



EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL  
Local Development Framework

# BURWELL – North Street Conservation Area Supplementary Planning Document

FEBRUARY 2008



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## **1 Introduction**

- 1.1 Burwell has two designated Conservation Areas one that focuses on High Street and the other on North Street. These reflect the two distinct centres that have developed historically within the village, linked by the central Causeway area. The High Town Conservation Area is centred on St Mary's Church and the castle earthworks. This is the earliest area of settlement in the village and is built up around a green at the southern end of High Street – the remnants of which still survive. The North Street Conservation Area developed in association with water borne trade from the lodes into the fens. Both centres were originally designated as conservation areas on 12 July 1974.
- 1.2 This document aims to fulfill East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of these areas as required by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.3 The document includes; a review of the boundaries of the areas, a character appraisal, design guidance for new development and policies for the management and monitoring of the area in order to preserve its character.

## **2 Public Consultation**

- 2.1 The public consultation will be carried out in compliance with the Council's adopted Statement of Community Involvement (17/10/06).

## **3 What are Conservation Areas?**

- 3.1 Conservation areas are defined as "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".
- 3.2 When a conservation area has been designated, it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to do works to their properties without the need to obtain planning permission (known as permitted development rights) are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks notice of their intention to carry out works to trees. Planning applications affecting a conservation area must be advertised on site and in the local press to give people the opportunity to comment.

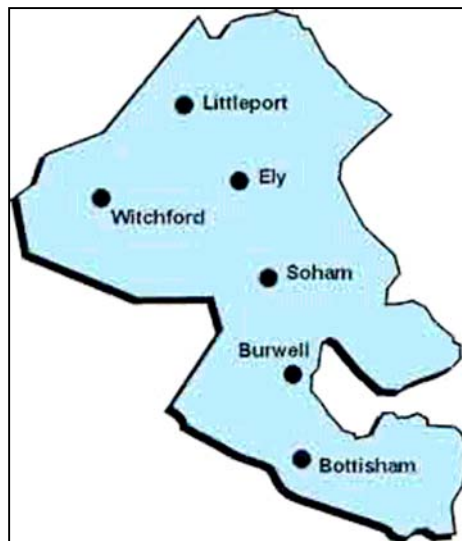
## **4 What is a Conservation Area Appraisal?**

- 4.1 There is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest. Having established a conservation area they are also required to review the designation and boundaries of the area. This is to ensure the area is still considered to be of value and to determine whether any areas have been overlooked or changes have occurred which require

the boundaries to be redrawn. Any pressured for change in the area can then be identified and enhancement opportunities highlighted.

- 4.2 The appraisal document sets out the historical and economic context for the locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area with specific policies devised for Development Control to help assess planning applications made on properties in the area.

## 5 Overview of the area



- 5.1 Burwell is a long linear Fen edge village that initially developed around the Parish Church in High Town. The historic settlement has been developed northwards in a series of planned expansions. The High Street has always been the main vehicular road, around which the village has developed in parallel with the weirs that also provided water access. The settlement is on a ridge of land which sits proud of the surrounding fenland. The fenland with its supply of waterfowl, fish, peat, sedge and rushes has in the past provided valuable food and construction resources for the village. The North Street area has developed around the wharf areas for the transportation of goods through the waterways of the fens.



Fens

- 5.2 The North Street Conservation Area is composed of two medieval planned settlements – Newnham and North Street. The western side of North Street is characterised by long narrow plots with a direct relationship to the waterways. The eastern side is laid out in the traditional medieval form of a main street with a back lane; Silver Street. The plots to this side of the road are shorter than those backing onto the weirs.
- 5.3 North Street retains a number of 16th and 17th century timber framed thatched houses, which have a characteristic form of gable end to the road with long ranges of out buildings and barns running down the narrow plots. The inns and religious buildings are mainly located on the eastern side of the street on the smaller plots. 19th century development has introduced gault brick villas and terraces of cottages into this street pattern. There are some relatively unaltered examples of buildings from this period to both The Causeway and High Street.
- 5.4 Recent redevelopments have eroded the linear plot form in particular to the southern end of the street. The southern end of North Street has the commercial focus of this part of the settlement around the cross roads of North Street and Hythe Lane, at the end of The Causeway. The Causeway provides the physical link between the northern and southern areas of the village and is characterised by elegant red and buff brick Victorian villas and terraces. The historic pathway survives in the form of the tree lined pedestrian path that runs parallel to the line of the modern road.



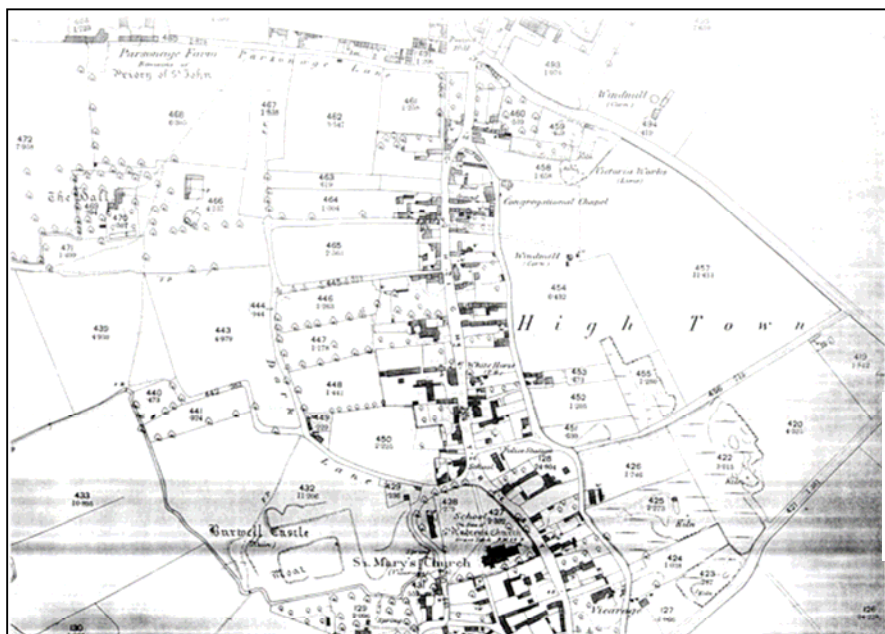
The Causeway

- 5.5 The Newnham area forms a distinctive sub area focused on the three east-west lanes of Pantile, Laburnum and Casburn Lanes, which have dwellings fronting long ways onto them and far shorter plots. The settlement pattern contrasts significantly with that of North Street giving this area a distinct character.



Casburn Lane

## 6 A Brief History of the village – focussing on North Street



1889-  
1890  
OS  
map

- 6.1 The northern part of the village was developed later than High Town. The two distinct areas of the village were linked by a narrow raised pathway known as The Causeway that had no settlement along it until the 19th century following the drainage of the fens. The North Street area was developed under two separate phases of medieval town planning; North Street itself c.1350 and Newnham: c1440.
- 6.2 Burwell was surrounded by an open field cultivation system that ceased to exist when it was enclosed following an Act of Parliament in 1817. The open field system has been estimated to have covered approximately 3,500 acres and was divided into three large areas: North Field, Hill Field and Ditch Field. The main crop grown was corn and from this developed the milling and malting industries. Physical evidence of this survives in the form of a number of substantial corn barns adjacent to the weirs. There are no surviving tower mills in this

part of the village. Two mills formerly existed along Toyse Lane; one of the mills was known as 'the Busy Bee Mill', clearly showing that this was once the hive of industry! These were both taken down in the 1930's. In the nineteenth century a market for the growing of straw and carrots for the Newmarket stables developed.



Burwell  
North St

6.3 North Street contrasts with the layout of High Town by the longer and a narrower plot, which means that the majority of the houses are gable end to the street. There are a distinct group of 17th century timber framed houses in North Street. These are principally single storey with dormer windows allowing use of the attic space. Many of these were refronted in brick or clunch in the 18th century. These buildings have a distinctive floor plan, which originally had a central living area flanked on either side by storage rooms. A series of clunch pits were dug on land to the east of North Street to obtain this important local material.

6.4 North Street, as part of its development on the western side has common and private hythes and basins for water bourn transport in place of a back lane. Many of the plots have individual channels cut running east from The Weirs. The majority of these canals and basins have been filled in now so it is hard to imagine the area being navigable for barges and being a bustling port. The best visible remains of these private wharfs are those near to the Burwell Lode. The Hythe to the west of Newnham was a public wharf. The exact date of construction of these watercourses has not been conclusively established.



