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Foreword

The Earith Boundary Review and Character Assessment have been produced as part of the overall review of the Earith Conservation Area. The Character Assessment has been structured under separate headings to present each part of the review as clearly as possible.

The **Introduction** provides an overview of the geography and context for the historic development of Earith. The **Statement of Significance** outlines the main elements of the village's historic core and the areas proposed for inclusion in the revised Conservation Area.

The **Historical Development** section presents the stages of the village's development and building history. It includes historic maps showing how the village has expanded. The **Analysis of the Conservation Area** divides the town into different 'localities' in order to draw out their distinctive characteristics. It then provides a character analysis, building types study and a design code for each locality. The **Character Analysis** looks at the historic development of an area and how this is reflected in built form. The **Building Type Analysis** looks at how the different styles and types of building are distributed. This section refers to building type codes presented in **Annex A** which is located on page 20. The **Building Details and Materials Analysis** highlights typical or distinctive architectural details and materials within Earith. The **Design Code** then summarises the above information, showing how the pattern or 'grain' of development in each part of the village affects the appearance of its built form and, therefore, its essential character.

Annex A, as mentioned above, explains the different types of building found in the district and which of these are relevant to Earith. **Annex B** lists all the statutorily listed buildings and buildings of local interest in Earith. **Annex C** presents District Council policies and references used in the development of the document.

1.0 Introduction, Statement of Significance & Historical Development

- 1.1 Earith is a village within the area of Huntingdonshire District Council located approximately 15km east of Huntingdon (see Map 1)]. The Parish contains around 430 hectares (4522 acres), and the population in 2001 was 1,680 (1,640)¹.

Map 1. The geographical setting of Earith within Huntingdonshire



- 1.2 The modern village of Earith sits on a flat plateau at a height of 5 metres Above Ordnance Datum (AOD) to the west of the settlement the land rises, albeit very gently, to 10m AOD.
- 1.3 It is on the First and Second Terrace Gravels within the valley of the River Great Ouse, and falls away sharply to the north and east towards Colne and Chatteris fen.
- 1.4 The village is centred around the junction of the main arterial routes through the village, High Street and Colne Road. There is archaeological evidence that suggests prehistoric activity in the area and certainly settlement by the Roman period.
- 1.5 Earith Conservation Area is one of sixty Conservation Areas in Huntingdonshire. It is Huntingdonshire District Council's intention to produce new, or updated character assessments for all designated Conservation Areas as part of a rolling programme of review. The Planning (Listed Building and Conservation Areas) Act 1990 places a duty upon local planning authorities to formulate proposals for conserving and enhancing Conservation

Areas. Following consultation and approval the Character Assessment for Earith will carry weight as a 'material consideration' in planning decisions.

- 1.6 Conservation Areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"². This means that consideration is given to the evolution of the community as well as the physical environment within a Conservation Area. Street patterns, the architectural quality of the buildings, open spaces, trees and other tangible evidence relating to the social and economic development of a settlement are given due weight. In this way every aspect of the historic environment of present day Earith has been taken into account.
- 1.7 Like other villages in Huntingdonshire, Earith's built environment developed slowly from the Middle Ages until just after the Second World War. New development during that period was normally contained within the existing settlement pattern, even where the changes were socially and economically significant (for example, the enclosure of the open fields in the early 19th century).
- 1.8 However, after about 1950 peripheral housing estates were developed that departed from this traditional development pattern. For this reason the character analysis for Earith draws on the settlement morphology prior to 1950.
- 1.9 Within the boundary of the Earith Conservation Area certain parts may need improvement or be ripe for re-development. Being in the Conservation Area will help developers and planners to ensure that improvements will enhance the character of the town along the lines laid down in this document.³
- 1.10 Conservation Area designation also places some restrictions on minor development works that would, otherwise, be permitted without formal planning applications being made. Further restrictions may be introduced by the Local Planning Authority (or the Secretary of State) that effectively withdraw other permitted development rights in all or part of a Conservation Area in order to conserve the quality of the area.
- 1.11 Furthermore, all trees growing within the boundaries of a Conservation Area are protected and, additionally, permission must be sought prior to the demolition of most buildings.

1. National Census Statistics 2001 (1991).

2. Department of the Environment, Planning Policy Guidance 15, Article 4.17 1994

3. The design code in this document relates to the historic building tradition found in the Earith area prior to 1950.

Statement of Significance

- 1.12 Earith has had a Conservation Area since the 26th March 1979.
- 1.13 There is one Scheduled Ancient Monument, the site of the Bulwark Civil War fort which encloses a square area of about 0.73ha and lies some 150m to the north of the bridge over the New Bedford River. There are 27 buildings on the National List, of which two (50 and 91 High Street) are Grade 2 Star.
- 1.14 There were 2 tree preservation orders within the area prior to designation. Such orders only applied to trees considered to be at risk at the time and all trees within the Conservation Area are now protected. A survey of the most significant trees was made prior to designation.

Historical Development

- 1.15 There is some evidence that suggests activity in Earith spanned throughout the Palaeolithic, Neolithic and Bronze Age periods. However there is relatively little evidence to suggest a strong Iron Age activity in the area. Settlement only really began to occur in the Roman period where the river gravels were heavily settled, as characterised by significant linear distribution of finds along the banks of the River Great Ouse and its subsidiaries.

