped roofs are not common within the village, and would not generally be appropriate in the context of new development. The hipped roof at Ash Tree Cottage is, however considered to be an important feature in Loop Road.
- 5.10 Brick and stone dwellings erected in the village before the middle of the 18th century are almost exclusively of two storeys with attic rooms above. Dwellings erected after this time vary from one-and-a-half to two-storey structures.

Outbuildings & Farmyards, Architectural Form & Construction Materials

- 5.11 A variety of traditional outbuilding forms and styles are found within the village and collectively account for a high proportion of the Conservation Area's considered architectural interest.



An interesting outbuilding composition lies to the rear of Hill Farm.

- 5.12 Small single-storey traditional outbuildings are generally positioned to the side and rear of the older properties in the Conservation Area. A particularly notable example of an outbuilding is the former bake-house associated with The Thatches on Loop Road.
- 5.13 Historic farmyard and courtyard groupings, such as the former 'Model Dairy' and stables associated with Manor House, are particularly important to the character of Keyston.



Historic Courtyard associated with the former model dairy at Manor Farm.

- 5.14 Although historic outbuildings found within courtyard or farmyard contexts mainly comprise single-storey structures with narrow plans and medium to steep pitched roofs, some two storey stone buildings also exist.
- 5.15 Stone was used in the construction of the majority of outbuildings before the mid 18th century, with the use of red and later orangey-red bricks subsequently growing in popularity. Some 19th century gault brick outbuildings are also present within the village.
- 5.16 The roofs of the outbuildings within the village are generally finished with local mix clay pantiles or blue slate. The use of Slate, a non local material, increased during the nineteenth century when long distance material distribution was more easily undertaken.
- 5.17 Changes in agricultural practices have in the last fifty years led to numerous large-scale modern agricultural buildings, commonly constructed of profiled sheet metal, being erected in the village. These buildings detract from the special character and interest of the Conservation Area and its wider landscape setting.

Keyston Conservation Area Character Statement

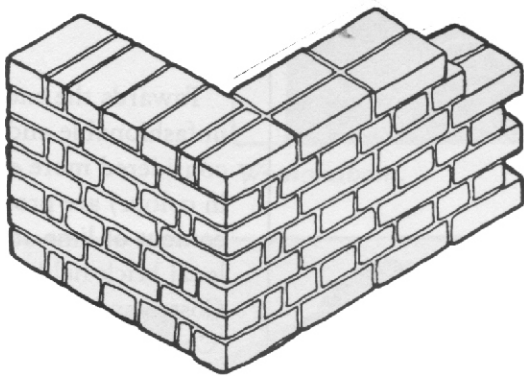
Architectural Details

- 5.18 The proliferation of traditional architectural detailing applied to buildings in Keyston confers a sense of architectural homogeneity upon the village; and consequently contributes significantly to the special character and appearance of the Conservation Area.

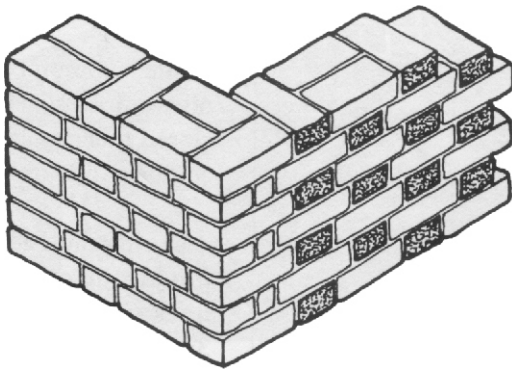
Brickwork Details

Brick Bonds

- 5.19 Brick bond coursing and stone coursing confers a special character upon the buildings within the Conservation Area. English bond with stretchers and headers laid in alternate courses and Flemish bond with alternating headers and stretchers in each course being particularly common in brickwork.



English Bond Coursing



Flemish Bond Coursing

Chimneys

- 5.20 Well-proportioned traditionally detailed chimneys are important to the character of the roof-scape within the Conservation Area. A variety of central and gable end stacks are present, neither of these are particularly ornate.



An unelaborate chimney detail typical of those found in Keyston

Eaves and Verge Details

- 5.21 The brick and stone work present at the eaves and verges of historic buildings in Keyston is in the main simple without any pronounced detailing. There are, however, exceptions such as the bracketed eaves detail applied to Manor House, and the workers cottages at the centre of the village that have a projecting eaves dentil course. Verge bargeboards mask the ends of horizontal roof timbers at the two remaining timber framed properties.

Window and Door Head Arches

- 5.22 Flat headed cambered arches are used extensively in the Conservation Area alongside some gauged arches and semicircular arches. These brickwork details add considerably to the character of individual buildings

Keyston Conservation Area Character Statement

Joinery Details

Windows

- 5.23 Windows contribute significantly to the character of individual buildings and the wider Conservation Area. A variety of window styles, including horizontal sashes, vertical sashes and casement windows are present.

Examples of window styles in Keyston ;



- 5.24 Although dormer windows do occur in the village, these are principally limited to buildings erected before the 19th century. In some cases such as Manor House the introduction of dormers has been appropriately restrained to the rear roof slopes only. The style of dormers found ranges from the eyebrow dormers in thatched properties to the gabled dormers at Hill Farm and the flat topped dormers at Manor House. In all cases where they are present dormers are proportioned so as to not dominate the character of a roof-slope.