Burwell  
Lode

- 6.5 Trading businesses were set up in North Street dealing in corn, coal, timber and salt traded via the wharves using barge transport, the Ball family ran the most successful of these businesses. This area also housed shipwrights and the watermen who worked the lighters and barges. The water bourn trade was at its peak in the 19th century but went into rapid decline by the start of the following century. Few of the former warehouse buildings remain in commercial use and a number have been converted to residential use. One of the largest employers in this part of the village in the 20th century was a corrugated packaging business based originally in the former Methodist Chapel but this has now relocated.



Former  
Methodist  
Chapel

- 6.6 Workshop units have historically been located at the end of the Causeway including a blacksmith's forge, wheelwrights and other such trades. The listed building, The Forge, 103 The Causeway and No.107, The Causeway retain outbuildings where such trades were conducted. The village pound was also located here. This building was used to lock up offenders in the mid 19<sup>th</sup> century and subsequently was used to house the village fire engine. It is located on Casburn Lane and has recently been restored by the Burwell Parish Council and History Society. The Fox Inn was first recorded as an alehouse at the crossroads in 1764. This together with the Queens Arms and the Crown and Anchor are long established hostelries in the area.



The Village  
lock up



- 6.7 Newnham, the last of the medieval planned areas, has three parallel east-west aligned lanes arranged in a rectangular grid fashion with much shorter plots. The dwellings rather than being gable end to the road are located parallel to the lanes in long linear blocks. The middle road, Pantile Lane, functions mainly as a back lane with the rear elevations of properties facing onto it. To the east these lanes link to the Causeway that was prior to 1815 the main route south for wheeled vehicles until Low Road was set out on the fen edge to the west.
- 6.8 The gault brick buildings found in the southern part of North Street continue along The Causeway. The settlement along this route-way only developed in the late 19th century and the majority of properties fronting the road still date from this period with little infill or development having occurred since. The front elevations of the terraces and villas have survived relatively unaltered thus the character of the street is very strong. The street trees to the main footpath form an important landscape setting to the road and contrast with North Street which lacks such landscape elements.

## 7 Geology and Landscape Setting

- 7.1 The village is located on a ridge of hard chalk (Clunch or totternhoe stone), which provides higher land above the surrounding fenland. This stone was quarried as a building material and the Parish Church and many of the local houses are built in this material. The clunch rises above the 30' contour, but the lower fenland is at, or near to sea level. The fens were originally peat covered but little of this remains due to peat digging, and the drainage and cultivation carried out from the 19<sup>th</sup> century onwards that has cumulatively lowered the level of the fens. The stream which rises near the castle site and flows north, parallel to the main village street formerly called Head Lode, but now known as The Weirs, forms a distinctive boundary between the upland and the fen.



The Weirs

- 7.2 The Fens developed in the wash area as a result of rising sea levels at the end of the ice age, flooding former forested areas and depositing areas of marine clay. The combination of rotting vegetation on the former forest and slow moving water in the rivers and streams draining

the area over several thousand years resulted in peat being formed. The area often flooded, thus spreading alluvium deposits that created fertile grazing for cattle and sheep in the flood plains.

- 7.3 The earliest settlements in the area were along the areas of higher ground with easy access to fresh water and the fenland as found at Burwell. Canals and watercourses were made for transport purposes and some enclosure of the fens took place during the middle Ages. However it was not until the 17<sup>th</sup> century that Vermuyden comprehensively drained the fenland. This deep drainage enabled the land to be used for arable cultivation. It was as late as 1846 that the Burwell Fen Drainage Act was passed and common rights to graze on the fens ended.
- 7.4 The Cambridgeshire Landscape Guidelines 1991 identified local character areas with the fenland being a distinct category. This defines the fens as “a landscape of contrasts and variety...The open landscape provides distant views where the scattering of clumps and individual trees merge together to produce a feeling of a more densely tree-covered horizon”. The settlements have an “island” character within the open fen setting.



Open Fens

- 7.5 Burwell as a settlement rises from the surrounding flat fenland as a distinct landmark feature, which is emphasised by both the tree cover and the focal point of the Parish Church spire. The trees and hedges serve to soften the boundary between the gardens of the settlement and the open farmland. Common tree species are horse chestnut, elm, oak, ash and willow with witch hazel, hawthorn and blackthorn being hedgerow species.

## **8 Archaeology**

- 8.1 Cambridgeshire County Council holds a database where all the archaeological finds have been recorded. This is therefore a summary of the evidence amassed to date.
- 8.2 Finds dating from the prehistoric period are common in the area, and from the hand tools found, it would seem this was an area rich for the

hunting of wildlife. Of the recorded scatter of finds the most notable is the Burwell jadeite axe head now held in the Museum of Archaeology and Anthropology in Cambridge. Late Bronze Age finds have been discovered near the Parish Church and 10+ round barrows are recorded as being on Burwell Heath, but are now sadly ploughed out.

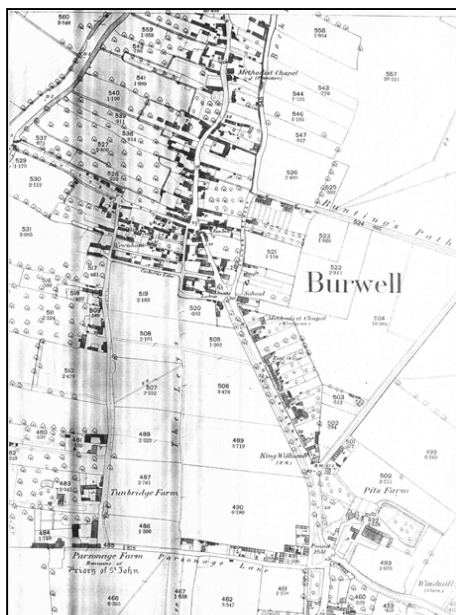
- 8.3 There are several recorded Roman finds in Burwell. The distribution of finds suggests that there may have been a villa close to the site of Burwell Castle with another villa site recorded at nearby Reach. Evidence of other occupation/activity around the site of the present day village is documented, with the original digging out of the drainage ditches or lodes attributed to the Roman period.



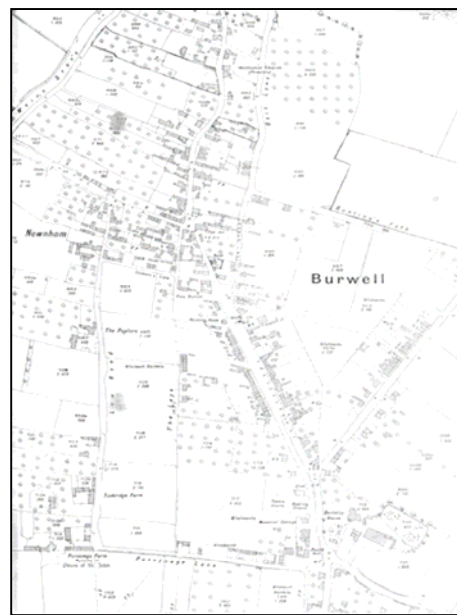
Castle mounds

## 9 Townscape Analysis

As Burwell has two mutually defined conservation areas of High Town and North Street that form distinct character areas, two separate documents have been produced. Each area has been analysed on a street-by-street basis.



Above: 1886 OS Map



Above: 1924 OS Map



1901 OS Map

This part of the settlement has developed in a linear form with a distinct focus for trade and commerce at the northern end of The Causeway including the public hythe adjacent to the Newnham area.

North Street has a different character to its eastern and western sides. To the eastern side development was associated with the water borne trade and warehouses and private wharves were developed, whereas to the east the properties focused on the back lane of Silver Street. The buildings fronting North Street have a distinctive pattern being orientated gable end to the street whereas the lanes of the Newnham area have the buildings parallel to the roads.

The Causeway has development of the late 19th century along it including some fine terraces. The development of the same period is also found along North Street, principally of detached brick villas. These buildings exemplify the decorative use of red and buff bricks. By this time slate is being imported via the railway and used to roof the dwellings.

## **9.1 North Street (eastern side)**

9.1.1 The plots are shorter to this side of the street and the built fabric has a lower density than to the west. The three chapels in this part of the village are all located on this side of the street, such uses did not require the prime water frontage plots on the other side of the road. To the northern end the properties are a mix of 18th to 19th century buildings. There are no listed buildings on this side of the road but the properties are of local interest and complement the buildings on the opposite side of the street in their scale and form. In entering the conservation area from the north Nos.127 and 100 form a distinct gateway pinch point feature. This effect is produced as the gable end of each building are positioned directly opposite each other and both buildings are set close to the street.



