9 Royce Court Heritage Statement

The St Neots Conservation Area is of historical and architectural importance for the preservation of the character and heritage of this market town, which dates back to medieval times. This statement attempts to explain the heritage of the town, the importance of the conservation area, and the role of the listed buildings.

History: St Neots developed as a settlement on the River Ouse, with a past dating back to Saxon times. It is a market town, taking full advantage of the place beside the River Great Ouse and the adjacent Roman road. The town has undergone successive phases of development over successive centuries, with the most significant being the founding of St Neots Abbey in the 11th century and later as a centre for trade and religion during medieval times.

St Neots Conservation Area:
This conservation area was established to help preserve the character and historic nature of this town and to safeguard the various monuments and spaces of architectural nature for the benefit of generations to come.
This contains a diverse range of historic building, open spaces, and street patterns which illustrate the development and growth of the town. The conservation area boundary encompasses the medieval core, the 18th-century market square, and the post-Victorian aspects that reflect the industrial age expansion of the town.

Listed Buildings closest to Royce Court:
A number of buildings in St Neots Conservation Area are listed for their architectural and historic interest. Such buildings have legal protection and form part of the heritage assets of the town. Examples include:

The Barley Mow pub in Eaton Ford: 0.2 miles from Royce Court
This Grade II listed building was built in 1830 and was run by the Osborne family until 1915. They strongly influenced the development of Eaton Ford.

Bridge House (Grade II): 0.3 miles to Royce Court
This Grade II listed building of 17th-century origin lies close to the town's bridge crossing over the River Ouse and relates to the river trading and transport history of the town. The building is of traditional build and is situated near the river, making it quite a feature for the local community.

The Old Court House (Grade II): 0.5 miles to Royce Court
The Old Court House represents 18th-century building and is listed as Grade II. It stands near the centre of the town and is an important landmark. It reflects the civic and administrative significance given to St Neots during this period.

St Neots Church (Grade I): 0.7 miles to Royce Court
The parish church of St Neots is one of heritage interest in the town and is listed as Grade I. The church, although essentially of the 12th century, remains an outstanding surviving medieval ecclesiastical building. The Norman tower and subsequent Gothic additions are important components, together with the churchyard, which provides valuable information on the historical growth of the town.

Conservation Area Architectural and Visual Importance:
The style within the Conservation Area varies from medieval to Georgian and Victorian, each contributing something different to the visual character of St Neots. Many are of local origin and retain traditional features that reflect the town's historical development in often brick, stone, and timber.

This is particularly evident in the eastern side the river within the historic core of the town where narrow streets and closely packed buildings give a real sense of the medieval settlement. Equally, however, the Conservation Area is defined by the areas of open space, such as the town square and churchyard, which provide a visual and historical relief to the surrounding urban fabric. Royce Court is situated on the boundary of this open area but is very much in a zone of public residence including multiple blocks of flats and care-homes.

Conclusion: The St Neots Conservation Area is part of the town's heritage, containing many historically important buildings, including several listed structures. These buildings contribute to the distinctive character of the town, and the designation of the Conservation Area ensures that their historical and architectural importance is preserved for generations to come.
Unfortunately, Royce Court contributes very little to the architectural heritage of St. Neots, with its rather bland 1980s style. The flat Nr.9 even less so, as it is not even visible from the neighbouring road or footpaths and thus has no impact on the heritage of St Neots. The change of windows does not adversely affect the residents, on the contrary, it only serves to raise the visual appearance of the property, as the previous windows were in a very poor state. The upgrading of the windows with a higher quality PVC variant only serves to bring this property in-line with all the other flats at Royce Court which already have replacement windows from the same material.