

Some of these uses still remain today and the sense of vitality given by shops, dwellings and other uses in close proximity is still apparent. The former Tank Yard building is converted into a community asset for the village. New uses such as the health centre and the industry off Station Road have replaced traditional rural village employment. The former village school at Church Street is now in use a library and community rooms and a focus for community life. However, it is the case that the dominant building use is residential and most people who live in Thorney commute to work elsewhere.

7. TREES, BOUNDARIES, HEDGES AND OTHER FEATURES

Tree Belts and Avenues

The 17th century map (Map 2) considered the tree belts surrounding the south of the village as so significant that they were drawn on this plan. The species are not known but it is likely that included fruit and nut trees (planted by the monastery) as well as ash (for tools and firewood), lime, hawthorn and oak

The 1887 OS map (Map 3) gives a glimpse of the extensive tree belts that existed 150 years ago. There were large shelterbelts to field boundaries north and south of The Causeway as well as almost continuous avenues either side of this road. The grounds of Abbey House, the churchyard and the park were also extensively planted with tree belts, tree groups and individual specimens. The sites of the Rose and Crown and Bridge House were heavily treed and an extensive tree belt existed along the undeveloped south side of Wisbech Road. The field boundaries south of the village were also marked by extensive rows of trees and either side of Whittlesey Road was contained by avenue planting to the east and the Abbey Fields shelterbelt to the west.

The map also shows groups of trees on the wider verges at the eastern end of Wisbech Road with close set avenues beyond the village. Within the village, the photographs in Annex 3 show regular, but widely spaced (chestnut) trees in front of numbers 4-82 Wisbech Road.

The 1901 OS map (Map 4) implies that even by the turn of the twentieth century, many of these trees had been felled. For example, the trees either side of the east part of Wisbech Road are not shown; the orchard to Park House and trees on the boundaries of the field to the east and in the south west corner of The Park appear to have gone as well as the line of trees to the lane beside 120 Wisbech Road.

Today, whilst many of the trees and tree belts that existed in 1901, still exist, it is clear that many others have not survived. Furthermore, trees planted around the mid 19th century are now fully mature and replacement planting needs to be considered so that as old trees are lost, there are already semi mature trees in place to maintain visual cohesion and focal points.

Trees surviving today indicate typical 19th century choices, mainly of horse chestnut and hybrid lime. Other species do exist particularly in the churchyard, the Park and Abbey House grounds. These trees add a rural character to the village and make a positive impact by forming a backdrop of canopies in longer views and between buildings and open frontages framing impact. They also give an infinite variety of shape, texture and colour and soften the angular forms of the buildings.



Boundaries

Boundaries are important features of the character and appearance of particular parts of the village. Historically, walls would have been an important feature of the built environment, enclosing the Abbey and its grounds, partly for fortification and partly to enclose gardens and grazing. The wall around Abbey Fields (left) and continuing south along Whittlesey Road is a

striking townscape feature and traces the line of a medieval enclosure. Today, it can be seen that the lower courses are in stone, whilst the upper courses have been rebuilt, partly in stone and partly in brick.

The model village settlement also included walls, in brick with stone copings and dressings to the sides and rear of plot boundaries and, most notably, around the Tankyard complex. In places inappropriate alterations have taken place. Also, infill housing development has punctuated this wall and made it discontinuous. As a result, the ownership of the Tankyard boundary wall has become sub-divided, maintenance is variable and some sections have even been demolished.



The decorative brick wall with stone gates and dressings enclosing the churchyard (left) also dates from the mid 19th century; during the 1980's it was extensively repaired and refurbished and is generally in sound condition.

There is clearly a need to retain all existing walls contemporary with the model village and to consider mechanisms through which there is a consistency to maintenance and repairs, despite the multiplicity of ownerships.

Hedges

Hedges are not a historic feature of the landscape or townscape. The 2002-2004 Audit notes only three hedges that make a particular visual contribution to the conservation area. All are from the 20th century.

Footways



The Green



Wisbech Road



Sandstone and setted paving is limited to parts of The Green. Blue clay paviments have been laid along parts of Abbey Place. Elsewhere, the footways are normally asphalt or with rolled in resin as a standard treatment.

The Allotment Gardens

The network of allotments laid out to the north of the Duke of Bedford cottages is a unique and historically significant feature of the model village, reflecting the Victorian ethics that people should be self sufficient, industrious and that hard work kept people from the vices of alcohol and gambling!