Entrance to  
Conservation  
Area from  
north

9.1.2 Modern infill development has been introduced in this part of the street via the creation of cul-de-sacs leading off of North Street. Grantchester Rise is one of these developments and it includes a landscaped area at the entrance of the cul-de-sac onto North Street. This area contributes to the street scene and setting to the listed buildings opposite and thus its inclusion into the Conservation is warranted.



Grantchester  
Rise

9.1.3 The grain of the development in the road north of Toyse Lane has a distinct character with the properties located close to the road frontage. This gives a very definite pinch point in the street. The narrowness and curving form of the street serves to emphasize the rural character of the locality and gives additional prominence to the group of thatched cottages on the western side of the road.

9.1.4 Adjacent to this group of buildings is the former St Andrews Church. It is not listed, but is local interest being a high quality 19<sup>th</sup> century building. This has been converted to offices but the building retains a pair of very large and distinctive decorated chimneys – one on each side that forms landmarks in the street, when traveling in either direction. There and are also visible from the footpath along the waterside of the Weirs.



Former St  
Andrews  
Church

9.1.5 South of Toyse Lane the Baptist Church is a notable landmark building. This was built after 1842 is Grade II Listed. It has a Classical gault brick faced front elevation with clunch sidewalls. The building is set back from the street so that the graveyard fronts onto the street providing a break in the grain of the development in this location.



Baptist  
Chapel

9.1.6 There is a distinct break in the built form half way along the street created by the two low-density developments of Shenstone House, 48 North Street and Burwell House. Shenstone House is a Grade II listed farmhouse dating from the early 17th century. It has retained its rural character by virtue of the land to the northern side remaining undeveloped other than with ancillary out buildings. Burwell House an unlisted villa, used for educational purposes, occupies the land to the south. To the Silver Street elevation is a date slab showing the building has 17th century origins but the majority of the visible fabric dates from 1822. The 19th century rebuilding was undertaken for Edward and Anne Ball whose initials appear on the date slab. The buildings are set back from North Street and largely screened from view by an imposing brick wall that runs parallel to the road for over 150m. The mature landscaping in the grounds behind the wall significantly contributes to the street scene and reinforces the rural character of the village.



Burwell House  
– boundary  
wall and trees

9.1.7 South of Burwell House the number of 19th century villas increase. A former Methodist Chapel dated 1864 is located south of New Road. This is not listed but is considered to be of local importance. Like the Baptist Chapel it is of a Classical form but the front elevation is located hard onto the road giving this building far more street presence.



Former  
Methodist  
Chapel

9.1.8 Brooklyn Terrace consisting of Nos.14-22 is dated to 1906. These properties are not listed but are considered to be of local value. The buildings are unusual as historically; relatively few terraces were constructed in this part of the village. These are constructed in gault brick with red brick detailing and slate roofs. None of the units retain their original windows.



Brooklyn  
Terrace, 14-22  
North Street

9.1.9 The terrace is sandwiched between two Listed Buildings that were formerly farmhouses. These are part of a small group of properties that follow the gable end to the street pattern of development that the 19th century terrace interrupts. No.24 retains its thatched roof whereas cedar shingles has replaced No.12 and 12a Swan Barn has a pan tile roof. The steepness of the pitch of the roofs of the later two properties suggests these were also originally thatched.



View south  
down North St

9.1.10 The settlement pattern becomes much denser at the road junction at the end of the Causeway. The Fox Inn is the focal point at the junction with its beer garden providing an area of green space. The Inn is Grade II Listed and dates from the 17th century. It was first documented as being an alehouse in 1764. The exterior has been subject of modern signage and painting but still retains an 18th century appearance. Internally the building retains very fine axial stop-chamfered moulded beams in the main bar area. There are a series of historic outbuildings adjacent to the main Public House that contribute to the setting of this area.



The Fox Inn

9.1.11 The adjacent buildings surrounding The Fox form the retail focus of the village. Nos.4 and 6 North Street that date from the 19th century and are constructed of painted clunch and brick. No.4 include the remains of a traditional shop front that has been modified.



<b>Age</b>	Mix from 17 <sup>th</sup> century onwards – including 3 19 <sup>th</sup> century chapel
<b>Wall Materials</b>	Clunch (painted or rendered), gault brick with red brick details
<b>Roof Materials</b>	Thatch, shingles, pan tiles both buff and red, slates
<b>Windows/Doors</b>	Mix of casement and sash windows. Timber metal and PVCu. Dormer windows common feature. Timber four panel doors common feature
<b>Scale</b>	1-2 storeys. 1.5 storey a common form for cottages
<b>Features</b>	Chimney are important to roof and streetscape, gable end of building, front boundary walls.

## 9.2 North Street (western side)

9.2.1 No.1 and No.5 North Street are modern retail units dating from the mid 20th century. The large single storey flat roofed block of the Co-op forms a dominant feature in the street scene. The building is highly prominent in the street particularly looking south due to the flank wall defining the entrance to the new residential street of Myrtle Drive. This consists of a blank brick wall with no openings or decoration giving any relief to this façade. The building is incongruous in the street scene as a result of its flat roof and projecting front canopy. The pavement area in front of these two units has been subject to improvement works including resurfacing works and the provision of a litterbin, bollards and two street trees. The visual appearance of this area is undermined by the clutter of A-board signs to the front of No.5 and the storage of trolleys adjacent to the pavement area.



Coop building



9.2.2 The southern end of the street, including a former coal yard has been subject to major redevelopment in the last five years with two major housing developments. This has significantly altered to the grain of the development in this location. The new roads of Myrtle Drive, Hatley Drive and Hythe Close serve the new housing. This differs from the rest of the locality by having units up to three-storey in height, in a high-density layout that continues from the North Street frontage down the plots to The Weirs. The form of the new housing has a far greater urban character and form than the existing properties within the conservation area. The former linear plot layout with the main dwelling to the road frontage and ancillary buildings/functions to the rear adjacent to the weir side and associated canals, is still found north of these developments, but has been lost with these redevelopments.

9.2.3 Nos.11-17 are new units fronting the High Street which are part of the 47 residential units of Myrtle Drive. These units retain the scale and materials of the older properties in the street. They are positioned hard on the back edge of pavement mirroring the existing building line form to the street.



Nos.11-17  
North Street

9.2.4 The modest unlisted 17th century cottage No.19 North Street is considered to be of local historic interest. The white rendered gable wall fronting North Street forms a prominent feature which is set forward of the developments to either side. This has been identified as being an enhancement opportunity to refurbish the building and bring it back into use.



19 North Street

9.2.5 Moving North there is a number of 19th century villas that are of local interest with buff brick facings and red brick details. The best examples are No.25 and No.27 North Street. Both properties retain their timber vertical sash windows that are a 2/2 format. The window openings have rubbed brick arches. No.25 has a very fine door case that has been reproduced on the new units in the adjacent development of Hatley Drive. No 27 has a decorative dentil course at both eaves level and as a string course above the ground floor windows. Both properties have four paneled timber doors with the top two panels containing glazing.



Below: 25 North St  
looking to No.23

Above: 27 North St



9.2.6 There has been some modern infill to plots No.27a, b and c in the form of bungalows. These are set back from the road with brick boundary wall defining the curved road profile here. There is one significant tree that contributes to the street scene.



27a North St

9.2.7 The view north across the front gardens of these bungalows is towards No.29 The Grange. This building is of local interest and dates from the 17th century. It has 18th century fret patterned window architraves to the southern elevation giving a classical elegance to this façade that contrasts to the more rustic northern elevation. The northern elevation has large window reveals in brickwork originally intended to contrast with the surrounding walling but now all painted a uniform colour. A point of interest is the historic fire insurance sign fixed to the northern façade.



The Grange



9.2.8 Generally the plots north of No.31 North Street retain the long plots running down to the Weirs without any major infill redevelopment. Within these plots are clunch outbuildings and brick built corn barns that served as warehouses and stores associated with the river trade these are best viewed at the rear of No.55 North Street.



