




Character Area Plan

The analysis plan (below) illustrates the component elements and the different character areas that comprise the historic core of the town centre. The town centre is well defined and relatively compact.

The river provides a distinct town edge. Hen Brook is another distinct edge separating the town centre from Eynesbury. St Mary's Street is the important historic link between the two centres and the 2 parish churches.

Key

-  Conservation Area
-  Key character building
-  Opportunity area



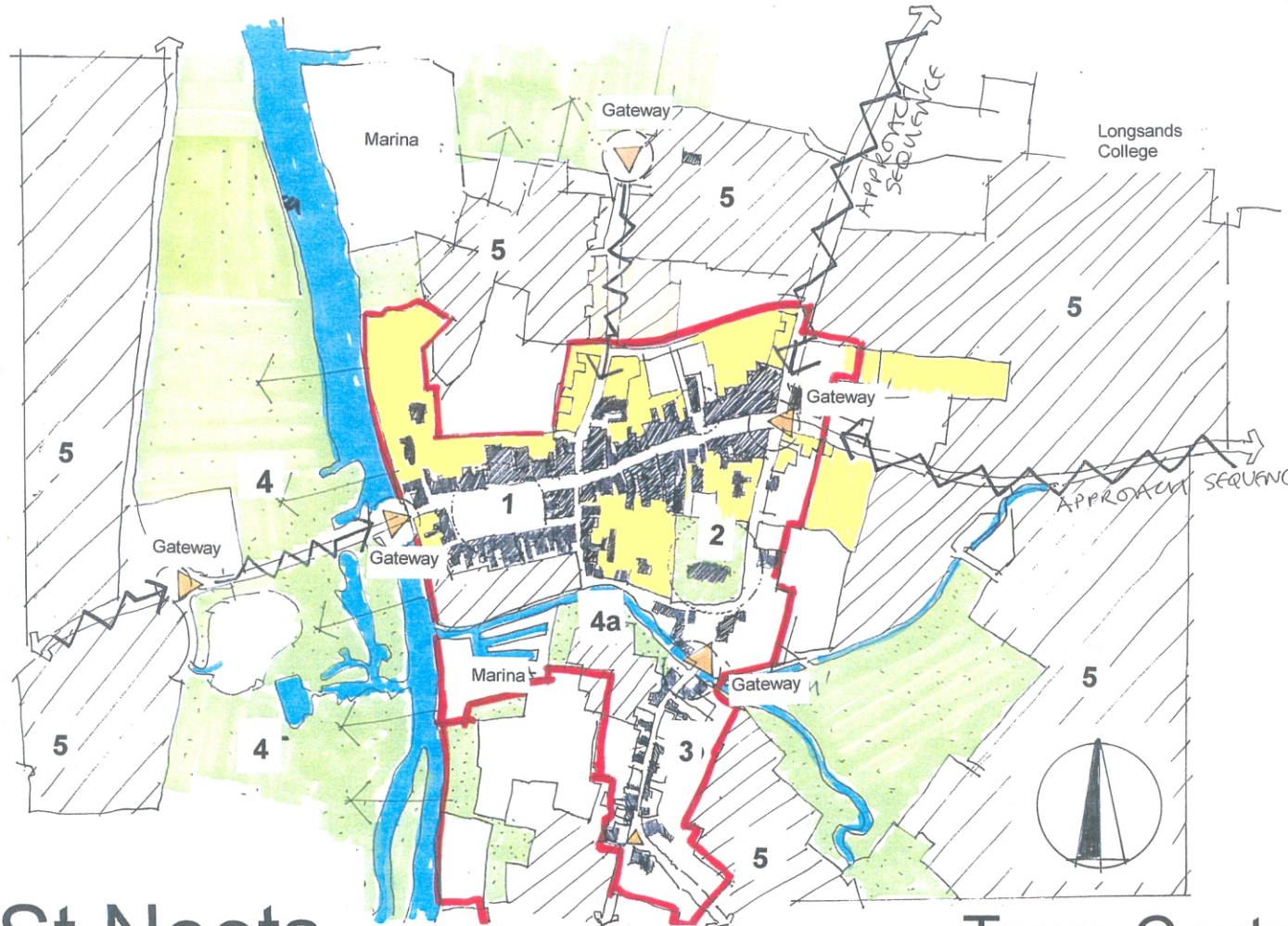
Town centre 'gateway'



Important green open space



Residential urban fabric



1. Town centre 'Market Place – High Street' Sequence – Historic retail and commercial heart of the town. Good tight urban fabric with historic building (listed shown in red) and quality townscape grouping.
2. St Mary's Church – Key town centre landmark and 'green open space'
3. St Mary's Street Approach – Historic link from Eynesbury and key quality approach to the centre. Focus between the two churches and St Mary's and Eynesbury parishes.
4. River Great Ouse Corridor- Riverside park, open space and water meadows. Views of town centre in its riverside setting. Strong edge to town. Vistas out from the town centre
- 4a Hen Brook – Tributary 'creek'. Linked near' green open space' and corridor network. The cemetery and St Mary's churchyard are also integral elements of this corridor sequence.
- 5 Town Centre Housing

The plan also shows conservation issues such as the Conservation Areas (St Neots Town centre and Eynesbury) , key buildings that determine the historic character of the town as well as significant green open space.

St Neots

Town Centre Character Areas