The Medieval Settlement Pattern

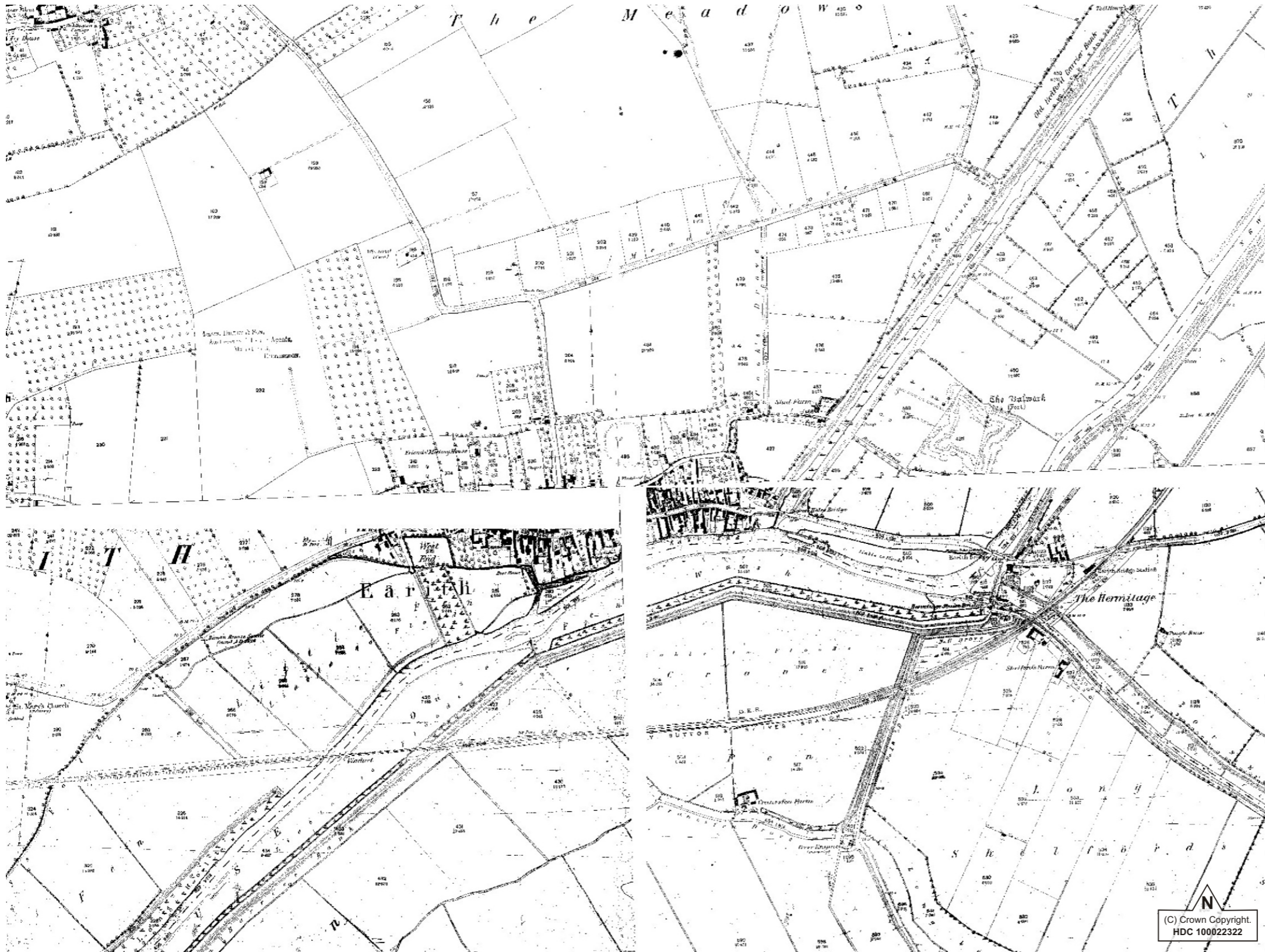
- 1.16 Saxon Earith is fairly elusive, but the place name suggests a Saxon origin. The village was first recorded as *Herethe* in 1244 from the old English *ear* and *hyd* which some have suggested as meaning 'muddy landing place'. Certainly there is strong evidence to suggest that historically Earith was an important landing place on the River Great Ouse. The manor of Earith was probably included in the early grants of Bluntisham manor which goes back to the early part of the tenth century, when it was seized by Toli the Dane. It later returned to the Crown and was bought of Wulfnoth by Brihthnold, first Abbot of Ely in the 970s. After the foundation of the Bishopric of Ely in 1108, the land was divided between the Bishop and Prior of Ely, and the convent. Earith was retained by the Bishop and became absorbed into the soke of Somersham with which it descended. A soke is a district under a particular local jurisdiction.
- 1.17 The original layout of Earith is difficult to assess. The street pattern would suggest at least two main phases of settlement development, with the medieval (and post medieval) nucleus of occupation clustering at the junction of the Great Ouse, West Water and Earith Causeway. Unfortunately there are no obvious surviving medieval buildings in the village.
- 1.18 During the medieval period the open fields of Bluntisham and Earith were under a triennial rotation of cereals, spring oat and fallow which survived to the end of the nineteenth century. Besides agriculture, livestock represented an important element of the local economy. However crafts and trades at Earith were most likely associated with exploitation of the fen resources and the passing trade along the river, without which the village would surely not have flourished.



Post-Medieval Development

- 1.19 Drainage of the Great Level began in 1629-1630. Drainage schemes had become more ambitious by the 1650s, the pinnacle of which was the construction of the New Bedford River (100 Foot River) which replaced the recently constructed Old Bedford River (70 Foot River) and diverted part of the Great Ouse 30Km from Earith to Denver. The Great Level was officially declared dry in 1653.
- 1.20 Post drainage, parts of Earith fen were enclosed around the middle of the 17th century by order of the parsons of Bluntisham and Earith. A portion of fen to the north-east of the village was divided into lots among the commoners in proportion to their rights.
- 1.21 Navigation of the river was improved by drainage schemes implemented in the mid 17th century. River bourne barges carrying loads of corn, wood, iron, salt, coal, stone and the use of the river as an economic utility continued into the middle of the 19th century. Many businesses flourished from the passing trade of the river, indeed the East Anglian firm of Messrs Jewson and Sons began its business on Earith riverside.
- 1.22 The medieval land routes were straightened at enclosure in 1814 and in 1886 the St Ives - Ely railway line was opened with stations at both Bluntisham and Earith. The improvement of land transport, in particular the railway, was the chief reason for the decline in river bourne transport. This led to the death of the use of the river for economic activity which ultimately displaced the industries in Earith that depended upon river carriage.

Map 3. 1880 Historic map of Earith



2.0 The Analysis of the Conservation Area

- 2.1 When the first Earith Conservation Area was designated in March 1979 it principally encompassed those areas with the oldest buildings. The new Conservation Area has been expanded to include the most significant elements that reflect the growth and development of Earith since the Middle Ages.
- 2.2 This is the result of a major re-assessment of the village and a re-appraisal of the architectural and historic merits of many aspects of the settlement. The resulting boundary is quite broad but reflects the eras through which the village has developed. The assessment and interpretation of the new and enlarged Conservation Area has been done in accordance with the statutory and regulatory requirements set by Government and English Heritage.
- 2.3 It is important to note, however, that the assessment and interpretation of the new and enlarged Conservation Area (in accordance with the statutory and regulatory requirements set by Government and English Heritage) needs to take account of the whole area. Its division into localities and neighbourhoods is intended only to make analysis and understanding more accessible and does not imply that each locality would pass all tests set by statute and regulation as if it were a self contained Conservation Area in itself.
- 2.4 Table 1 lists the localities within the Conservation Area (as shown on map 3) and the subdivision of these localities into neighbourhoods
- 2.5 This table also gives a written overview of the general character of each locality. This general description is expanded into a detailed analysis of each locality in a plan and table format under the following headings:

Character Analysis

A plan based analysis giving a graphic description of each locality. The symbols used on the maps are described more fully in figure 1, on the inside back cover.

The Main Building Types⁴

These are illustrated on the accompanying plan for each locality. The building types help to define the character of each of the neighbourhoods and need to be taken into account when planning enhancements and future development. A full description for each type of building is given in Annex A, page 20.

Building Details & Materials

Examples of significant architectural features are reproduced to illustrate the existing historical built form.

Material. Summary of materials used in the various areas. This illustrates the range of materials most commonly used. It will show where material choice is limited and where more variety may be used.

Detail. This presents some of the architectural detail relevant to each area, for example the most common window and door details present. As with the materials sheet, it will help to show the degree of variety available. It will also show where traditional or modern details predominate.

Design Code

The intention of the Design Code is to establish a generic set of 'principles' that underpin the built character of Earith. It does not contain an exhaustive set of design 'rules' but it does identify defining characteristics. By identifying detailed information on characteristics in a quantifiable way it is possible to use this information positively in the design of new development.

The Code is developed in a series of matrices. Each surveyed area is looked at in the following way:

Grain. This is a visual overview of the pattern of development. It illustrates the general characteristics of an area's layout, particularly the arrangement of building plots. This will, at a glance, identify some of the fundamental layout issues that contribute to the place's character.

Plot. Having established the general characteristics of the area, the plot column looks in more detail at the individual streets and building plots. Two pieces of information are conveyed here: firstly, the degree of enclosure and street width (which gives an impression of the street's narrowness or openness); secondly, the typical dimensions of plots in the street and the typical position of the building within that plot (for example, set forward, set back, filling the width of the plot or detached within it etc).

Visual Quality. This describes the visual impact of the area from street level. It also describes form or more detail about the dimensions of the principal blocks, and their heights etc.

Design Code Summary. Each part of the Conservation Area is summarised in turn to highlight the similarities and differences of the area as a whole.