Corn barns  
viewed rear  
of No.55

9.2.9 No.35 North Street is a Grade II Listed Building. It follows the traditional building pattern of gable end to the street and a range of buildings running west towards the weirs. Now a dwelling this was formerly The

Queens Arms Public House and dates from the 16th century. The brick exterior conceals a timber frame. To the rear of the property are a five bay barn and a granary that includes a date stone of 1744. The rendered clunch wall, which encloses the garden area of this property and that of No.31, forms a very strong element in the streetscape.



35 North St

9.2.10 The buildings and associated boundary walls along this part of the street from a continuous frontage to the street with no views afforded to the weirs or fens. One exception is the gap between No.35 and 37, which gives an important vista down these plots.



Gap  
between 35  
& 37

9.2.11 No.47 is identified as a building of local interest. This former warehouse building is subject to works to convert it residential use. This provides a good example of use of the locally produced new roof tiles. The group of buildings to the rear of No.49/51 are unused and at risk. These form another enhancement opportunity. The buildings are considered to be an important survival of buildings associated with the river trade and are of local historic interest.



Buildings at rear of 49 & 51

9.2.12 No.53 -55 are a terrace of properties running parallel to the road dated 1705. These have a series of dormer windows fronting the street and chimneystacks that give a regular rhythm to the roofscape. These retain their timber multi-pane sash and casement windows and a six-panel entrance door. The orientation of this row of units' contrasts with Nos.49 and 59, which are gable end to the road. Brock Farm Cottage, 59 is not listed but is of local interest. It is a painted clunch and brick building with a thatched roof and dates from the 17<sup>th</sup> century. A bungalow that is a proposed development site occupies the adjacent site No.61.



61 North St

9.2.13 The Anchor Public House dates from the 17th century and is a Grade II listed. It retains its multi-pane windows that are a mix of sash and casements. To the rear, the beer garden and car park stretch along Anchor Lane to the weirs and provide a good viewing point of the corn barns adjacent to the site.



The Anchor Pub

9.2.14 North of Anchor Lane there are a series of thatched 17th century timber framed cottages and later 19th century brick villas that are one and a half storey to two storey in scale. These are gable end to the road in a very distinctive street form. The buildings are located hard on the back edge of the pavement; Nos. 65, 69, 75 and 89 exemplify this. No.69 is Grade II listed. North of this is a further group of six dwellings in close proximity which are also built in this format.



65 & 69  
North St

9.2.15 The best surviving remains of the inlets to the canal basin that once gave river access into these sites can be viewed at the river end of the plots. These are all that remains visually of the wharfs developed at the western end of these plots, as these have been in-filled. These are considered to be important archaeological remains that should be preserved. The retention of the rear of these plots as garden land is important to the character and appearance of this part of the Conservation Area. There is a distinct visual transition from the housing at the road through the soft landscaping of the garden areas to the open countryside on the other side of the waterway.



Remains of  
canal basins

9.2.16 There has been some modern bungalow infill to the rear of No.73 High Street. The access to these units also leads to the Grade II listed No.71 High Street. This gabled red brick two storey building is best viewed from the waterside where it is a landmark building at the entrance of Burwell Lode. Edward Ball and Richard Bailey, the former being

responsible for the major rebuilding works at Burwell House, used this building in connection with a coal wharf adjacent to this site that was owned. There is only one other building of any note fronting the waterside north of this – which is an old grain barn rear of No.75.



71 North St



75 & 77 North  
St

9.2.17 Development pressure is identified to the undeveloped land to the front of No.73 that unusually is set back from the road. This open area adjacent to the road affords views to the southern elevation of No.75. The one and a half storey section of No.75 is set back from the road to give a view beyond this of the southern buff brick frontage of No.77. The southern elevation of these two buildings currently forms a prominent feature in the street scene.

9.2.18 The clunch barns at No.69a and 77a North Street are now converted to dwellings but were previously storage buildings associated with the river trade. One remaining unconverted barn at No.83 currently has proposals for its conversion to a residential unit. Two of these structures are Grade II Listed.





69a North St

9.2.19 The largely continuous development to this side of the road affords few views to the waterways to the rear or the open fens beyond. The pattern of the historic development is very inward looking to the street and it is only in modern times that development has been built with views out across the river – with the one exception of No.71 North Street. One significant gap site is adjacent to No.83 and 85 which houses an electrical sub station. Views are afforded to both to the river and to the Grade II Listed clunch corn barn to the rear of No.83.

9.2.20 From No.89 onwards the road narrows and the very close-knit group of gable-ended buildings fronting the road form a very prominent and distinctive group. This includes a total of three Grade II Listed Buildings – Nos.95, 97 and 101 North Street. These buildings all date from the late 16th or early 17th century and are timber framed. All would have originally been thatched but only No.101 retains the original roof covering. The vertical emphasis of the gables is broken up with vertical lay boards and red brick banding to these end elevations.



95 looking south

9.2.21 Briarwood, 105 North Street marks distinct break in this group. This very fine property of two-storey with attic rooms stands parallel to the street and has a commanding presence. It is a three bay building with vertical sliding sash windows symmetrically placed around the central front door with canopy hood. It is a buff brick building with red brick

used for detailing. The roof space is lit by a row of three dormers to the front elevation. The setting of the building is affected by a series of factory buildings to the rear of the site that represent a development and enhancement opportunity.



105 North Street

9.2.22 From No.105 to 119 are a series of predominantly modern dwellings which are set back from the road. The one unit, which is set forward and at right angles to the road, is No.109 a much altered 19th century two storey dwelling. Brick boundary walls to these units define the street scene.



109 North Street

9.2.23 To the northern corner of Dyson's Drove is a bungalow that occupies an important position in relation of the group of four listed buildings to the north of this. The site represents an enhancement and/or development opportunity.



117 North Street

9.2.24 The Grade II listed buildings of Nos.119 and 123/125 are a series of gable end to the road timber framed buildings dating from the 16th or early 17th century's. Originally all thatched only No.119 retain this roofing. No.121 has been restored recently and notably has a new Burwell tile roof. The retention of a five bar entrance gate and gravel surfaced driveway assist in retaining the rural character of this location.



119 North Street

9.2.25 No.127a forms the gateway unit on the western side of the road echoing the presence of No.100 opposite. These properties clearly define the entrance to the Conservation Area.

<b>Age</b>	16 <sup>th</sup> – 21 <sup>st</sup> century
<b>Wall materials</b>	White brick, brick and clunch infill to timber frames
<b>Roof materials</b>	Slate, clay tiles and thatch
<b>Windows/Doors</b>	A high amount of modern replacement with a mix of timber, metal and PVCu
<b>Scale</b>	1.5 – 2 storey. No.105 is a rare example of 2.5 storey
<b>Key features</b>	Gable ends to road to north and villa format to south

### 9.3 Silver Street

9.3.1 This functioned as the medieval back lane and this subsidiary function is reflected in its narrower form. The 19<sup>th</sup> century maps show primarily outbuildings fronting it, thus the majority of housing that now exists here is 20<sup>th</sup> century in date but there are some earlier buildings of interest. Moving from north to south, to the western side of the road up to Toyse Lane is comprised of the rear elevations of the properties fronting North Street.



118 North Street

9.3.2 No.118 is a modest cottage on the eastern side. Constructed of rendered clunch with a pan tile roof this building contributes to the street scene at the northern end of the street. Adjacent to this property is an empty plot identified as a development pressure site – the form of any redevelopment of this site could have an impact on the character and appearance of the conservation area.



Gap site, Sliver St

9.3.3 The former St Andrews Church has an equally impressive façade onto Silver Street as it does to North Street with a fine tracery window in red brick contrasting against the main buff brickwork. The chimneys are also visible from this aspect. This building is a major focal point in the area.



Former St Andrews Church, Silver St facade

9.3.4 The character of the western side of the road is derived from the walls enclosing the plots. The walls are located adjacent to the pavement giving a hard definition to the road that contrasts with the open garden areas of the more modern development on the other side of the road. The Silver Lane boundary of No.1 Toyse Lane is enclosed by the wall of a clunch out building which has a distinctly different white painted colour and rough texture to that of the buff brick walls in the locality.



Wall to 1 Toyse Lane

9.3.5 To the central part of the lane, the long brick boundary wall to Burwell House is the most prominent feature drawing the eye up the road.



Wall to Burwell House

9.3.6 Trees contribute significantly to the character of Silver Street. The trees to the front of No.91 Silver Street, within the grounds of Burwell House and to the road front of No.74-78 are large specimens that positively contribute to the views up and down the street.