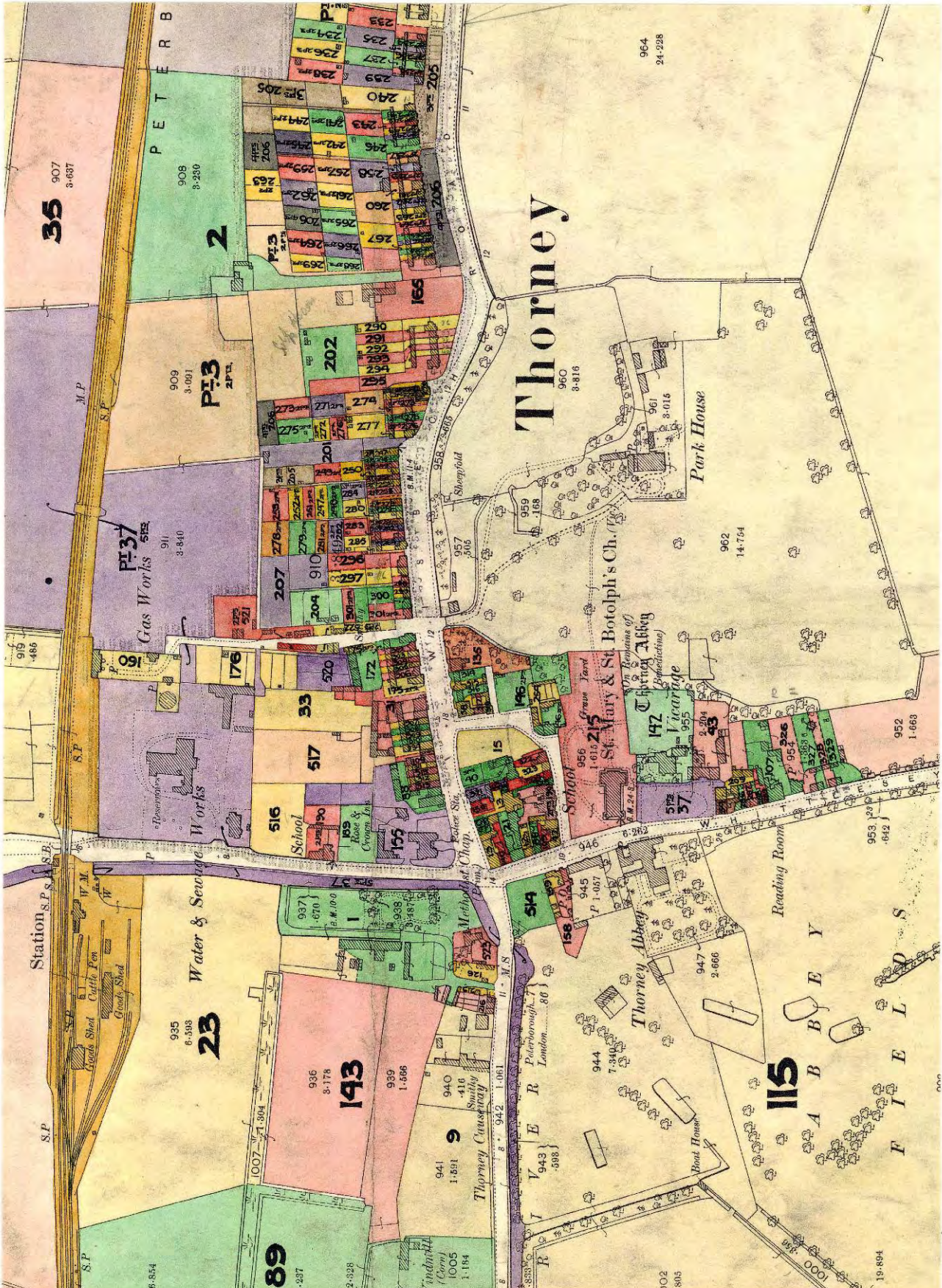
Map 5 (overpage) is based on the 1901 O.S. map and is marked for the purposes of a land valuation in 1910, the time of the break up of the Bedford Estate. It shows the full extent of the sub-division of the allotment areas. Each plot is numbered and states owners, occupiers etc. The sub-divisions do not relate directly to the cottages which front them and there appear to be more plots than there are tenant heads of household. This may have been due to successive changes over the period 1849 and 1910. However, these plots in their original form were clearly an important factor in the social provision of the estate.

Although today some gardens are neglected, and the precise relationship of the previously tenanted gardens and houses has changed as the cottages and allotments have become owner occupied, nevertheless, the surviving layout remains intact, and insofar as it is possible under

town planning legislation (and together with the accessways and outhouses), is worthy of retention and conservation.

8. TOWNSCAPE

The three distinct periods of Thorney's post medieval settlement can readily be seen in today's townscape in the conservation area. Prior to the 19th century, development was concentrated on the island marked by the position of the Abbey Church, Abbey House, Abbey Fields and The Park. Even on the current OS map, this area is still notated as "The High Lands". Today, these



Map 5 Sub-division of allotments at Duke of Bedford Cottages (1910) (O.S. Map 1901)
(from archive valuation 'survey' drawn up under the Finance Act 1910 showing occupiers)

buildings, together with the 18th century buildings clustered around The Green are clearly the historic core of Thorney.

The character of this area is well described and analysed in the Built Environment Audit. The building layout around the Green is likely to reflect the earlier cloistral layout in accordance with the Benedictine plan and evidenced by medieval remnants. The Green/Church Street/Abbey Place give a small scale compact feel, well enclosed by buildings of 2,3 and 5 storeys together with walls and mature trees.

