

SUMMARY OF COMMENTS ON WANSFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (November 2008 – January 2009)

- Resident

Proposed extension at Old Leicester Road 1-17a, these properties were all built since the 1960's and have little 'character' – at odds with the stone / slate construction of the other parts of the village. The Management Plan refers to new buildings built in traditional materials – which none of these properties illustrate. Why not protect front boundary walls only, and not properties? If included in the extended conservation area owners will incur extra costs (carrying out improvements) placing unreasonable burdens on owners.

Response

Many conservation area boundaries were drawn too tightly on designation in the 1970 / 80's. The original boundaries generally concentrated on the built form: historic buildings and settlement pattern found in the core of a village. More recently has been the awareness of the contribution of historic field enclosures, paths, paddocks, water courses, ponds etc – i.e. landscape – to the character of a settlement.

The Draft Wansford Appraisal has identified the special character of the present conservation area: its buildings, spaces, materials – trees, walls, hedges, townscape street patterns etc. – that broadly reflects the extent of the village in 1886. It does not accurately align to historic features – e.g. the ancient field enclosure, remnant stone boundaries and water course to the west of Old Leicester Road. This is also repeated to the south of Yarwell Road between the churchyard and the water course. The proposed conservation boundary return north from the water course back to Old Leicester Road (north west of no. 17a) follows in part the ancient enclosure stone wall.

Conservation areas can and do include properties which do not have architectural or historic character in their own right to justify inclusion. The 20th C properties to Old Leicester Road are themselves integral to Wansford's historic development. The townscape of Old Leicester Road is a positive feature of the village scene – trees, stone boundary walls, verge provide a good visual features leading to the terminating view of St Mary's Church. The present conservation area boundary takes in half the length of Old Leicester Road. To protect the importance of boundary walls and trees to Old Leicester Road only would create an awkward and contrived boundary

The Management Plan does not actively seek an improvement to the appearance of these properties. These have their own character and illustrate various ages of 'infill' and 'ribbon style' development along Old Leicester Road. The buildings are of varied style, age and material. Of greater significance is the land on which they are built and the historic remaining boundaries to village history and character.

The effect of additional controls on house owners as a result of conservation designation is recognised and this must be balanced against the wider public gain. In practice this is expected to be limited. As now, extensions to properties would be required to be in scale and proportion and in matching materials. The site context would be a significant factor in considering the most appropriate building material and scale in terms of new development. Maintenance of property does not require planning permission. A boundary extension will not place undue burden on residents.

An extended conservation area recognises the historical significance of the ancient field and remnant boundary associated with the village and Old Leicester Road, which makes a positive contribution to the area, would be included.

- Resident

1. Why are Nos. 19 and 19a Old Leicester Road, former gas storage compound and the Woodland Trust site not included in the proposed extension?
2. What of the vacant land opposite No. 17a Old Leicester Road?
3. No justification for making Old Leicester Road a conservation area - modern materials – UPVC and block paving

- Response

1. The Wansford Pasture Nature Reserve (Site of Special Scientific Interest) is managed by The Wildlife Trust. Although an important landscape feature in its own right this area is one of a number of outlying historical fields identified on the 1819 Enclosure map. Unlike the land to the west of Old Leicester Road it does not have associated remnant boundary walls. This land is also afforded control under its designation as a SSSI. The site of the former gas compound has little historic character. The proposed extended boundary is shown to include frontage trees to nos. 19 and 19a. A case can be made to include Nos. 19 and 19a, for continuity, rather than for any historic association with the land they occupy. Trees outside the former gas compound and opposite are within the highway and are therefore under the control of the public authority.
2. This land is part of the remnant allotment site shown on the 1901 O.S. map and believed to be garden to 34 Old Leicester Road. The site is considered to have insufficient historical character to justify inclusion.
3. See comments made earlier.

- Wansford Parish Council

Why does the proposed extension exclude nos. 19 and 19a Old Leicester Road?

Response

See comments made above.

- Resident

Questions appropriateness of requiring extensions to thatched properties in thatch. The existing historical design at the property would require pantile, not thatch

- Response

The appropriateness of the use of thatch on an extension would be a site specific consideration. Historic extensions, roofed in natural materials (e.g. clay tile) would be expected to be repeated.

- Resident

Objection to proposed boundary extension

1. Old Peterborough Road, towards A1, has no significant building of character except the old concrete A1 Bridge which should be listed.
2. Yarwell Road / Old Leicester Road extension is not relevant as buildings are modern
3. The maps are incorrect and out of date
4. Two new buildings (Riverside) omitted
5. Some of the properties to the (north) of the A47 should be included in the appraisal.

- Response

1. (See comments made earlier regarding conservation area boundaries) The Appraisal has identified the special character of the present conservation area: its buildings, spaces, materials – trees, walls, hedges, townscape street patterns etc. – that broadly reflects the extent of the village in 1886. It does not accurately align to historic features – e.g. ancient pattern of enclosures that existed between Peterborough Road and the River, nor does it reflect the potential archaeological resources that may still exist between Peterborough Road and the River. The land of the buildings to Peterborough Road is of greater significance than the buildings themselves, in terms of contribution to village history and character. The northbound A1 bridge is Grade II listed and is considered appropriate for inclusion.

The Management Plan does not actively seek an improvement to the appearance of the properties to Peterborough Road. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. The effect on owners of properties would be limited (see comments made earlier)

2. (See comments made earlier) An extended conservation area recognises the historical significance of the ancient field and remnant boundary features associated with the village and the Old Leicester Road, which makes a positive contribution to the area, would be included.
- 3/4 Maps are taken from the current O.S. base which does not yet capture all recent development. Properties at Rivermead, Bridge End, are under construction
5. Properties north of the A47 are recorded in the data base appendices.

- Resident

1. Proposed boundary extension to Old Leicester Road omits last property and gas storage tanks on west side.
2. Properties missing from map - Two new buildings (Riverside) omitted; clarification of details referring to no. 23 Old Peterborough Road.
3. Objection to the proposed extension along the north side of the river to the A1. Protection of views across the river already provided by designated open area along the north bank and the designated flood plain. What criteria classify the houses proposed for inclusion - of any particular architectural value - to support extending the conservation area.
4. Colour coded key (showing conservation area) on most appendices appears wrong.

- Response

1. See comments made earlier.
2. See comments made earlier. No. 23 Old Peterborough Road is recorded, though the O.S. base has not yet been updated. Appraisal amended to correct data at Appendix 1.1 and 1.3
3. (See comments made earlier). Protection of views is not the primary reason for suggesting extending the conservation area. The existing conservation area (Peterborough – north - and Huntingdonshire District south of river) affords protection of important views within and across the area.
4. Comment noted and Appraisal has been amended / clarified accordingly.

- Peterborough Civic Society

Welcome conservation area boundary extension. Comment on reference to Article 4 Directions in section on Implications of Conservation Area status

Response

Comments noted and text amended / clarified accordingly.

- Resident

References to typing errors and omissions

- Response

The Appraisal has been amended accordingly.

- Resident

Support extension of the conservation area.

- Response

Comment noted