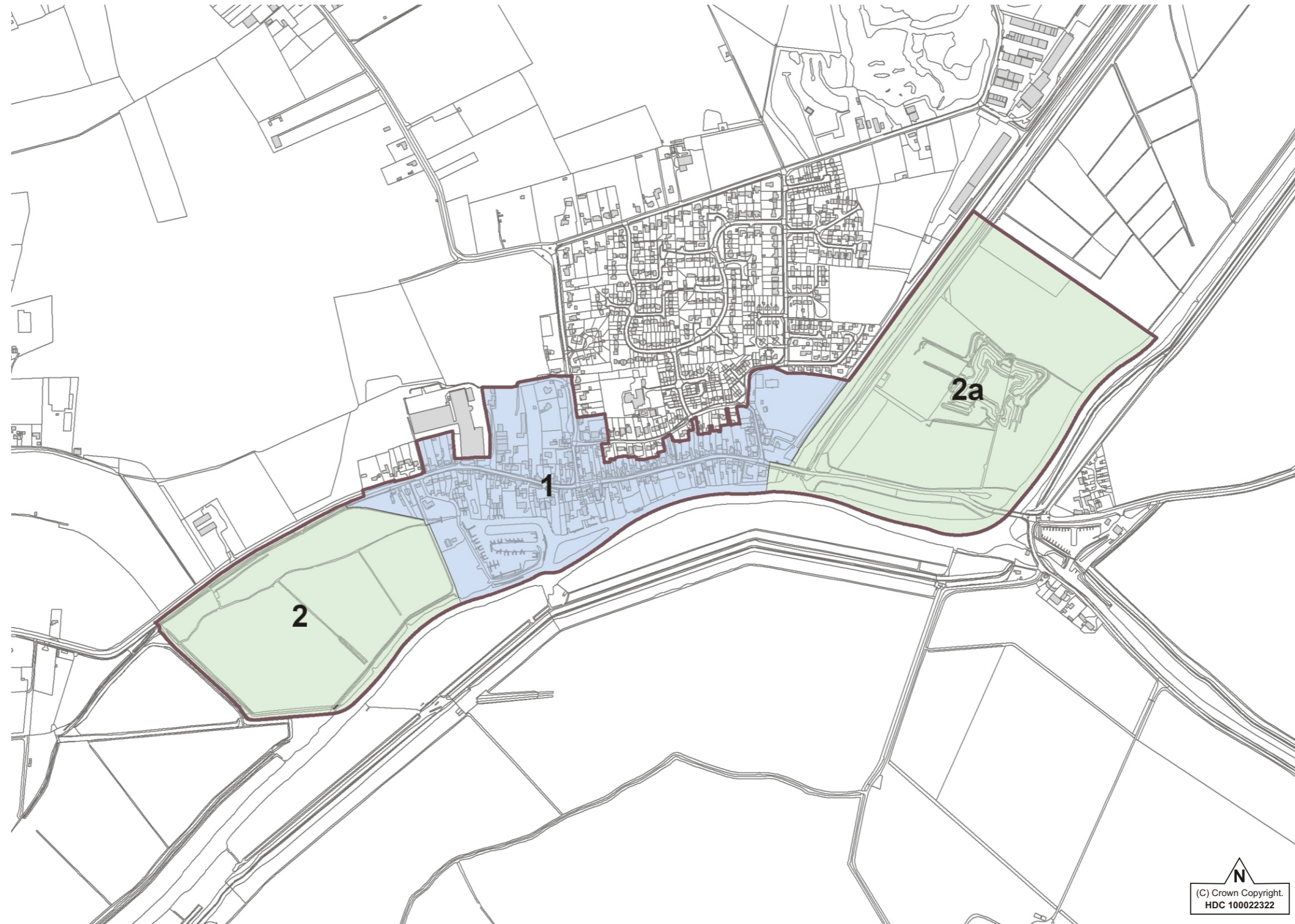
The Recording of Spatial Information. All the information collected on the settlements within the Earith district for use in this character assessment and displayed in map form have been recorded within Arch View. This is a Geographical Information System (GIS) that allows spatial information to be permanently stored and then displayed at suitable levels of detail and scales as required. The maps used in this document to illustrate local character etc have been chosen to fit the needs of the document but may be enlarged subsequently if more detail needs to be displayed.

4. Codes (i.e. T1) are taken from the Huntingdonshire Landscape and Townscape Assessment. A full description of each type can be found in this publication.

Table 1. Localities & Neighbourhoods within the Conservation Area

Locality	1. Locality 1	2. Localities 2 & 2a
Neighbourhoods	Built settlement - High Street, Chapel Lane, Bridge End	Green Edge - Little Fen, The Bulwark
Overview	<p>The character of High Street is largely defined by its sinuous curves and the almost continuous back of pavement building line. Many of the buildings on High Street are 18th or 19th Century in character, which have a very consistent use of building materials. Along High Street there are many glimpse views of the River Great Ouse, a defining element in Earith's development and survival as a settlement. New Lode, now a car park, was once a busy landing point at the heart of the settlement where many public fairs were held.</p> <p>Chapel Lane is so called because, despite a lack of remains, it is believed that c. 1500 a Chapel once stood here. Today a small pond known as Chapel Pond is one of the main features of Chapel Lane.</p> <p>Bridge End has a narrow lane like character. The building type is indicative of a secondary highway and markedly differs from the grander building types found on High Street.</p>	<p>These localities form the soft green setting to the village. At the western end of Earith are some significant trees. South of the highway lies Little Fen. This is an historic green space that was traditionally used for recreation by the inhabitants.</p> <p>The Bulwark Civil War fort earthworks contribute to the green setting of the village and hint at Earith's past importance as a settlement.</p>
Enhancements	<p>The poor frontage of the large depot on High Street does not enhance the environment at this point. The area would benefit from a development of more sensitive design, should the opportunity arise.</p> <p>New Lode, now used as a car park, would benefit from being returned to its previous use a public open space. In the past New Lode was one of the more important landing areas at Earith and many fairs were held in this space. Today its importance as a historic public space is not recognised.</p>	None required at this time.

Map 4. The Conservation Area and its sub divisions (see table 1)



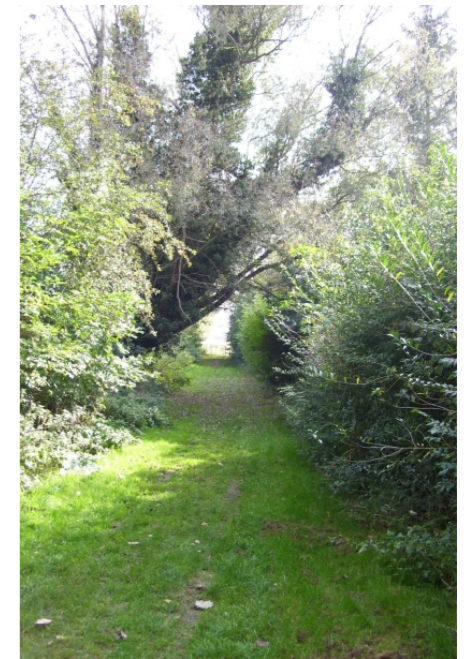
Map 5. Locality 2 (See Table 1)



A Green setting of eastern approach to Earith



Aerial View of Little Fen



C Trundler's Lane



B Little Fen

The High Street is Earith's main thoroughfare and its approach from Bluntisham has a very soft green setting of trees and vegetation [A]. Part of this green context is formed by the large field to the right on the approach to Earith. This was historically known as Little Fen, and due to its high saturation, used to regularly freeze over in the winter months. Little Fen [B] is documented as the scene of many memorable skating races and the birthplace of the game of 'Bandy' more commonly known today as ice hockey. Adjacent to a cluster of 19th century properties at the western end of High Street is a small lane [C] that runs off to the south. Originally known as Trundler's Lane this pathway once led to a ferry that was a source of revenue for the Lord of the Manor of Somersham in medieval times. The ferry proved a quick route to Cambridge.

2.0a Earith Character Analysis

The built settlement: High Street; Chapel Road; Chapel Lane; Bridge End

Earith is a riverside settlement and the immediate landscape was densely occupied since the prehistoric and Roman periods. Early settlement in this area was always near the river and the modern village of Earith has been strongly shaped by the presence of this natural feature.