Trees at 91 Silver Street

9.3.7 At the junction with Toyse Lane, No.100 is an early 19th century cottage of one and a half storey scale with large dormer windows to the

front elevation. In its slightly elevated corner position it is an important survival of the historic form of dwellings in this area and forms a focal point at the junction.



100 Silver Street

9.3.8 No.57 is another 19th Century survival, which although it has been extensively renovated still retains the character of the type of cottages, developed at this time. The tree to the front garden also contributes to the landscape character of the street.



57 Silver Street

9.3.9 A slightly later development is the terrace of two storey dwellings built in Burwell buff bricks at No.25-35. These back onto Brooklyn Terrace on North Street and were probably developed as a group in the late 19th century. Half of the units retain timber vertical sliding sash windows with 'horns', the remainder having been replaced in metal or PVCu. Roof lights have also been added to the front elevation, and the chimneystacks blocked and the pots removed, this detracts from the roofscape of these buildings. One of the units has been rendered and had a large porch added, that has harmed the harmony of the terrace however sufficient of the features of the terrace survive to justify its inclusion in the area, particularly given its very strong relationship with the terrace to which it backs onto.



25-35 Silver Street

9.3.10 Nos.2-10 Buntings Path form an important group in relation to the brick terrace. The buildings have their gable end fronting onto Silver Street. This earlier terrace which has a date stone giving a date of 1817 and the initials of 'PTM' which the Royal Commission for Historic Monuments of England ascribe to Thomas Powell.



2-10 Buntings Path

Date stone 2-10 Buntings Path



9.3.11 Built in buff bricks with side clunch walls the terrace has three chimneystacks. The northern elevation onto Buntings Path has a series of modern extensions. To the southern side some of the units have conservatories. The properties have casement windows most of which have been altered over time. No.2 has been restored in the most sensitive manner retaining timber windows and adding a porch rather than an extension to the front elevation.

9.3.12 Nos.17-21 are a series of modern bungalows and houses which have a limited contribution to the area but which provide an important context to the other buildings of historic interest, and any future redevelopment of these units may significantly impact on the special character of the area, if not designed sympathetically.



17-21 Silver St

9.3.13 No.16 is a large detached two-storey dwelling positioned gable end to the road set in a large plot. There is evidence that this rendered brick and clunch building dates from the 18<sup>th</sup> century, with 19<sup>th</sup> century extensions. The trees to the frontage of this and the adjoining site contribute to the streetscape



16 Silver St

9.3.14 The adjacent property of No.14 is a 1960's bungalow that retains its original windows and doors. It is set in a large plot. Potential development pressure on this land in the future is identified as a threat to the character of this area, if the redevelopment is not designed to reflect the character of the area.





14 Silver St

9.3.15 The modern courtyard development Nos.6-12, of four dwellings in a mansard roof style are modest and importantly are focused on a landscaped area which include a number of important trees which contribute to the setting of the street.



6-12 Silver St

9.3.16 At the southern end of the street are a group of three white painted render 19<sup>th</sup> century buildings. This forms a distinct group unified by the paint colour of the render and the use of slate or felt tiles on the roofs. All the units have at least one chimney. The windows to all of these have been altered including the use of PVCu to No.1.



2 & 4 Silver St

<b>Age</b>	19 <sup>th</sup> century with modern expansion development
<b>Wall materials</b>	Brick and clunch – rendered or painted
<b>Roof materials</b>	Slate, pantiles and plain tiles
<b>Windows/Doors</b>	A high proportion of modern replacements including PVCu
<b>Scale</b>	1.5 – 2 storey
<b>Features</b>	Chimneys and dormers to front roof slope. Date stones on buildings. Boundary walls – predominantly brick.

#### 9.4 Anchor Lane

9.4.1 This provides direct access to the Weirs from North Street and there is a bridge which crosses the water to give access to Anchor Lane Farm. The Anchor public house forms the main building at the entrance to the lane. The beer garden and car park stretch the entire length of the lane on the southern side of the lane. The bottom section is lined by a row of trees that contribute significantly to the rural character of the road.



View west down Anchor Lane

9.4.2 To the north the five properties are all modern buildings. These are a mix of bungalows and two storey houses. The street is characterised by significant dense boundary hedges fronting the road that serve to screen the dwellings.



Anchor Lane and adjacent hedging

9.4.3 The clunch outbuilding to No.65 North Street at the entrance of the road forms an important feature and is of local interest.



Barn to Anchor Lane

<b>Age</b>	Predominantly 20 <sup>th</sup> century
<b>Wall Materials</b>	Brick with one clunch building
<b>Roof Materials</b>	Modern roof tiles
<b>Windows and Doors</b>	All modern – predominance of PVCu
<b>Scale</b>	1 – 2 storey
<b>Features</b>	Detached units set in spacious plots. Set back from road with hedging to road frontage.

## 9.5 Toyse Lane

9.5.1 Only the beginning section of this road falls within the conservation area. To the northern side this contains the Grade II listed No.1 Toyse Lane. This square profile building is a converted dovecote with its steeply pitched roof and form echoing the two other listed dove cotes in the High Town Conservation Area. This building dates from the 18<sup>th</sup> century and is built of painted clunch and brick. It was converted into a dwelling before 1842. It has been enlarged several times with a mismatch of extensions and has modern windows. The garden areas on the eastern and western sides of the property that include a number of trees contribute to the street scene and give a rural character to the locality.



Garden to 1 Toyse Lane

9.5.2 To the southern side of the road are four properties. No's 2a and b are modern infill units set back from the road. No 2 is a 19th century cottage on a similar building line to No 64 North Street at the junction. This is a modest two-storey cottage constructed of brick and render finish, with two end chimneystacks.



View looking east to southern side of Toyse Lane

9.5.3 No.4 is a modern infill bungalow with PVCu windows.

<b>Age</b>	18 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Brick and clunch
<b>Roof materials</b>	Red pan clay tiles and modern concrete tiles
<b>Windows/doors</b>	Predominantly modern format and materials
<b>Scale</b>	1-2 storey
<b>Key features</b>	Unenclosed garden area of No.1 forms important landscape feature contrasting with garden walls and buildings which enclose street to southern side.

### The Newnham Area

The following four lanes form the east west lanes of the planned settlement of Newham. These lead to Low Road to the western side and Newham Lane and the Causeway to the east.

### 9.6 Casburn Lane

9.6.1 This short lane has modern development on its southern side which is excluded from the Conservation Area. The units on the northern side are in the form of four clusters. The scale of the cottages fronting these roads is one of one and a half storey to two storeys. The buildings are positioned with their long elevation to the roads.

9.6.2 Nos.1 and 2, formerly a pair of brick 19th century cottages, with a shared central chimneystack, have been converted to one house. It is roofed in red pan tiles, a modern porch has been added and PVCu modern replacement windows installed.



1 & 2 Casburn Lane

9.6.3 Nos.3 and 4 are formerly three cottages now a pair which have been extensively modernised. These have a rendered clunch boundary wall to the lane that continues past The Barn. This unit fronts Pantiles Lane but has a pedestrian access gate in the wall fronting Casburn Lane.



The Barn

9.6.4 The three units at the western end of the road form the final group – the end unit turns the corner and thus is numbered 17 Low Road. These are all white rendered cottages constructed in clunch and brick with pantiles roofs. The first two have their pedestrian and vehicular access to the rear from Pantile Lane with the front doors to Casburn Lane having been blocked up.



Western group, Casburn Lane

<b>Age</b>	17 <sup>th</sup> – 19 <sup>th</sup> century
<b>Wall materials</b>	Clunch and brick encasing timber frames with a white render or paint finish
<b>Roof materials</b>	Pan tiles and thatch
<b>Windows/doors</b>	Predominantly modern replacements of PVCu and stained timber
<b>Scale</b>	1.5-2 storey
<b>Key features</b>	Chimneystacks. Long elevation of buildings to street. Wall anchors.

## 9.7 Pantile Lane

9.7.1 This lane has more of a back lane character to it. The main function of the lane is to give vehicular access to the units fronting Casburn Lane and Laburnum Lane. It is a narrow street flanked principally by a series of garage structures. The Barn stands out as the main dwelling fronting on this road to the southern side. The building is located hard onto the lane with its garden extending to Casburn Lane where there is a pedestrian access door to the site.



View east down  
Pantile Lane

9.7.2 There are only two properties to the northern side of the lane – Nos.1 and 3. No.1 is constructed of buff bricks and pantiles and dates from the 19th century. No.3 is a modern building which is one and a half storey with a red pantile roof and dormer windows.