Keyston Conservation Area Character Statement

Doors

- 5.25 In recognition of the variety of architectural style and age buildings within the Conservation Area, a corresponding variety of door styles is present. These range from the formal six- panel doors at Hill Farm and The Thatches to more simple ledged and braced and stable doors in the outbuildings.



Porches

- 5.26 Small wooden door canopies, that provide limited shelter from the elements, punctuate the facades of many domestic buildings within the Conservation Area. There are many different forms of these porches ranging from the traditional and primarily functional form at Hill Farmhouse to the more delicate Queen Ann revival style example at Manor House. An interesting original wrought iron porch is also present at the Mulberries on Raunds Road.



Keyston Conservation Area Character Statement

Boundary Treatments

- 5.27 Formal boundary walls that are constructed of either local red brick or stone border many of the older buildings within the Conservation Area. These boundary walls are therefore characteristic elements of the Conservation Area's character and should be retained. The use of post and rail boundaries in association with dense planting is also common in the context of the Conservation Area. Unfortunately some examples of inappropriate modern close-boarded fences have been introduced to the detriment of the Conservation Area.



Boundary Wall at the Mulberry's

- 5.28 The historic boundary walls at The Mulberries and The Old Rectory in Raunds Road provide accurate references for new traditionally detailed boundary treatments within the Conservation Area.

Keyston Conservation Area Character Statement

6. CONCLUSION

6.1 **T**he preceding pages describe the essential characteristics of the Keyston Conservation Area, which combine to give the village its sense of place. Certain key elements are fundamental to this and could be summarised as follows:

- (i) The presence of small-scale vernacular domestic properties and outbuildings that are associated with the village's three principal farmhouses.
- (ii) The harmonious grouping of buildings at the centre of the village and the spacious setting of domestic properties elsewhere in the village.
- (iii) The visual prominence of St John the Baptist's Church.
- (iv) The absence of backland and tandem development.
- (v) The invariable presence of mature trees, substantial grass verges and mature hedges.
- (vi) The glimpses of the surrounding open-countryside gained between developed land in many parts of the Conservation Area.
- (vii) The existence of narrow winding carriageways.
- (viii) The wide panoramic views afforded out over the surrounding undulating open countryside from within the village serve to strengthen the village's intrinsic rural atmosphere.
- (ix) The presence of traditional architectural forms, construction materials and details afford a sense of place, permanence and continuity to the street scene.
- (x) The obvious variations in character between different sections of the Conservation Area. The village centre has a dense built form compared with Raunds Road and Toll Bar Lane which have a loose more rural development pattern.

Area is contemplated, careful consideration will need to be given to the appropriateness of the proposed within the context of the Conservation Area. Proposals incorporating built forms and architectural detailing not in-keeping with the built fabric of the immediate locality would be unlikely to be acceptable within the context of this historic Conservation Area.

Protecting the special character of the Keyston Conservation Area will be of benefit to local residents, visitors and future generations of society. For more detailed information and advice please contact a member of Planning Services at Huntingdonshire District Council.

Tel: 01480 388424

Fax: 01480 388472

Email: PlanningPolicy@huntsdc.gov.uk

(xi) When new development within the Conservation

Keyston Conservation Area Character Statement

7. ANNEX

ARCHAEOLOGICAL STATEMENT

- 7.1 The village of Keyston is part of the Civil Parish of Bythorn and Keyston. The two settlements are separated by the A14 dual carriageway. There are thirty-four entries in the County Sites and Monuments Record for the parish, mainly identified from cropmarks and aerial photographic survey.
- 7.2 The village of Keyston most likely owes its current form to The Manor that dominates its layout. This can be seen today by Scheduled Ancient Monument no.184, the earthworks of The Old Manor. This takes the form of a moated site albeit one that probably did not contain water, fish ponds and ditches. It lies on the route of the B663 and probably forced a deviation of the road into the village form we see today. This site lies outside of the designated Conservation Area.
- 7.3 Mentioned in the Domesday Book of 1086 as a possession of Edward the Confessor, The Manor passed through various hands before being held by the Devereux family, the Earls of Essex. A Manor House was recorded as 'newly built' in 1589, and it is likely that the earthworks, with other earlier ones elsewhere in the vicinity represent this site. The extant Manor Farm, although incorporating an earlier structure, is on a different site.
- 7.4 Elsewhere in the village, archaeological features include the parish church, an impressive building that reflects the status of the Manorial Lords. There are other features in the area associated with the medieval village that may have been impacted upon by the change in layout. This shift may have lead to excellent preservation of archaeological remains in areas adjacent to The Manor and in other undisturbed regions.
- 7.5 The landscape around both villages has evidence of prehistoric and Roman settlement, with ring ditches and enclosures identifiable from the air. Roman material is known from Mickle Hill. Elsewhere in the vicinity are some surviving house platforms and route ways, indicating medieval settlement.

- 7.6 During the medieval period, there was extensive use of the land for agriculture and rural settlement. The parish contains some 285 acres of visible ridge and furrow remains, and has been identified by the recent Midland Open Fields Survey as being of regional or national significance as a result.

For further information contact the Sites and Monuments Record at Cambridgeshire County Council:

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