There is much modern development of little architectural merit on each side of the street at the western end of Earith High Street although some 18th and 19th century dwellings are present on either side [D]. Of particular note is a series of dwellings on the south side of High Street at the village entrance

The sinuous curves of High Street [E] draws focus along its length. This gentle curving is continuous along almost the whole length of the street and is a strong feature of the character of this thoroughfare. Further along the High Street the focussed effect of the curves is emphasised by the many road fronting terraced properties that closely line the pavement on both sides of the street [F]. These buildings are predominantly 18th and 19th century two storey gault brick and slate or plain tile in character, although some modern buildings are interspersed between them. The result is a hard urban character to the streetscape of the western end of High Street.

Towards the centre of High Street, where Chapel Lane runs off towards Colne there is an open space to the south. New Lode, used primarily as a car park, is where the street scene gains a tangible sense of width. It is at New Lode [G] that we find some significant trees. Of particular note is the London Plane Tree (*platannus hispanica*) on the south side of the High Street, which is perhaps the most prominent tree in the street scene. Although New Lode is slightly devalued by inappropriate development it is here that the first of the major glimpses of the defining element of Earith's development, the river, can be seen. In the days of river navigation New Lode was used as a public landing place. During fairs the space would be filled with booths selling all manner of merchandise. Crafts and trades at Earith were more than likely associated with exploitation of local Fen resources and with navigation on the rivers. Earith was originally a chapelry of the parish of Bluntisham. A chapel of St James at Earith is mentioned c. 1500, the exact location of the chapel, now demolished, is unknown but some references place the chapel near to Chapel Lane. Today a small pond known as Chapel Pond is a significant feature of Chapel Lane.




















From this point on the gentle curves of High Street continue. However the streetscape is significantly softened by the presence of more trees and the fact that the building line is set back from the pavement. In addition many of the dwellings are set in individual plots creating the sense of a wider street. The architecture at this point is still predominately gault brick with slate or plain tile roofing, but some rendered buildings appear in the street scene, again with the effect of softening the character of the built environment of the immediate area. As one travels east from here, a greater frequency of views of the river [H] are afforded from the High Street. None more prominent than that to the south of the aptly named Riverview Hotel. This view also encompasses some significant trees, one of which is protected by a Preservation Order.

Just past this vista point, on the south side of High Street, is the historic location of the village pump, and the Fire Engine House. The fire engine, a very early example over 200

years old, was kept in the engine house until 1936 when it was removed to the Norris Museum in St Ives where it still resides today. Historically the village lock up was located at the Fire Engine House. Whilst there are no remains today, the lock up is noted as having been unusual in having two cells.

At the eastern end of High Street, where Bridge End joins the highway, there is a dramatic change to the character. The tight, confined feel of High Street gives way to a sense of openness where the building line breaks on the north side to reveal a green space with sparse development lining its north side and some significant trees lining its east. Looking north the recreation ground can be seen behind this green, reinforcing the softness of character and sense of space.

Bridge End [I] is a short lane with tight building lines that flank either side creating a narrow feel. Building materials on Bridge Lane differ markedly from those on the High Street. Render, pantile roofs and gault brick form the general character, giving the sense of a secondary highway. The lane curves sharply at its end before leading to Chapel Road.

Quick key to the symbols used on the analysis plans					
	Urban space		Glimpse		Landmark building
	Green space		Visual leak along building line		Listed building
	Corner building/s		Plantation		Narrow urban space 'pinch point'
	Significant view		Significant tree/s		Street requires enhancements
	View stopped		Scheduled ancient monument		Area requires enhancements
					Intrusion into the street scene
					Back of pavement building line
					Building line set back
					Spatial orientation

Map 6. Locality 2 (See Table 1)



E Sinuous curve of High Street



F Road fronting properties along High Street



D 18th-19th Century dwellings at entrance to village



G New Lode



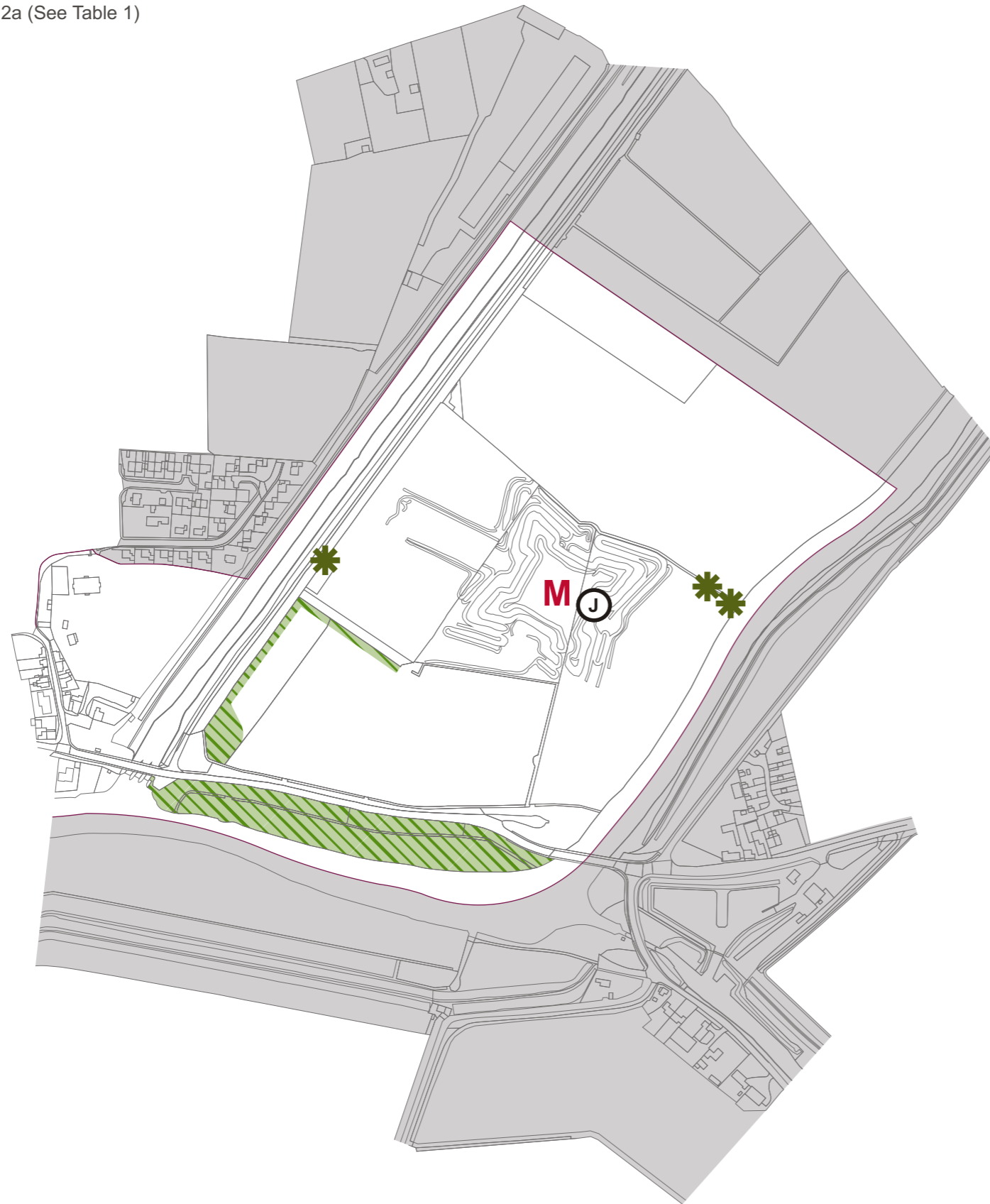
H View of the River Great Ouse



I Bridge End



Map 7. Locality 2a (See Table 1)



J The Bulwark as seen from the air

At the eastern end of the Conservation Area on the north side of the highway lie the remains of Earith Bulwark [J], a Civil War fort. It is the only earthwork at Earith. The fort is fairly large enclosing an area of roughly 0.73ha. On each corner is an arrow shaped bastion. History has left us with very few references to the Earith earthworks and its origin is a question upon which opinion has varied. The earthworks are recorded as being well preserved and perhaps hint at Earith's past importance as a settlement.