1 Pantile Lane

<b>Age</b>	19 <sup>th</sup> and 20 <sup>th</sup> century
<b>Wall materials</b>	Brick
<b>Roof materials</b>	Red and buff pantiles
<b>Windows/doors</b>	Modern windows – PVCu and stained timber
<b>Scale</b>	1.5 – 2 storey
<b>Key features</b>	Long elevation parallel to road

## 9.8 Laburnhum Lane

9.8.1 Laburnhum Lane and Pantile Lane are separated by a pedestrian access. The settlement pattern along this lane is very random with units such as No.9 being located hard on the lane and Nos.4, 8 and 10 being set back from the lane but hard onto the pedestrian lane to the rear. The majority of the six units in the lane are on the southern side with only two units to the north.



8-10 Laburnhum Lane

9.8.2 The properties on the southern side of the lane, Nos.4, 6 8/10 are all two-storey cottages that are constructed of rendered brick and clunch. No.4 has a mix of sash and casement windows. Those to No.8 have been replaced with PVCu and No.6 retains a traditional boarded front door.



4 Laburnhum Lane

9.8.3 The northern units of No.3 and 5 are centrally located along the lane and form a semidetached pair long ways onto the street.



3 & 5  
Laburnum  
Lane

9.8.4 To the western side of No.5 an area of land has been cleared and forms a potential development site.



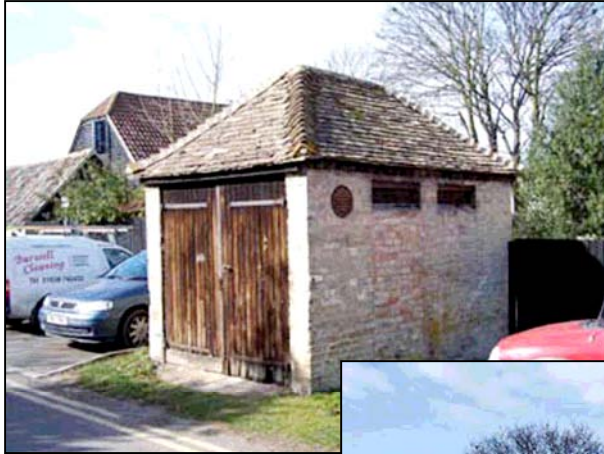
Cleared site  
adjacent to No.5

<b>Age</b>	18 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Brick, clunch/brick with white render or painted finish
<b>Roof materials</b>	Pantiles and modern interlocking tiles
<b>Windows/doors</b>	Predominantly modern windows including PVCu. Mix of casements and sash windows.
<b>Scale</b>	1.5- 2 storey
<b>Key features</b>	Dormer windows. Chimneystacks

## 9.9 Newnham Lane

9.9.1 This lane runs to the eastern side of the above three lanes. It doglegs to its southern end to join the northern end of The Causeway. The old village pound is located here. This single storey buff brick building was originally a two cell lock up used for the over night detention of offenders. This building forms a focal point of the street. At this end of Newnham Lane the street is bounded on the northern side by a wide grass verge that forms an important setting to both the pound and the single storey range of the former village forge. Both buildings are constructed of clunch.





The Village lock up



The former forge

9.9.2 To the north west of the lock up is a group of barns and out buildings in commercial use. These are weather boarded with clay tile roofs. They are an important survival of historic agricultural buildings in this area. Although not listed the buildings are considered to be of local interest and form an important group with the forge and pound structures. The white painted boundary walls to the site form a distinctive feature in the street scene.



Commercial site

9.9.3 Opposite to this are three modern dwellings that date from the 20th century. No.2 Newnham Lane is an example of a villa following the arts and crafts tradition built in the interwar period. North of the barns is a modern commercial development which is two storey in scale. The form of this building follows the linear nature of the units in this area. There is a car park area opposite to this, which has been identified

together with the access adjacent to No.105 and 107 The Causeway as being an enhancement area.



2 Newnham Lane

9.9.4 To the northern end of the road are two pairs of two-storey semi-detached properties dating from the 19th century. Nos.4 and 2 Laburnum Lane have an exposed brick finish and Nos.5 and 6 have a rendered finish. No.3 has modern replacement PVCu windows. No.2 Laburnum Lane was once a shop but is now just a dwelling. It has modern PVCu windows the building is dated 1900.



5 & 6 Newnham Lane

2-4 Newnham Lane



<b>Age</b>	18 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Brick, clunch and render
<b>Roof materials</b>	Pantiles, plain tiles, modern tiles
<b>Windows/doors</b>	Mix of styles and materials – sash and casements
<b>Scale</b>	1 – 2 storey
<b>Key features</b>	White painted clunch walls bounding road.

## 9.10 Low Lane

9.10.1 This is the lane to the western side of the three east/west running lanes. There is a marked contrast between the settlement pattern of the lanes to the east where the properties run parallel to the street and this street where the units are gable end to the road. The view south down the road shows a distinctive group of white painted gabled buildings.



View south  
down Low Road

9.10.2 Newnham Farm is a Grade II Listed Building dating from the 17th century. It is a thatched, one and a half storey cottage, timber framed with brick casing that has been rendered. Set in a larger plot than the adjacent units, with associated outbuildings, the curtilage of this building marks the southwestern limit of the Conservation Area. South of this property is open countryside, with some modern infill development.



16 Low Road

9.10.3 North of No.16, No.10 is also a white painted property dating from the 19th century. This has a slate roof with a central chimneystack. In the vista looking south down the road there is a distinct rhythm of white painted gabled buildings, evenly spaced, on both sides of the road giving a vertical emphasis to the lane.



10 Low Road

9.10.4 Hythe House, No.6 Low Road is a Grade II listed cottage. This is a thatched building, originally a pair of cottages, with timber casement windows at the junction of the road with Hythe Lane.



Hythe House, 6  
Low Road

9.10.5 Opposite to this is a group of properties with a white rendered finish and gable ends to the road. The White Barn was formerly an out building to No.7 and is made of clunch with weatherboard cladding to the gable. No.7 has been modernised but retains a pan tile roof and its two gault brick stacks.



7 Low Road



The White Barn

<b>Age</b>	17 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Brick and clunch – painted and rendered. Exposed brick
<b>Roof materials</b>	Slates, pan tiles, thatch
<b>Windows/doors</b>	Mix of styles – predominantly modern with some PVCu
<b>Scale</b>	1.5-2 storey
<b>Key features</b>	Narrow lane with gable ends of units fronting road. Hedge boundary treatment to lane

## 9.11 Hythe Lane

9.11.1 This road leads to the Weirs and the former public wharf of The Hythe that were once located here but have been filled in, few physical remains of this feature survive. The majority of properties along the road are modern bungalows, but at the eastern end of the street is a small group of more historic buildings. Nos.1 & 2 Hythe Lane are single storey cottages with their long elevations running parallel to the street. The buildings have been re-roofed using modern concrete pan tiles. They have a rendered finish and vertical sliding sash windows.



1-2 Hythe Lane

9.11.2 No.8 Hythe Lane is a thatched Grade II listed building. It was originally a pair of cottages but it is now just a single house. It is located opposite Hythe House, 6 Low Road and these units define the northeastern corner of the Newnham area.



8 Hythe Lane

<b>Age</b>	A group of 18 <sup>th</sup> century cottages, the rest are 20 <sup>th</sup> century
<b>Wall materials</b>	Brick, clunch infill to timber framing
<b>Roof materials</b>	Thatch and modern roof tiles
<b>Windows/doors</b>	Solid 4 panel doors and a mix of vertical sliding sash windows and casements
<b>Scale</b>	1 – 2 storey
<b>Key features</b>	Long elevations parallel to the street

## 9.12 The Causeway

9.12.1 The northern end of The Causeway has traditionally provided a centre for trade and commerce. The northern end around The Fox Inn has a group of 18th century buildings including the three Grade II listed buildings, Nos.103, 107 and 109 The Causeway. No 103 is a fine two storey house with a slate roof associated with the former forge which was run from the adjacent clunch out buildings. It includes some interesting ironwork detail presumably crafted on site.

9.12.2 Nos.107 and 109 are gable end to the road with decorative brickwork detailing. No.107 has retained an interesting range of out buildings to its southern boundary and these are listed in their own right as stables/workshops.



Stables/workshops  
adjacent 107 The  
Causeway

107 The Causeway



9.12.3 No.109 has finely cut clunch blocks forming the walls that are dressed with red bricks. This has an end stack to the gable that forms a distinct feature at the road pinch point.