In contrast, there is a more open and linear nature to the brick and slate frontages of the 19th century model village (1841-1865) developments along Wisbech Road and Station Road frontages. Along Wisbech Road substantial front gardens beyond 102 Wisbech Road and mature trees soften the built environment. However, to the rear, the narrow side and rear passageways, out-shuts and walls present a far more enclosed and urban character, more typical of an industrial city. It is clear that Teulon was aware of the long road perspectives because the terrace of numbers 98 - 100 and number 102 were set at right angles to the other terraces so giving the sense of a square space (static enclosure).



The Green



Wisbech Road Nos. 162-176



Nos. 98 - 102

The 1901 O.S. map shows that the alignment of the then un-kerbed Wisbech Road would have reinforced this sense of a more human scale static space. The sense of enclosure would have been reinforced by the trees that then existed as a continuous belt on the south side of Wisbech Road (in the way tree belt along Whittlesey Road does today). The installation of high kerbs on sweeping alignments and the metalling of the carriageway have compromised the series of compartments that would have existed until 1900 by tending to make Wisbech Road "read" as a continuous linear space. Despite significant modern infill development, Wisbech Road and Station Road are clearly discernable as the heart of the model village that characterised the industrial approach to agriculture that followed the high farming era and enclosures of the 18th century.

The third distinct form of townscape arises with the 20th century estates. These introduced an entirely new scale of development, based on formal engineered road layouts with consistent building lines and identical floor, ceiling and roof verge and ridge heights.

In the 20th century, the gas street lighting and cobbles and setts, some of the cast iron boot-scrapers and other street furniture were replaced by modern alternatives. Some gas light bracket slots remain on the corners of buildings. In Wisbech Road, the modern street lighting and signage are of a design and scale that may have been appropriate to the former trunk road, but was never compatible with village townscape. This is aptly illustrated in the photographs and illustrations in Annexe 3. In contrast, in Abbey Place, The Green and Church Street, whilst the 20th century has resulted in street modernisations, they have not been so severe. This, combined with the very limited opportunities for 20th century infill development has meant that these streets have better retained their historic character.

9.0 SUMMARY OF ESSENTIAL CHARACTER

The detailed appraisal has revealed a number of positive features which make an important contribution to the character of the conservation area that should be recognised and respected.

Building scale

Rare surviving example of a Victorian model settlement designed as single entity.

Settlement development and use clearly expressed in the buildings.

Predominant building form, small two storey.

Contrast between intimate setting of earlier larger buildings (The Green/Church Street/Abbey Place) and planned brick built cottages with slate roofs to Wisbech Road

Building materials

High visual coherence achieved by a limited pallet of materials.

Consistency in use of traditional building materials – stone, brick, slate

Roof forms

Distinctive roof structures with cross gables to Wisbech Road cottages

Architectural detailing

Variety of designs and key architectural features (cast iron windows, welsch slate roofs, chimneys)

Illusion of variety around the basic two storey built form. Unified character

Distinctive vernacular architecture

Chimneys

A strong feature to most properties. Create interest in focal points and at the skyline.

Walling materials

Limited palette of materials. Yellow stock Thorney Lump brick with red brick detailing to eaves, dentil courses, date stones and mouldings to door arches. Laid in Flemish bond pattern.

Early buildings in limestone are distinctive.

Green Spaces

The Green, the historic core, framed by Georgian buildings and The Park with mature parkland trees framing views. Other smaller spaces - the paddock between Nos. 112-122 Wisbech Road and the open frontages (Wisbech Road 102 east) which give a sense of openness.

Grass verges along Wisbech Road add to a rural feel

Mature Trees

Strong sense of enclosure, add to the rural appearance and setting of the village.

Specimen trees to large plots & The Park provide backcloth to buildings and views.

Setting of village within an agricultural landscape, strong visual context

Vistas

Limited variety in building heights preserves the dominance of landmark features (Abbey Church and Thorney Tank Yard Water Tower)
Glimpses of landmark buildings between and over buildings.
Nos. 86–102 Wisbech Road act as an attractive closing feature of views eastwards.

Land use predominantly residential with open space.
Linear street pattern

10 MANAGEMENT PLAN

The character of Thorney has probably changed more in the last 75 years than in the previous 750 and is under continuing pressure for change. A concerted programme of strategy and practical actions are necessary to preserve the essential historic fabric and significance of buildings and the landscape they are set in.

Overall proposals

The City Council does not intend to prevent change or new development in the Conservation Area. The following policies and proposals are intended to manage change and avoid harming the key elements which define the character and appearance of the Conservation Area.

The policies and proposals are in accordance with national planning policy guidance and the relevant policies of the Peterborough Local Plan (Appendix 2). The Management Plan complements the Thorney Conservation Area Appraisal. Proposals are shown diagrammatically on the Proposals Map (Appendix 1).