Earith Building Type Analysis

The following building type analysis is divided between the three localities identified in table 1 and maps 4, 5 & 6. Please refer to Annex A for a further explanation and description of the building types mentioned here.

Locality 1 - High Street, Colne Road, Chapel Road, Bridge Street

This locality represents the historic built settlement of Earith, thus there is a fairly wide variety of building types to be found. The predominant building type to be found in the centre of the village is the 18th - early 20th century town house and the 18th - early 20th century terraced house [T2 & T3]. There are some examples of vernacular cottages [T1b] within the village as well as some 18th - early 20th century villas and semis [T4]. At the western end of Chapel Road there stands a common example of a non-conformist chapel [T10b];

Locality 2 - Little Fen

This area is principally composed of large open green areas.

Locality 2a - The Bulwark







As with locality two this area is an area of open green space.









Earith Building Details and Materials

Much of the remaining historic architecture in Earith dates back to the 18th and 19th century. As is evident elsewhere in the district, gault brick is the most common building material, frequently with slate or plain tile roofing, although other building types are present. Ornate door surrounds with fan lights and large splayed brick voussoirs (flat brick arches over windows), often in red brick which contrasts with the gault, are common features on Earith dwellings. Vertical sliding sash windows and in some instance horizontal sliders form the traditional window detail on many of the historic properties. Older properties have fine glazing bars and many small panes of glass whilst the newer have larger panes with perhaps one central glazing bar. Many of the historic buildings retain this traditional window detail.



Grain	Plot	Visual quality	Summary
Neighbourhood streets: High Street East & West			
 <p>At either end of High Street the grain of development is fairly loose, this signifies later stages of Earith's development.</p>	 <p>Plot sizes are generally a good size with proportions that are long and narrow. Dwellings sit forward in the plots and front the street, the plots run behind the dwellings, often to the river on the south side of High Street. Some of the plots bear the characteristics of farmhouses.</p> <p>Some plots have been subdivided to allow for modern backland development leading down to the river. To the eastern end of High Street there are many gaps in the building line along the south side which allow for good views across the river.</p>	 <p>The visual quality of this area is very focussed. High Street is the main axis at this point and views are channelled along its length. Most development fronts the road and there is a consistent use of gault brick as a building material. Eaves heights, ridge heights and roof slopes vary considerably along High Street which adds visual interest. There are some glimpse views of the agricultural 'green' setting to the north of Earith and some glimpse views of its riverside setting to the south.</p>	<p>High street is an important thoroughfare through Earith. In medieval times it formed part of one of the main routes from Bluntisham to Earith. The farmhouse characteristics and large plots of some of the dwellings that front western High Street give a strong indication of Earith's agricultural heritage. The consistent use of building materials give a strong character to the older development along High Street. The varied ridge height and roof slopes of the buildings adds an element of visual interest. Glimpse views to the river also hint at Earith's heritage as a riverside port.</p>
Neighbourhood streets: Colne Road & Chapel Lane			
 <p>Very loose form of development with some buildings street fronting and others set centrally within spacious plots. Areas of green open space and low density development give an overall open grained feeling.</p>	 <p>Plot sizes vary considerably. Most buildings are detached and set back from the pavement. Some sit centrally in spacious plots.</p>	 <p>Visually Colne Road differs markedly from High Street. Architecturally there is a mix of styles and materials. Street frontages are not continuous and there is a variety of ridge and eave heights. Some of the development is distinctly agricultural in character whilst some is more formal such as the pediment features of the Banklin Foods building. Chapel Pond adds to the visual interest of this locality.</p>	<p>Chapel Lane is believed to have been the location of the medieval chapel of St James, whilst Colne Road is likely to have been the main thoroughfare to Colne from Earith. Colne Road has a agricultural setting formed by large open fields. Historically this area to the north of Earith was used for agricultural purposes and there is documentation of a windmill along this stretch of road between 1800-1900. The mixed architectural design, materials and open grain give Colne Road and Chapel Lane a distinctly different character to Earith High Street. Peripheral housing estates to the east of Colne Road impact upon the character of the locality.</p>

Grain	Plot	Visual quality	Summary
Neighbourhood streets: High Street Central			
 <p>The grain of development along the central section of High Street is tight, certainly more so than that at either the east or west ends. That said, the grain is noticeably tighter on the north side of High Street.</p>	 <p>Plots are characterised by long and narrow proportions. Plots on the south side of High Street tend to be slightly wider and some run down to the river. Properties generally tend to front the street at a 'back of pavement' building line.</p>	 <p>As with other parts of High Street, views are channelled along the length of the east end. Most development fronts the road and incorporates a variety of building materials but predominantly gault brick as in other parts of Earith. There is a variety of ridge and eave heights and roof designs. Most buildings flank High Street but some face gable on to the street. On the south side of the street there are many large breaks in the building line which allow for strong views of Earith's riverside setting.</p>	<p>A lot of the development along High Street appears to be 19th and 20th century. The use of building materials is not particularly varied but this helps reinforce the character of the street. The eclectic mix of eave and ridge heights adds visual interest to the tight street scene. The strong views of the river that are afforded from this end of High Street contribute strongly to Earith's character as a riverside settlement.</p>
Neighbourhood streets: Bridge End			
 <p>Bridge End has a fairly tight grain of development.</p>	 <p>Plot sizes along Bridge End tend to vary, however dwellings generally front the street.</p>	 <p>The petite dwellings that line Bridge Street lend a rather quaint visual quality to this area.</p>	<p>Bridge End is probably representative of a secondary phase in Earith's development. Whilst the visual quality of the street is not on par with that of High Street, it is still an attractive thoroughfare.</p>

3.0 Opportunities for Future Enhancement

- 3.1 National guidance on the constitution of Conservation Areas emphasises the important role that they can play in the enhancement of our historic built environment and landscape. Earith's urban environment would benefit where future development is sensitive to the particular requirements of the historic components within the town.
- 3.2 Small-scale enhancement within the different localities and neighbourhoods involving elements such as street improvements are discussed above. However, it is worth re-stating the need for improvement to paving, street furniture and signage along most of the principal highways; greater attention to local materials and form as well as the decluttering of signage is needed.
- 3.3 Other documents are produced to help to maintain Earith's Character within the Conservation Area:

Urban Design Frameworks: These are major sites in sensitive areas, usually involving complex development issues and often including land in multiple occupancy. These sites require development strategies if they are to reach their full potential. Failure in these areas would have a seriously negative impact on Earith's historic environment.

Development Briefs: These look at sites that may become the subject of future applications for residential development. It is anticipated that plans for these sites would conform to the design code set out in this document.

Negative or Neutral Areas: Where negative or neutral areas are identified the judgement is made purely in terms of the character of the Conservation Area. Whilst in some cases such sites may be suffering from neglect as well, in many cases the buildings associated with these sites will be structurally sound or recently built.

Enhancement Areas: Some areas that retain a significant degree of their historic fabric and form have, none the less, suffered from an unnecessary amount of poor development decisions. These areas require a concerted effort if they are to be brought back to their full potential. In these cases owners and residents should be consulted with a view to formulating policies to effect positive change.

Heritage and Tourism Areas: These areas have been identified as ones of particular significance to visitors and those concerned with local heritage issues. Future treatment of these sites will need especial sensitivity.