109 The Causeway

9.12.4 On the opposite side of the street No.56 The Causeway has a small clunch outbuilding adjacent to the road. The main house forms a focal point at the northern end of The Causeway where the straight line of the road orientated North west to south east turns in a sharp angle for the last section of the road and a pinch point is created. This mirrors No.8 at the southern end in its form and aspect although this is constructed of painted clunch rather than brick.



56 The Causeway

8 The Causeway



9.12.5 The eastern side of The Causeway fronts onto the modern road. No.54 a large detached red brick Victorian villa forms the northern end stop to the units on this side of the road. This includes a rear range of brick out buildings. This site is of local interest.



54 The Causeway

9.12.6 The properties on the eastern side of The Causeway are mainly detached or semidetached buff brick villas with slate roofs. The general form is for the buildings to be parallel to the road.

9.12.7 Adjacent to No.50 is the Methodist Chapel, a Grade II Listed Building. Built in 1835 it has a buff brick front wall and clunch sidewalls with a shallow hipped slate roof. It is to a rectangular form with large round leaded multi pane windows to the front elevation. It is set back from the road and thus a unique feature in the street scene.



Methodist Chapel

9.12.8 The adjacent house at No.48 dates from approx 1842. It is built in a similar format to the chapel with buff front facing bricks but side clunch walls. It has retained its timber sash windows. The central first floor window opening is a blocked feature that has an unusual elliptical head detail. This was mirrored to the lower floor but the lower detail has been lost by the addition of a front porch.



48 The Causeway



9.12.9 This three bay pattern is repeated on the detached villas on this side of the road, with variations given to the surround to the central doorway. The majority of the buildings retain their timber 2/2 vertical sash window format.



Villas to The Causeway

9.12.10 The residential properties are interspersed with some commercial uses. No.40 is a hot food takeaway occupying a 19<sup>th</sup> century building that has been subject to some 20th century remodelling.



The Chip Inn

9.12.11 Many of the semidetached and terraced dwellings in the road are built of buff brick with red brick detailing, this has been reflected in some of the modern development including that at Guyatt House.

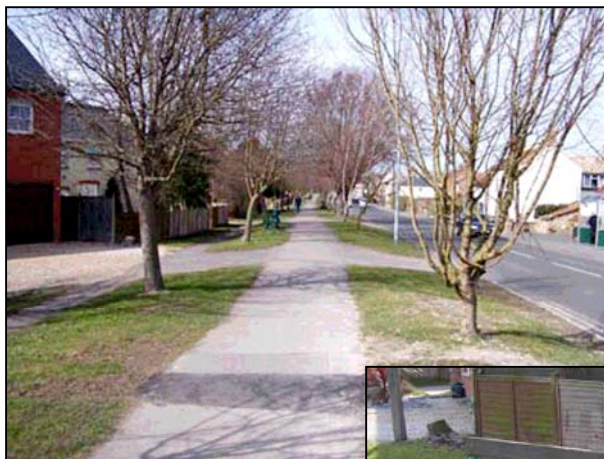


36-38 The Causeway



Guyatt House

9.12.12 The original ridge or bank that gave pedestrian access between the northern and southern parts of Burwell survives on the western side of The Causeway. This is a tree-lined footway that provides a landscape setting to the properties on the western side of the road. There are some seats located along this section.



The Causeway looking north



Seating

9.12.13 At the southern end there are a series of detached villas but the majority of units on this side of the road are in short terraces or are semi-detached. There are three main terraces. The largest is Ebenezer Cottages (Nos.57 – 67) that is dated 1898.



Ebenezer  
Cottage

9.12.14 The buildings are characterised by the use of buff brick with red brick detailing and decoration. The windows have generally been retained as the original 2/2 vertical sliding sash windows although there have been some PVCu replacements and alterations to change the proportions of the windows.



Left: 51-53 retain  
timber sash windows



Right: No.75 PVCu  
replacements



Left: No.85 PVCu and  
altered window opening  
format

9.12.15 The roofs have retained their natural slate covering and the chimneys have also been retained, the majority with their pots. The units have small front gardens that are enclosed by a mix of low walls, hedges and picket fencing. There is clearly pressure to provide on site parking leading to the loss of such features. Other changes identified are the addition of front porches.

9.12.16 This side of the street includes some retail units at the northern end of Ebenezer Terrace and at No.95/97. The units within the terrace have retained their traditional format of shop front and fascia sign. The unit at No.95/97 is a modern retail building with a flat roof. This forms a poor setting to the adjacent Jubilee Reading Rooms.

9.12.17 The Jubilee Reading Room is a 19th century painted clunch building with brick detailing which houses the Parish Offices and public lavatories. It has a decorative dentil course and decorative ridge tiles to the slate roof. The windows have been replaced with PVCu. It is not listed but considered to be of local historic interest.



Jubilee Reading room

<b>Age</b>	18 <sup>th</sup> and 19 <sup>th</sup> century
<b>Wall materials</b>	Mainly white brick with red brick details & clunch to side walls
<b>Roof materials</b>	Predominantly slate with some pantiles
<b>Windows/doors</b>	Timber sliding sashes. Solid timber panel doors largely replaced with modern glazed doors
<b>Scale</b>	1.5 – 2 storey
<b>Key features</b>	Shallow hipped roofs, chimneys, decorative blocked windows and door arches.

## 10 Key Characteristics

### 10.1 Topography

10.1.1 The rise and fall in the land levels within this area are very subtle. The main north-south roads of The Causeway and North Street are generally level with the land sloping down to the weirs to the west. The enclosure of the street frontages with properties and walls means that there are few views afforded out to the waterside to give an appreciation of the land levels. The main area that this is perceived is when traversing the Newnham area. The east-west streets are very noticeably on land that drops down to Low Lane.



View west down Casburn Lane showing downward slope of land

10.1.2 The generally more even nature of the land levels mean that landmark and focal buildings are created more due to the positioning of the buildings in the streetscape than due to an elevated location.

### 10.2 Land Use (see appendix A, map 1 at end of document)

10.2.1 The predominant land use is residential with the main cluster of retail uses at the southern end of North Street and along The Causeway. The former industrial and warehousing uses associated with the river have now ceased leaving a number of disused buildings and archaeological features worthy of retention.

10.2.1 The high level of residential use means that the majority of the buildings can currently be altered using 'permitted development rights', such as the alteration of windows.

### 10.3 Scale

10.3.1 The buildings fronting North Street tend to be located close to the back edge of pavement giving a very tight enclosure to the street. Buildings range from one to two storey with very few buildings of a larger scale. The main notable exceptions are Briarwood 105 North Street and Shenstone House that is two storeys with attic space.



Shenstone  
House, North St

10.3.2 The subsidiary streets in the Newnham area and the back lane of Silver Street have more modest cottages that are one storey with attic rooms to two storeys in scale. The buildings in these areas are generally built with their longest elevation parallel to the street whereas the prime street where a street frontage (with the river to the rear) was at a premium has gable ends to the road. The Causeway area was developed in the 19th century and has a mix of detached, semi detached and terraced two storey buildings.

10.3.3 Much of the modern infill has been in the form of bungalows. With an increasing focus on higher densities the recent redevelopments to the west of North Street have included mainly terraced units in blocks up to three storey in height. This new development is considered to be of a different scale and form to the traditional historic development of the area.

## 10.4 Materials

### Walling

The two predominant walling materials are brick and clunch. The clunch is usually painted, rendered or lime washed. Many of the earliest cottages dating from the 17th and 18th centuries are timber framed with a clunch or brick infill.

The locally produced Burwell bricks, made from gault clay which produces the distinctive white or buff bricks, are the predominant material with a red brick used as a decorative detail. Some of the more prestigious buildings are built in red brick.

### Roofing

Until the 19th century roofs were covered using thatch or local hand made tiles. The majority of historic clay tile roofs in this area are laid with pan tiles. Only the more prestigious buildings have plain tiles. With the arrival of the railway slate became an important roof material used extensively on the Victorian buildings around The Causeway

### Roof forms

The majority of buildings have pitched roofs with gabled ends. The main exception to this is the large flat roof of the Coop building. The use of the attic space has led to dormer windows being a notable feature of the roofscape. The 19th century roofs are of a shallower pitch with some in a hipped format. The oldest buildings have very steep roofs usually indicating that they were once thatched.