The Conservation Area Boundary

This report has demonstrated that parts of Thorney that are significant to its history and present day character and appearance – Abbey Fields, and the allotments to the north of former Duke of Bedford cottages to Wisbech Road - are not included within the current conservation area boundary.

- **Extend the conservation area boundary to include Abbey Fields to the south west of the village and to the north to include the actual boundary of the model village including the allotment gardens.**

Historic Building Protection

The majority of properties within the conservation area have some form of protection through either 'listing' or Article 4 Directions, which removes categories of otherwise "permitted development" specified in the General Development Order. There are a handful of buildings which have no additional protection other than that afforded by conservation area status.

There is evidence that the fabric and continuity of the model settlement built structures is gradually being eroded. The Tap Room remains vacant and is deteriorating, The Tankyard wall has sections that have collapsed and there is pressure to alter outbuildings as through time, they require maintenance and repair. There is also continuing pressure for infill development, for example, on the allotments.

- **Discuss with English Heritage adding all former Duke of Bedford buildings, including those covered by Article 4 Directions and other structures to the statutory list of buildings of historic interest to ensure that its continuity is retained and protected.**

Historic Building Fabric

The grant schemes previously operated by the City Council have assisted with the specialist historic building repair and restoration work of the Duke of Bedford cottages through the casting and reinstatement of replica cast iron windows, replacement doors, roof slates etc. These grants help retain and renew the very architectural features which give Thorney its architectural and historical interest.

- **Seek grant funding to provide modest financial assistance for the repair of historic buildings, in parallel with the salvaged materials proposal.**

Salvaged Materials Bank

Small piles of materials, for example Thorney lump bricks, original slates and cast iron windows exist, for example on the allotments, in backyards and other sites, all currently un-used. Within the Parish, there are several large contemporary buildings such as farm complexes that are

unused and derelict but the materials could be used to repair and maintain other Duke of Bedford buildings. In addition, alterations to properties may result in original bricks, doors etc. becoming available.

In small quantities and in a multitude of ownerships, these original materials are not readily available for future repairs and restoration. One organisation could purchase materials at nominal costs, store them within the Tankyard and make them available to owners for repair and restoration work, at a price that reflects costs involved. This process could be assisted by applying conditions to planning and listed building consents. Grants from the Heritage Lottery Fund may be available for this initiative.

- **The City Council, together with interested parties, including Thorney Society, Thorney Parish Council and English Heritage should consider the possibilities and practicalities of setting up and running a salvaged materials bank and the possibility of assisting the operation of the 'bank' through planning conditions.**

Design Guidance

The character of a conservation area is maintained through good and regular upkeep of its built fabric. Emphasis should be on the repair rather than replacement of original features.

- **The City Council will encourage the retention of original building fabric and detail e.g. roof tiles and slates, verge and gutter details, cast iron windows, glass and catches/stays, internal and external doors etc. on cottages and outbuildings.**
- **Produce guidance and advice for owners and residents on how the Conservation Area status affects them. This should include advice on Article 4 Directions and appropriate maintenance, repairs and alterations to buildings.**

New works to historic buildings should incorporate the:

- **repair or reinstatement of external doors, windows, roofs and details, rainwater goods etc. to original designs as part of any refurbishment**
- **Reinstatement of replica original features, as appropriate**
- **good repair to outhouses and boundary walls as part of any proposals for improvements or extensions.**
- **Proposals for the further extension of already extended listed properties and amalgamations to form larger dwellings should not be supported**

Highway Authority Works

All existing granite kerbs, brick pavements, old gas lights and brackets, stone flags and other historic materials should be retained. Inappropriate signage, street lights and other street furniture should be replaced with alternatives sympathetic to Thorney's special character and appearance.

- **The opportunities presented by highways works and maintenance should be used to gradually restore historic character and appearance of the streetscape.**

New Building Design

Over the last 50 years many attempts have been made to replicate or be sympathetic to the model estate buildings. The Kingsline Close estate and the redevelopment off Church Street have buildings that are clearly an evolution of the Thorney architectural style been conceived as a group. The Kingsline estate is clearly a step forward from the 1960's and 1970's developments; however, it does not create the urban sense of place of either Abbey Place or the charm of the Duke of Bedford cottages. Also, whilst considerable care has been exercised in the design of the front of the houses, the open views to the rear are less well thought out.

- **Proposals for new development should be of designs that are an evolution of the Teulon style of architecture incorporating appropriate proportions, materials and detailing, laid out to give a clear human scale and sense of place. Where the development has an edge of settlement location it should satisfactorily assimilate into the surrounding landscape.**
- **New development must preserve or enhance the character and appearance of the conservation area. It should respect the scale, massing, materials of the traditional buildings.**
- **The palette of materials of new buildings within the conservation area should be confined to:
Building walls – ‘white’ / yellow stock clay bricks with limestone / red clay brick dressings as appropriate to reflect the Thorney ‘tradition’ of building variations.
Roofs – Welsh slate
Freestanding enclosures in public view – walls in coursed limestone or ‘white / yellow stock clay brick as appropriate.**

Walls

Most Duke of Bedford properties include brick boundary walls and the plots of those on the west side of Abbey Place incorporate the listed brick and stone boundary wall associated with Abbey House. These walls will require repair and maintenance in the future.