Annex A: Building Types

T1a Medieval Timber Framed House

Medieval timber framed houses, frequently dating from the mid to late 16th Century. The type is often rendered, or faced in brickwork, and re-fenestrated in later periods, disguising its medieval origins.

Key Characteristics

- Oak framing (often reused) infilled with wattle and daub and covered with lime plaster/render
- Two storeys, some with later dormer windows added to create attic rooms
- Picturesque roofs; with steep pitches, numerous gables and large, sometimes ornate, red brick chimneystacks. Roof coverings depend on location, but the predominant types include plain gault-clay tiles and thatch
- Overhanging eaves
- Frequently built with L and H plan forms, with additive ranges of outbuildings
- Jettying at ground and first floors, with bay-windows to some grander examples
- Originally, windows (mullioned, with leaded lights) were set within the framing, but these were generally replaced by timber sliding sashes or casements in later periods
- Medium to low density housing, depending on plot size
- Varied form and scale, but usually detached, built within settlement boundaries commonly associated with burgage plots, and frequently set at back of pavement creating a well defined street pattern

T1b Vernacular Cottages

Natural materials made from local geological deposits (for example, gault clays and limestone) together with reeds and straw from the nearby Fens and local farms, has generated the palette of traditional building materials for vernacular buildings. This, together with building techniques developed by the local population over many centuries, has created simple and charming vernacular cottages typically dating from the late 16th to 18th centuries.

Key Characteristics

- Long, low double-fronted single, 1.5 or 2 storey cottages
- Simple flat-fronted building form, generally eaves to the road
- Buff or rosy-buff brick or stone built, depending on location. Rendered and painted timber framing is common throughout the District
- Shallow plan depth with a simple steeply pitched roof and outbuildings
- Clay plain or pantiles, thatch or Collyweston-slate roof coverings, depending on location

- Eaves and gables are generally clipped close to the building, except for the deep overhangs found on thatched roofs
- Originally built with small, horizontally proportioned window openings with casement or horizontally sliding sash windows. Flat or segmental brick lintels
- Dormer windows are a common feature, with pitched, cat slide or eyebrow roofs, depending on material and location
- Panelled or ledged and braced doors, with some later simple timber porches or canopies
- Large brick chimneystacks were positioned first centrally and later at the gable ends
- Within settlements, cottages are generally terraced and set at the back of the pavement, creating well-defined streets and space

Typical Local Variations

Long low houses built of rosy buff and dark buff brickwork. Roofs are typically thatch or Cambridgeshire mix plain tiles, with pantiles frequently found on outbuildings

T2 18th - Early 20th Century Town House

The Town House building type is found throughout the district; its adaptability to a wide range of scales, materials and uses creates the variety, and strong architectural cohesion of the historic centres of the towns and larger villages. This classically inspired style creates well-defined and elegant streets and public spaces.

During the 18th century it became fashionable to 'modernise' earlier vernacular houses, and it is common to find medieval buildings re-elevated behind Town House facades.

Key Characteristics

- Predominately terraced form, 2 to 3.5 storeys, generally double stacked with central gutter
- Flat fronted and symmetrical, 2-4 bays wide, vertically proportioned facades
- Vertically proportioned window openings, with flat brick or stone lintels, and timber vertical-sliding sash windows
- Roofscape minimised by the use of parapets, shallow and double pitched roofs with the eaves to road. Cambridgeshire peg tiles and slate are the most common roof coverings
- Stone detailing, often painted, including cills, string courses, architraves etc.
- Drive-through archways, gaining access to the rear are a common feature, especially in former coaching towns
- 6 and 4 panelled doors, with door-surrounds and glazed fanlights or door canopies
- The terraced form, often built at back of pavement creates a well-defined street frontage of urban character

- High-medium density, depending on the numbers of storeys, bays, and plot width. Generally built with additive ranges of outbuildings
- Originally built as dwellings, some with shops on the ground floor. The majority are now in commercial and office use

Local Variations

The market towns of Huntingdonshire contain Town Houses in their historic centres. Built of warm soft red, dark buff and pale buff brick depending on age. Roofs are typically gault-clay plain tiles, although slate is found on later properties.

T3 18th - Early 20th Century Terraced House

The agricultural and industrial revolutions precipitated major growth of towns in the 18th and 19th centuries. Streets of small terraced houses were built on the edges of the historic towns throughout the district. The type is ubiquitous throughout the country. Although influenced by local materials the advent of the railways improved transportation and encouraged the use of non-local materials, especially mass-produced bricks and Welsh slate for roofs. The majority of terraced houses in the district are built at the back of pavement, however there are examples of a larger version of this type with small front gardens, which creates a wider, greener and more relaxed streetscape

Key Characteristics

- Small, generally flat fronted houses; bay windows are a feature on larger examples
- Brick built, occasionally with contrasting brick detailing, such as string courses and door and window surrounds
- Vertically proportioned window openings, with flat and segmental brick arches, and stone cills
- Vertical sliding sash windows and timber panelled doors, typically with glazed fanlights over
- Eaves and gables are generally undecorated and generally clipped close to the building
- Chimneystacks are usually positioned on the party wall
- Simple pitched roofs with slate roof covering
- High density terraced form, laid out in long straight streets, creating a distinctive urban character
- Parking on street

T4 18th - Early 20th Century Villas and Semis

This building type is found in the larger villages and towns of the district, where it forms the wealthier 18th - early 20th Century fringes to the historic centres. The classic simple architecture of the Georgian period became increasingly eclectic and decorative during the Victorian and Edwardian eras. Although influenced by local building materials, improved

transportation brought non-local materials, especially mass-produced bricks and Welsh slate.

The villa form became a popular antithesis to the narrow streets of small working-class erected housing during the Victorian and Edwardian periods. The semi-detached form, creating the illusion of detached villas, is also found in some locations.

Key Characteristics

- Medium to large brick-built, detached or semi-detached houses
- Decorative, contrasting brickwork string courses, eaves courses, lintels and window reveals
- Canted and square bay windows are a feature, often with stone mullions, now generally painted white
- Decorative stone detailing, including mullions, copings, padstones and plaques
- Vertical window openings with stone cills, flat and segmental brick lintels, and sliding sash windows
- Fairly low-pitched slate covered roofs, some with Italianate hipped roofs. Prominent brick stacks and chimneys
- Large houses are set in spacious grounds. Urban examples have small front gardens that create a greener, more suburban street character

T5 19th Century Picturesque

During the Victorian era it became fashionable for wealthy and philanthropic landowners to build housing and other facilities for their tenants, and the local community. The predominant style was based on a Gothicised version of the idealised 'English' cottage, often creating picturesque groups or even whole villages. Generally, materials were of local origin, excepting more decorative elements such as cast iron windows and ornate rainwater goods.

Key Characteristics

- Generally symmetrical but with intricate plan forms, layouts and elevations
- Architectural detailing used for decorative effect, such as buttresses, dentil courses, mouldings, bargeboards and string courses
- Picturesque rooflines, with tall decorated chimney stacks, numerous gables, finials and decorated ridge tiles
- Steep roof pitches, with slate or gault clay plain-tile roof coverings. Dormer windows are a feature on cottages
- Strongly mullioned windows often with decorative lattice-work glazing patterns

- Generally set back from the road with small front gardens and low walls to the front boundaries. Alms-houses often with courtyards defined by railings
- Originally built for a range of uses, including schools, estate offices, village halls, almshouses and estate workers cottages. The majority are now in residential use
- Medium to low density depending on use and plot size

T6 18th - Early 20th Century Grand House

The agricultural and industrial revolutions brought new wealth to the district, and many of the wealthy built themselves grand houses, based on the classically inspired stately homes of the aristocracy. Later Victorian examples are influenced by non-classical traditions, and are often less symmetrical displaying stylistic motifs such as gothic arches, round towers, tile hanging and decorative bargeboards. Designed to be seen, and to impress, they are often found on settlement edges throughout the district.