- **There should be a presumption against the removal or modification of all existing boundary walls, where there are opportunities, rebuilt or restored.**

Other Frontages

Over the last 50 years, significant numbers of new dwellings have been erected through the sub-division of existing plots and frontages. Each subdivision requires additional driveways, the loss of frontage hedges and other enclosures. In the case of the south side of Wisbech Road, the smaller plots resulting from sub-division are unable to satisfactorily accommodate the large forest trees that once formed the key historic feature of a continuous mature tree belt.

- **No further infill development should be permitted in the conservation area unless it can be demonstrated that the new buildings and associated landscaping will clearly enhance the historic character and appearance of the conservation area.**

POSSIBLE ENHANCEMENT PROJECTS

There are a number of sites within and outside the conservation area suitable for enhancement and improvement:

The village approaches

Following the by-pass completion there are now opportunities for structural tree and hedge planting to address the effects of the new road on the village and the exposed fenland landscape. The 2002-2004 Audit put forward following schemes as priorities:

A47 - The Causeway

Plant hedge of semi-formal native species (beech and yew) interspersed with forest trees (horse chestnut, lime, oak) at 15m centres on the road verges from Bridge House on the south side and the windmill on the north side, to the point where the bypass rejoins the A47.

A47 East - Wisbech Road

Plant semi-formal native hedges and forest trees (as above) from the telephone exchange on the north side and 143 Wisbech Road on the south side, to the point where the bypass rejoins the A47.

Bypass Planting

Ensure gaps are left or create gaps in the planting to enable strategic glimpses of the Tankyard and Abbey church tower together on the skyline.

Station Road

Plant forest trees at 10m centres on the east bank of Thorney River, from the old railway to the bypass crossing at White Hart Bridge Farm.

All these proposals are indicated on the Proposals Map

Within the conservation area

Street furniture and traffic signage rationalization

Reduce the visual clutter and impact of traffic signage, particularly on the A47 at the B1040/A47 junction (but also in other streets). If new poles and signs are required, they should be appropriately designed for historic street locations. The removal of the Armco barrier to Thorney River back bridge and replacement with cast iron bollards.

Re-organisation of Spatial Enclosure

Wisbech Road - Works in visually strategic locations to return Wisbech Road to a series of well-defined human-scale spaces. Such works would enhance the village's historic character and appearance and discourage speed and noise intrusion by vehicles. Such a scheme could include tree planting, reinstating grass verges (outside nos 4-8, 54-82 and 63-83) and narrowing of the carriageway at key positions.

Abbey Place – Extend the previous footpath resurfacing to east side of Abbey Place and possibly Church Street in blue clay pavements to match the west side of Abbey Place footway.

Tankyard - Plant three to four forest-type specimen trees (Holm oak) on the eastern boundary, north of the North Level Internal Drainage Board offices, to enhance enclosure and give a greater sense of place.

The Park – Prepare a coordinated, long-term, phased scheme to plant replacement specimen trees and mature tree belts.

11.0 PHOTOGRAPHIC RECORDS

1.1a Abbey Place looking south circa 1900

1.1b Abbey Place looking south (2006)

2.2a Wisbech Road/Abbey Place junction looking east circa 1900

2.2b Wisbech Road/Abbey Place junction looking east (2006)

3.3a Wisbech Road from no 14 looking east circa 1890

3.3b Wisbech Road from no 14 looking east (2006)

4.4a Church Street looking west to Abbey Place circa 1940

4.4b Church Street looking west to Abbey Place (2006)