Key Characteristics

- Large, detached houses with symmetrical, wide-fronted facades, usually on expansive plots
- Georgian examples are wide-fronted, with tall floor to ceiling heights, creating an imposing scale
- Vertically proportioned window openings vertically aligned, frequently graduating in height up the façade, with flat-arch stone or 'red-rubber' brick lintels
- Timber vertical-sliding sash windows. Georgian examples generally follow 9, and 16 pane patterns. Victorian sliding sash windows incorporate larger pane sizes
- Roofscape views are minimised through the use of parapets and shallow double-pitched roofs, with the eaves to road. Mansard roofs are found on some examples
- Decorative dentil eaves courses or painted timber cornice eaves detail
- Brick or stone detailing, often painted, including cills, string courses, keystones and quoins
- 6 and 4 panelled doors, with decorative-glazed fanlights or door canopies
- The grand detached forms, usually set back from the road behind railings or walls, create a restful, stately and less urban character
- Frequently set in gardens, with dark evergreen planting, with a backdrop of mature trees

Local Variations

The form, detailing and proportions remain fairly constant throughout the district, but materials vary with location.

T7a Arts & Craft Influenced Housing

The Arts and Craft Movement in the late 19th century, and the Garden Cities of the early 20th century exerted considerable influence on housing until the 1950s. This applied especially to social housing throughout the district, where estates of this housing type are found on the peripheries of the larger towns. 'The Garden City' cottage aesthetic, and the vision of a green and leafy arcadia became increasingly compromised through increased densities and mass production, but the architectural style and geometrical layouts still retain vestiges of the original influences.

The type is found throughout the country, and does not generally show regional variations.

Key Characteristics

- Geometric, regular layouts with crescents, cul de sacs, and orthogonal junctions
- Semi detached and short terraces of simple flat fronted properties
- Clipped privet hedge front boundaries, often with timber gates, and small front gardens
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Simple chimneys on ridgeline
- Originally, multi-paned painted timber casement windows, with soldier-course brick lintels
- Timber front doors with small canopies
- Built of red mass-produced brickwork, frequently roughcast-rendered, and painted cream or pastel colours
- Simple string courses of soldier brickwork or render
- Semi detached form, hedges and grass verges to some streets, create a suburban character
- Parking generally on street

T7b 1920s and Inter-war Suburbia

The poor living conditions of the urban poor in the 19th century, and growing wealth and mobility resulted in the massive growth of suburbia in the 1920 and 30s. A few properties in the district retain influences of the 'Art Deco' of the 1920s. The Arts and Crafts movement also heavily influenced the architectural style of the period, using motifs such as timber framing, tile hanging, leaded lights and stained glass to invoke the idyll of the 'English Cottage'. This building type is found in small numbers throughout the district.

Key characteristics

- Simple rectangular semi-detached plan form
- Fairly rectilinear street pattern
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Chimneys

generally on the ridgeline

- Originally painted metal, and later timber casement windows, some with latticed-lights or stained glass panels
- Mass-produced red brickwork and painted roughcast render
- Decorative gables with timber-framing effect, frequently painted black and white
- Double height bay windows, with rendered or tile-hung panel, are a defining characteristic of the type
- Recessed porches with tiled floors, and glazed front doors, often with stained glass panels
- Semi detached form, hedges and grass verges to some streets, create the archetypal 'suburban' character
- Medium-low density
- Parking off street, generally between properties

T8 Agricultural Buildings

This building type is found dispersed throughout the rural areas of the district, but also within some of the older villages, and coalesced into the suburban fringes of the larger settlements. The majority date from the time of the 17th-19th Century Enclosure Acts, with some remaining examples from the medieval period.

Late 20th century intensification of farming practices have necessitated large-scaled, industrial type barns, stores and silos which have come to dominate many traditional farmsteads, and often their landscape setting.

Key Characteristics

- Large farmhouses (see vernacular cottages and T6), generally set close to the road, with long, low additive ranges of farm buildings set to the side and rear
- Traditional buildings are small-scale, built of stone, buff and red brick or timber-framed clad with timber weatherboarding, depending on location
- Roofs are generally simple pitched construction, covered with thatch, clay plain or pantiles, and picturesque in appearance
- Modern buildings are large-scale steel-framed single span structures, usually clad in profiled steel sheet, coloured grey

Local Variations

Timber weather boarded barns and outbuildings, many of which now have corrugated iron roofs. Later examples use red brick with slate roofs.

T9a 19th & Early 20th Century Industrial Buildings

Huntingdonshire has a rich heritage of these industrial buildings; some were located near waterways, which provided both good transport routes and potentially a means of power. There was a wide range of industrial buildings Huntingdonshire that included mills, malt houses, breweries, small workshops and others. Many buildings were associated with the railways, including warehousing and goods sheds (now mostly demolished).

Key Characteristics

- Large scale, visually prominent, discreet and freestanding structures with ancillary buildings
- Sometimes positioned in the floodplain. Often surrounded by willows
- 3-6 storeys tall. Generally built of buff brick, with slate covered or plain tiled roofs
- Projecting timber weather boarded loading-bays, and pulley houses
- Simple, robust symmetrical elevations with segmental-arched window openings, and loading bays positioned vertically one above another
- Rudimentary neo-classical detailing, such as pilasters and Italianate porticos are a feature on later examples. 'Gothic' detailed examples are also found
- Originally built as mills and warehouses, the majority are now converted for residential use

T10a Parish Churches

Ecclesiastical buildings survive from every century and architectural style -unique monuments to the Districts' history and culture. Buildings range from Norman and Medieval parish churches to the neo-gothic of the Victorian era and the marvellously idiosyncratic Non-Conformist chapels of the 18th-19th centuries. For clarity, key characteristics are listed under two subtypes as below:

Key Characteristics

- Large scale buildings for Christian worship and former monastic complexes, including surviving gate-houses and hospitium, typically built and altered over long periods of time
- Set in a churchyard, often with mature trees, especially yews. Generally, parish churches are located centrally in the town or village, while monastic houses were usually situated on the periphery
- Although many are older, the majority appear externally to be Gothic in style, with large, pointed arched and traceried windows, and stained glass. Moulded string courses and hood mouldings, buttresses, castellated parapets, other structural and decorative architectural devices evolved and were incorporated over time
- Simple, pitched roofs, generally with plain gault-clay roof coverings

- Building materials range from carstone and cobbles to coursed limestone-rubble, and fine ashlar limestone in the north
- Fine, tall spires are a landmark feature of the District. Lancet windows (small pointed window openings) are characteristic of spires in the Northern Wolds. Towers became increasingly common in the 15th-16th centuries and were often added to earlier buildings in the 15th-16th centuries
- Lych gates are characteristic of churches in the area and are defining features of many churchyards. Construction varies from oak with clay tiles to stone structures

T10b Non-Conformist Chapels

Key Characteristics

- Simple, generally unadorned facades, consciously avoiding the gothic architectural references of the established church
- Diverse stylistic influences, typically neo-classical
- Simple rectangular plan form, frequently gabled to the road
- Round headed windows, typically cast-iron frames, with clear or pastel-coloured glass
- Generally built of buff brick, with slate roof covering
- Cast iron railings and small paved forecourts are typical
- Catholic churches and chapels (legally also “non-conformist”) are frequently neo-gothic and ornate

T11a Victorian and Edwardian Civic Buildings

This diverse type forms the focal point for community, civic and working life. It includes places of assembly, police and fire stations, shopping complexes, schools, libraries, administrative centres and office blocks.