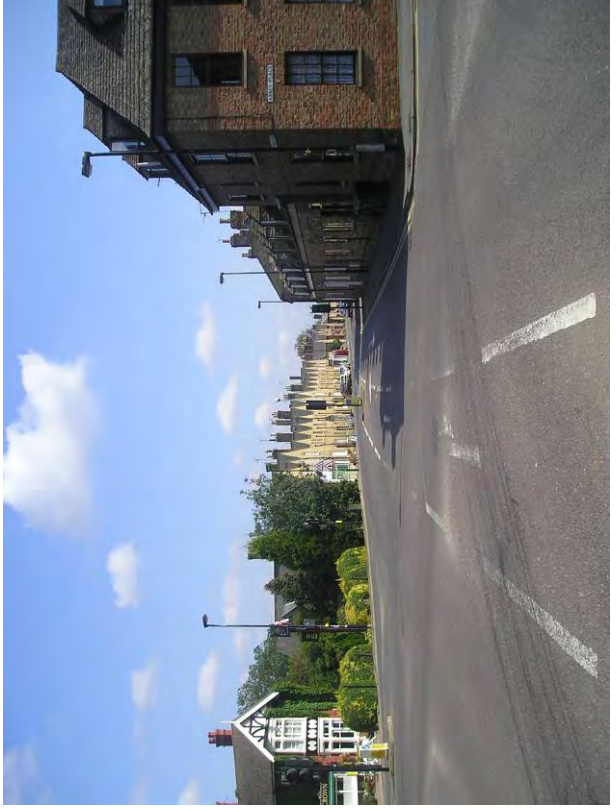
PHOTOGRAPHIC RECORDS



12.2 Abbey Place looking south circa 1900 Present (below)



12.1 Wisbech Road/Abbey Place junction (East) c. 1900 Present (below)





12.4 Wisbech Road from Nos. 42-52 looking east c 1890 Present (below)



12.3 Church Street looking west to Abbey Place circa 1940
Below Present Church Street looking east from Abbey Place



12.0 CONTACTS AND REFERENCES

Contacts

For advice on the conservation area and listed buildings: www.peterborough.gov.uk or write / telephone: Peterborough City Council, Planning Delivery, Stuart House East Wing, St Johns Street, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: jim.daley@peterborough.gov.uk or jonathan.biggadike@peterborough.gov.uk

For advice on planning permission: www.peterborough.gov.uk; or write to address above Tel: (01733) 453410; or e-mail: planningcontrol@peterborough.gov.uk

For advice on trees, works to trees and Tree Preservation Orders: www.peterborough.gov.uk or write Natural Environment Section, Planning Delivery, Stuart House East Wing, St Johns Street, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: john.wilcockson@peterborough.gov.uk

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• Legislation and Guidance

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Town and Country Planning Acts 1990 (part viii)

Town and Country Planning (Trees) Regulations 1999

Ancient Monuments and Archaeological Areas Act 1979

Planning Policy Guidance Note 1 (PPG1): General Policy and Principles

Planning Policy Guidance Note 9 (PPG9): Nature Conservation 1994

Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment 1994

Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning 1990

www.communities.gov.uk

Guidance on Conservation Area Appraisals. English Heritage 2006 -

Guidance on the Management of Conservation Areas. English Heritage 2006
www.english-heritage.org.uk

- Local Planning Policy and Guidance
Peterborough Local Plan (First Replacement) 2005 - www.peterborough.gov.uk

- web related
<http://www.planningportal.gov.uk> <http://www.english-heritage.org.uk>
www.communities.gov.uk <http://www.culture.gov.uk>
<http://www.ihbc.org.uk>

For technical advice, including leaflets, on repairing, maintaining and restoring buildings:
<http://www.spab.org.uk> <http://www.georgiangroup.org.uk>
<http://www.victorian-society.org.uk> <http://www.maintainyourbuilding.org.uk>

Appendix 2 Statutory Planning Policies

Thorney Conservation Area is covered by the Replacement Peterborough Local Plan 2005. The following is a summary of the main policies that protect the conservation area:
www.peterborough.gov.uk

Policy H8	Village envelopes
H10	Limited rural growth settlements
H15	Residential density
H16	Residential design and amenity
OIW9	Rural employment sites
OIW10	Employment uses in villages
T10	Car and motorcycle parking requirements
R10	Shops in villages
R11	Loss of shops or A3 uses in villages
LT3	Controls over the loss of open space
DA1	Townscape and urban design
DA2	The effect of development on an area
DA3	Building materials in character with local tradition
DA6	Controls over tandem, backland and piecemeal development
DA8	Design of extensions and alterations
DA9	Protected spaces and frontages in villages
CBE2	Areas of archaeological potential or importance
CBE3	Development affecting conservation areas
CBE4	Controls over demolition of buildings in conservation areas
CBE5	Controls over demolition of listed buildings
CBE6	Control of alterations and extensions to a listed building
CBE7	Control of development affecting the setting of a listed building
CBE8	Sub-division of the grounds of a listed building
CBE9	Controls over change of use of listed buildings
CBE10	Control of alterations to buildings protected by Article 4 Directions
CBE11	Controls over Buildings of Local Importance
LNE9	Landscaping implications of development proposals
LNE10	Detailed elements of landscaping schemes
LNE11	Ancient, semi-natural woodland and veteran trees
LNE12	Hedgerows
LNE13	Controls over ponds, wetlands and watercourses
IMP1	Planning obligations

Appendix 3 Effect of Conservation Area Status

Conservation area designation has the following effect:

- Permitted development rights that make a planning application unnecessary for some minor alterations and extensions to dwellings are more restricted within a Conservation Area. Planning permission is required for external cladding and painting, boundary walls, roof alterations, the formation of hard surfaces and additional controls over the positioning of satellite dishes. The size and location of outbuildings may require planning permission. **You are advised to contact the council concerning any proposed works to determine whether or not planning permission is required.**
- Special attention must be paid to the character and appearance of the conservation areas when determining planning applications. Planning applications are advertised for public comment and any views expressed are taken into account. Applicants are encouraged to discuss ideas for development proposals with planning officers prior to submitting a planning application.
- Conservation Area Consent is required for the demolition of unlisted buildings. It is advisable to contact the council to confirm whether your proposal will require consent. In certain circumstances consent is also required for the demolition of any wall exceeding 1m in height (abutting a highway or public open space) or 2m in height elsewhere.
- Trees within conservation areas are covered by the Town and Country Planning Act 1990 (as amended). It is an offence to cut down, top, lop uproot or wilfully damage or destroy a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The local planning authority must be given 6 weeks notice of works to trees within a conservation area. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order.

A potential additional means of planning control available to a local authority is the ability to apply an Article 4 Direction Order to residential properties: -

An Article 4 Direction made under the Planning Act removes some or all 'permitted development rights' from significant elevations, normally front and side. Alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances.

Article 4 Directions apply to Nos. 120-188 Wisbech Road (even). They cover all elevations and outbuildings.

Appendix 4 Summary of Listed Buildings – Grade II unless otherwise states:

Abbey Place (east side) Premises occupied by J R Drury (formerly listed as premises on corner of Wisbech Road adjoining No. 1 Abbey Place) and Nos. 1 and 2 C18 brick range of houses with Collyweston stone roof with hipped end. Premises occupied by J R Drury (formerly listed as premises on corner of Wisbech Road adjoining No. 1 Abbey Place) and Nos. 1 and 2

Abbey Place (east side) Nos. 3 and 4

Mid-late C19 yellow brick range with stone dressings. Collyweston slate roof, coped gable ends.

Abbey Place (east side) Nos. 5 and 6 and (7 and 7A – now 20 & 21) Church Street

C18 terrace of houses on corner site. Yellow brick with steeply-pitched Collyweston stone roof.

Abbey Place Church of St Mary and St Botolph - Grade I

Parish church formed from the 5 west bays of the nave of the Abbey church. The round arched clerestory has one Norman bay on south side. The west front has massive Norman angle turrets with octagonal tops and Perpendicular battlements and has frieze of 9 figures between and over the large partly blocked Perpendicular west window, with portal beneath dated 1638. The east end is in Norman style by Blore 1840-1, ashlar with short transepts and vaulted inside. Some German or Swiss stained glass in nave windows.

Abbey Place Churchyard Wall, Church of St Mary and St Botolph (Thorney Abbey) -

Churchyard boundary wall. Circa 1860. Local gault brick. A large irregular enclosure. The wall has a splayed junction at the corner of Church Street and Abbey on which is fixed a large stone C18 tombstone with two inscription panels in moulded arched frames with carving above including cherubs' heads.

Abbey Place (west side) Thorney Abbey and Abbey House (formerly listed as Thorney Abbey under Whittlesey Road, The Green) Grade I

Late C16 house (Abbey House) to east and 1660 west wing (Thorney Abbey) with connecting range. The west wing was built in 1660 and designed by Peter Mills (architect of Thorpe Hall) with John Lovin as the builder, or perhaps designed by Lovin himself

Abbey Place Walled enclosure to west of Lovin House

Enclosure walls with two gateways to former kitchen garden. C18 incorporating a re-used late C17 gateway. Brick and stone.

Abbey Place (west side) Gate piers to Thorney Abbey and Abbey House - Grade II*

Large late C17 rusticated stone gate piers with panelled pilasters with volute bases.

Abbey Place (west side) Duke of Bedford's Stables)

Originally a range of stables probably of C17 origin but much altered and now converted into a house. Long one storey and attic stone range with modern brick front, shaped gable ends.

Abbey Place (west side) Nos. 8 and 9

Mid C19. Architect probably SS Teulon. Bedford Estate buildings. Ornate Gothic-Jacobean of circa 1860-70, built as post office with adjoining cottage, 2 storeys, coursed limestone with ashlar dressings. Collyweston stone roof with saddlestones and tall stone chimneys.

Abbey Place (west side) Boundary Wall to Gardens of Nos. 8 and 9 and Bridge House -

Boundary wall. Mid C17 and later. Local gault brick with stone coping. Randomly spaced brick buttresses on the south side.

The Causeway Windmill

Dated 1787. Stone tower mill with rendered brick upper stages. Six storeys originally 7 storeys. Round on plan with battered walls. The stone lower part has keyblocks to stone window heads and the ground floor doorway has key block inscribed "?E 1787".

The Causeway Bridge House

Early C19 gault brick house with slate hipped roof with oversailing eaves with brick dentils.

The Causeway (north side) Nos. 81, 82 and 83

Terrace of three cottages. Early to mid C19 with C20 alterations. Local gault brick, slate roof.

The Causeway No 85

Very small C18 painted brick cottage, possibly converted from an outbuilding. Steeply pitched Collyweston stone roof with coped gable ends. One storey and attic.

Church Street Nos. 1 and 2 - See under Nos. 27 to 35 (odd) Wisbech Road.**Church Street Nos. 9, 10, 11 and 12 (Ivy Lodge)**

Early/mid C19 terrace of cottages with curved end on corner. Gault brick with low pitched slate roof. Two storeys. Seven window range.