Key Characteristics

- Generally, architect designed buildings reflecting status and function
- Medium to large-scale buildings usually discreet in their own plots. Bank buildings often sited at landmark positions within the streetscape to reinforce status
- Variety of architectural styles, including some good examples of Arts and Crafts, and Neo-classical designs
- Diverse good quality materials, including buff and red brick with ashlar masonry and painted render. Dressed stone string courses; ornamental pilasters, cornices and copings are common embellishments
- Pitched, slate covered roofs are typical

- Frequently single storey but of very grand proportions
- Window styles vary with function; school buildings frequently have large vertically proportioned openings, positioned high in the wall

T11b Late 20th Century Civic Buildings

The late twentieth century has witnessed substantial growth in population, changes in building technology and working practices. Large school complexes, for example, have generated an architectural aesthetic for civic buildings of our era; some examples use contemporary styles and materials, while others reflect aspects of the regional vernacular.

Key Characteristics

- Large to medium scale buildings, generally with large areas of associated car parking or hard standing
- Varying number of storeys depending on function
- Amenity shrub planting, small ornamental trees and mown grass typify landscaped areas
- Generally avoid the use of decorative architectural devices, although good design generates pleasing visual effects through the manipulation of form, function and materials
- Mass produced buff and red brick are the most common facing materials, with large areas of glazing also a feature
- Other twentieth century materials found in civic buildings include metal trims and copings, cedar boarding, glulam beams, coloured powder-coated metal window frames and large areas of toughened glass
- Flat roofs were a feature of 1960-70s civic buildings, and low-pitched roofs on later examples. Brown or slate grey concrete roof tiles are typical roof coverings
- Generally, rather shallow detailing with minimum set backs at door and window reveals, creating rather flat, poorly modulated facades

Annex B: Scheduled Monuments and Listed Buildings

Location	Address	Grade	Type	Wall Material	Roof Material
Bridge End	Nos 1 and 3	II	House	Local gault brick	Slate
Bridge End	No 7	II	Cottage	Clay Lump, Gault Brick, Render	Plain tile
Bridge End	No 9	BLI	Cottage	Local Gault Brick, Render	Pantile
Bridge End	No 11	BLI	Cottage	Gault Brick	Pantile
Chapel Lane	No 9	BLI	Cottage	Timber Frame, Render, Gault Brick	Thatch
Chapel Road	Earith Methodist Chapel	II	Chapel	Gault brick	Slate
Colne Road	Banklin Foods	II	Factory, bell tower	Gault brick	Slate
Colne Road	No 10	II	Cottage	Gault Brick	Pantile
Colne Road	No 16	II	Cottage	Gault brick	Slate
High Street	No 2	BLI	House	Local red brick, render	Modern Tile
High Street	No 12	II	House	Gault brick, red brick	Modern tile, pantile
High Street	Nos 22 and 24	II	House	Timber frame, render, gault brick	Plain tile
High Street	No 27	II	House, shop	Timber frame, gault brick	Slate, pantile
High Street	No 37 (River View Inn)	BLI	Public House, House	Gault brick	Plain tile
High Street	No 41	BLI	House, shop	Gault brick, render	Modern tile
High Street	No 50 (Woodlands)	II*	House, pier	Timber frame, gault brick	Plain tile
High Street	No 52	II	House	Gault brick, timber frame, render	Modern tile, plain tile
High Street	No 53	BLI	Shop	Gault brick	Plain tile
High Street	No 54	II	Cottage	Gault brick,	Modern plain tile, corrugated iron
High Street	Nos 55 and 55A	BLI	House, shop	Gault brick	Modern plain tile
High Street	No 56 (Hereward Cottage)	II	Cottage	Timber frame, render, red brick	Plain tile
High Street	No 57	BLI	Shop	Gault brick	Plain tile
High Street	Nos 58 and 60 (The Moorings)	II	House	Timber frame, gault brick	Plain tile
High Street	Nos 59 and 61	BLI	House	Gault brick	Modern tile
High Street	No 62	BLI	House	Gault brick	Slate
High Street	Nos 63 and 65 (Woodlands View)	BLI	House	Gault brick, clunch, render	Slate
High Street	Nos 66 and 68	II	House	Gault brick	Plain tile
High Street	No 69 (The Old Post Office)	BLI	House, Post Office	Gault brick, render	Slate
High Street	No 70	BLI	House	Gault brick	Modern plain tile
High Street	No 73 (Cranbrook House)	II	House	Gault brick	Slate
High Street	No 77A	II	Public House, house	Timber Frame, render, Brick	Plain tile
High Street	No 79 (The Old Brewhouse)	II	House	Brick	Plain tile

Note: BLI = 'Building of Local Interest' - Not afforded statutory protection

Location	Address	Grade	Type	Wall Material	Roof Material
High Street	No 81 (Watermeads)	II	Cottage, barn	Timber frame, local brick	Modern plain tile
High Street	Nos 83 and 85	BLI	House	Gault brick	Slate
High Street	No 84	II	Shop, house, office	Gault brick	Slate
High Street	No 87 (Kingcroft)	II	Farmhouse	Gault brick, limestone	Plain tile
High Street	Haybarn immediately to west of No 87	II	Barn	Gault brick	Pantile
High Street	Barn to north of No 87	II	Barn	Gault brick	Plain tile
High Street	Dovecote to north of No 87	II	Dovecote	Gault brick	Plain tile
High Street	No 91 (Melvoirs Hall)	II*	Farmhouse	Gault brick	Plain tile
High Street	No 107 (Rose Cottage)	II	House	Gault brick	Pantile
High Street	No 120 (Wedgemeade)	BLI	House	Gault brick	Slate
High Street	Telephone Kiosk	II	Telephone Kiosk	Cast Iron, glass	Cast Iron
High Street	The Crown Inn	BLI	Public House	Brick, Render	Slate
	The Bulwark	SAM	Civil War Fort (earthworks)	N/A	N/A



Annex C: Key Development Plan Policies and Reference Material

Key Development Plan Policies and Government Guidance on Conservation Areas

Cambridgeshire and Peterborough Structure Plan (adopted 2003). In particular, Ch. 7: "Resources, Environment & Heritage

Huntingdonshire Local Plan (1997). In particular Ch. 7: Buildings of Architectural and Historic Interest, and Environment.

Huntingdonshire Local Plan Alteration (2002)

Regional Planning Guidance 14 (East of England Regional Assembly)

Huntingdonshire Design Guide (2007) Supplementary Planning Guidance

Huntingdonshire Landscape and Townscape Assessment (2007) Supplementary Planning Guide

Planning (Listed Building and Conservation Areas) Act 1990.

Planning Policy Guidance 15, Departments of the Environment and National Heritage, September 1994.

Guidance on the Management of Conservation Areas, English Heritage, February 2006.

Guidance on Conservation Area Appraisals, English Heritage, February 2006.

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












Maps

a. 25 " OS Maps, 1880, 1887, 1900, 1920 & 1950

b. Bluntisham-Cum-Earith Enclosure Map 1814

c. Historic interpretation maps Huntingdonshire Record Office

Figure 1. Key (in full) to Symbols used on the analysis plans

	This represents an urban space that has a degree of enclosure
	This represents a green space that has a degree of enclosure
	This represents a corner building/s that spatially link areas or streets (known as a pivotal corner)
	Significant or important view or vista within, into or out of the Conservation Area
	The situation where a building or other structure blocks ("stops") a view
	Indicates where a glimpse (or series of glimpses) of one space may be seen from another
	Indicates where a building line has failed, allowing the visual integrity of the street to "leak" out
	Plantation
	Significant tree/s
	Scheduled Ancient Monument
	A building that forms a landmark within the Conservation Area
	Listed Building
	Urban space that narrows down, inviting the viewer to explore the space beyond: "pinch point"
	Street that would benefit from enhancements, e.g., improved signage or parking arrangements
	An area that would benefit from enhancement
	An intrusion into the historic street scene caused by, for example, inappropriate buildings
	Street characterised by back of pavement building line
	Street characterised by a set back building line
	Spatial orientation