Church Street Nos. 14, 15 and 16

C18 row of brick cottages originally thatched but now pantiled.

Church Street Library

Circa 1860 probably by SS Teulon. Former school building used as library. Gothic style. Coursed stone with freestone dressings. All windows Gothic some with diamond panes.

Church Street Nos. 7 and 7A See under Nos. 5 and 6 Abbey Place.**The Green Cheriton House**

Built 1728. Coursed stone house with steeply pitched new tile roof with coped gable ends and oversailing eaves. Two storeys and attic. Three bays.

The Green No 2 (Abbey Close)

C17/early C18 stone house with steeply pitched Welsh slate roof. Two storeys and attic. Six bays. End bays project as gabled wings. String courses.

The Green Nos. 3 and 4

C18 pair of stuccoed brick houses with steeply pitched Welsh slate roof with gabled ends. Two storeys and attic. Four window range. Sashes with glazing bars. No 4 has original doorcase

The Green (west side) Boundary wall to Abbey Fields south of Abbey House

Estate boundary wall. Possibly C16 with later rebuilding in part and C19 heightening. Dressed stone or rubble in courses heightened in 8 brick courses with brick weathered coping:

Station Road Principal Tank Yard building

Built in a minimal Jacobean style, circa 1855 by the 9th Duke of Bedford as Part of the Estate works at Thorney. Architect probably SS Teulon. Yellow brick with stone dressings. Slate roof.

Whittlesey Road Nos. 1 and 2 (Globe Cottages)

Early C19 range of brick cottages with Collyweston stone roof with gabled ends. Brick dentil eaves. Two storeys. Four window range. Sashes with glazing bars under flat brick arches.

Whittlesey Road Nos. 6 to 9 (consecutive)

C18 row of brick cottages. Steeply pitched Collyweston stone roof with gabled ends. Brick dentil eaves. One storey and attic. Six window range. Two-light casements with glazing bars.

Whittlesey Road Nos. 12 and 13

Pair of semi-detached estate cottages. Early C19. Gault brick, Welsh slate roof. A flush ridge end stack on each gable. One storey and attic.

Whittlesey Road Boundary Wall to Abbey Fields south of Abbey House

Continuation of boundary wall to Abbey Fields south of Abbey House.

Wisbech Road (south side) No 7 and cottages adjoining to west

C18 range of brick cottages with Collyweston stone roof with coped gable ends. One storey and attic. Eight window range. Various C19 sashes and casements and 2 late C19 splayed bays.

Wisbech Road (south side) No 11 and No 13

Early/mid C19 pair of semi-detached houses. Gault brick with low pitched slate roof with gabled ends. Two storeys. 1:3:1 windows, centre 3 bays recessed. Sashes with glazing bars,

Wisbech Road (south side) Nos. 27 to 35 (odd) and 1 and 2 Church Street

Dated 1861. Symmetrical yellow brick terrace with Welsh slate roof. Two storeys. Twelve bays.

Wisbech Road (south side) Nos. 41 and 43

Gate lodge to Park House (q.v.) now two dwellings. Mid C19. Gault brick, pyramidal slate roof

Wisbech Road (south side) Park House

C18 whitewashed brick house with steeply pitched new tile roof with gabled end, the west end has Dutch gable. Two storeys and attic. Four bays. Sashes with glazing bars.

Wisbech Road (north side) K6 Telephone Kiosk (opposite Junction with Church St) - Type

K6. Designed 1935 by Sir Giles Gilbert Scott. Cast iron. Unperforated crowns to top panels

Wisbech Road (north side) Nos. 4 to 28 (even)

Dated 1856. A symmetrical terrace with a complex rhythm in the gables. At either end shops,

Wisbech Road (north side) Nos. 32 to 40 (even)

Dated 1855. A symmetrical terrace with the gables in the rhythm a, b, b, c, d, c, b, b and a and with the gables advanced somewhat. Yellow brick with red brick dressings. Four centred arch doorways.

Wisbech Road (north side) Nos. 42 to 52 (even)

Three pairs of cottages rectangular on plan with pyramidal slate roofs with the stacks at the apexes; and with lean-tos concealed behind linking walls whose upper parts are, in elevation, quarter barbed quatrefoils.

Wisbech Road (north side) Nos. 54 to 82 (even)

Pair of terraces designed to be read in elevation as one, with the treatment of Nos. 54 and 82 being similar, with a larger gable than the others and a single stepped and mullioned first floor window instead of 2 cross windows. The date on No 54 is 184(?) on No 82 1849.

Wisbech Road (north side) Nos. 86 to 100 (even)

L-shaped on plan. The rhythm of the gables and the plan of the bays of some complexity. Dated 1857 on the central gable and designed as a group to take account of the bend in the road and with No 102 to close the view up the street.

Wisbech Road (north side) Nos. 102 to 112 (even)

A terrace dated 1863. No 102 is given a key diagonally across the corner and made to provide with No 86 to 98 (even) and No 100, a point of view to the street.