### Architectural Details

Parapet walls to the end gables of houses are a common feature. Chimneys are a very important element of the roofscapes. The largest and most prominent chimneys are those to the former St Andrew's Church.

Many of the brick buildings include decorative dentil courses at eaves or as a stringcourse. The use of contrasting colour bricks is used with great effect to the front elevations. The villas to North Street also have fine examples of decorative doorcases. Lay boards are a common feature to the gabled ends of the older properties. The use of buildings ties are common features with the plate element forming a visible feature to many facades.



Former St Andrew's church



Wall tie plates to front elevation

### Windows

There is a wide range of window styles found in the area ranging from casements to vertical sash windows including bay windows. The sash windows tend to be in a 2/2 format. The cottages have dormer windows to the roofs. Modern replacement windows have taken place through out the area

principally in UPVC or stained timber. Roof lights are also being introduced to roofscapes.

### **Front Doors**

There is a host of styles. The traditional pattern of North Street is solid four panel doors. Modern replacements have sought to introduce doors with more glazing. Door hoods and decorative door cases are a feature in North Street and The Causeway.



Door surround, North Street

The addition of front porches has caused significant alterations to the front elevations of the 19th century terraces and villas.



Front porch to 19<sup>th</sup> century semi

### **Textures and colours**

The pallet of colours used on the rendered buildings in this area is less varied than in High Town. The predominant colour is a white wash that harmonises both groups of buildings and the boundary wall treatment. The use of red and buff bricks and tiles also forms a unifying feature which contrasts with the grey of the natural slate or thatched roofs.



### **Location on the plot**

There are very distinctive settlement patterns in this area. North Street is characterised on the western side by the long plots with ranges of buildings running from the road towards the river. The houses tend to be gable end to the road. This contrasts with the Newnham area where the houses are generally laid out parallel to the road. The early development to the top of the Causeway follows the gable end to the road form but the 19th century development on either side of the road runs parallel to the road with hipped and gabled roofs. The harmonising factor is that generally the units are located very close to the road with either the building being hard on the back edge of the pavement or there being only small front gardens. Only in Newnham is the pattern more random.

### **Boundary walls**

The predominant means of enclosing sites is via a brick or clunch wall or a hedge. There are virtually no railings in the area. In Silver Street, Anchor Lane and Low Lane hedges and trees form a very important part of the streetscape.

## **10.4 Open spaces and land use features**

10.5.1 The main area of public open space is the recreation ground to the west of the Conservation Area accessed off The Weirs. The public footpath along The Weirs is the most important piece of open space within the Conservation Area. This follows the waterway and gives views over the open fens. It also affords views to the rear gardens of the properties fronting North Street that provide an important landscape setting to the waterway. In particular the units to the northern end of the street retain the remains of orchards as well as the archaeological remains of the individual canals and basins serving these plots.



Gardens backing onto The Weirs

10.5.2 The open space at the entrance to Grantchester Rise provides one of the few areas of public amenity space in the Conservation Area. Other spaces of importance that are private spaces include the beer garden to The Fox Inn, the garden area to 1 Toyse Lane, the field adjacent to Shenstone House North Street and the landscape area to the front of 6-12 Silver Street.



Garden to 1 Toyse Lane

Field adjacent to  
Shenstone House



10.5.3 Silver Street and Low Lane retain their rural character by virtue of the trees and hedges that contribute significantly to the street scene.



Hedge lined Silver  
Street

10.5.4 The street trees of The Causeway serve to emphasise the rural character of this locality contrasting with the commercial core to the northern end. The trees within the grounds of Burwell House contribute significantly to the landscape setting of both North Street and Silver Street.



Burwell House  
from North St

## 11 Enhancement Opportunities (see appendix A, map 2 at end of document)

The following list outlines what are considered to be the current pressures on the locality. It is not listed in any order of importance:

- Loss of traditional style timber framed windows and alterations to window openings;
- Loss of boundary walls and hedges to provide on site parking;
- Loss of traditional outbuildings;
- Conversion of buildings to new uses;
- Introduction of roof lights;
- Use of non traditional materials;
- New development which does not respect the scale form or character of the existing village;
- Introduction of front porches;
- Need to find new uses for existing buildings to facilitate their reuse;
- Installation of satellite dishes to front elevations;
- Blocking up of chimneys leading to loss of pots and possible removal of stacks;
- Changing the front doors with style inappropriate to the property;
- Street furniture and signage clutter



Underused buildings, North St



Signage and street furniture

### 11.1 Area around commercial and retail units Newnham Lane area

11.1.1 The area around the existing retail units to the northern end of The Causeway including the commercial units to Newnham Lane requires some enhancement. The pedestrian link adjacent to the Listed Buildings of 105 and 107 The Causeway provides a poor setting to these buildings.

11.1.2 The pedestrian way is enclosed to the north by the boundary wall of the Listed outbuildings to No 107 that are in need of repair and

maintenance. The shop front to the retail unit adjacent to No 103 is a modern one and would benefit from a more traditional shopfront being employed. To the rear adjacent to the modern commercial building is a car parking area that is a visually poor area and requires enhancement.

11.1.3 The commercial units to the eastern side of Newnham Lane are currently to let. The external boundary walling requires repair and maintenance. The wall is important to the setting of the Pound and Forge buildings. Parking on the grass area and adjacent to the wall is an issue and measures to prevent this are needed whilst preserving the historic character of the locality.

## **11.2 Retail area southern end of North Street including Coop environs**

11.2.1 There is a need to control the amount and form of street furniture and signage around the exterior of the retail units of The Coop and Tina's to the western side of North Street.

11.2.2 The encouragement of the use of traditional forms of shop fronts and signage particularly where there is evidence of such details as found at the Cost saver Store.

11.2.3 The vista down Myrtle Drive along the side of the Coop building is very poor and the elevations and general form of the building and its environs would benefit from an improvement scheme including the provision of additional street tree planting. There is an opportunity for public art in this area. No. 19 North Street is an empty building of local interest that needs to be restored and brought back to economic use. its loss would have a negative impact on the street scene.

## **11.3 Grantchester Rise environs**

11.3.1 The two areas of grass on either side of the entrance to this cul-de-sac contribute to the street scene and setting of the Conservation Area. The quality of this area could be enhanced with a planting scheme and there is an opportunity to include seating to this area to create a more interesting public space.

## **11.4 The Weirs**

11.4.1 Form the boundary on the Western side of the Conservation Area between the settlement and the open fenland. This area was paramount to the historic development of this area but there is little acknowledgement of this. The Weirs provides an attractive footway that could be used to develop a village trail to trace the former industrial history of the village.

11.4.2 Interpretation of the Hythe area archaeology of the former canals and basins is required including old photos of the area showing how it has changed. There is also scope to promote the natural history and biodiversity of the locality. It is important that the surfacing of the paths is not formalised into tarmac or paving but at the same time there is a need to ensure access to the area for all is promoted and achieved.

11.4.3 The issue of waterside safety will have to be addressed and careful consideration should be given to the siting of any lifesaving equipment and warning signage identified as being necessary.

## **11.5 The Causeway**

11.5.1 The existing street trees need to be retained and where necessary and additional replacement or reinforcing planting needs to take place. Additional seating should be considered together with a surface upgrade to the footway.

11.5.2 A gateway feature could be considered at the southern end of the road to announce the start of the Conservation Area and this could tie into a traffic calming speed zone.

11.5.3 By way of seeking to retaining existing architectural and boundary features an Article 4 Direction should be sought for this road – details of this are set out in the Development Control Guidance. In particular it is important to seek to retain the boundary walls and encourage the rebuilding of such features where they have been lost.

11.5.4 The commercial units have generally retained the traditional 19th century shop fronts and fascia signs. Where unsympathetic signage and shop frontages have been employed there is an opportunity to seek the use of more traditional forms of commercial frontage. The location offers an opportunity for historical interpretation and/or public artwork to be installed.

## **12 Proposed Boundary Changes**

There are three proposed areas to be added to the existing Conservation Area:

- a) The Causeway
- b) Northern area of North Street
- c) Southern end of Silver Street

**12.1 The Causeway** – this provides a distinctive area of growth in the 19th Century when drainage allowed the settlement to develop along this former land bridge between High Town and North Street. This is seen as a distinct sub area that physically links to the existing Conservation Area and which echoes some of the development dating from this period within the existing area. The strong character of The Causeway is derived from; the linear nature of the road; the street trees lining the original footpath way and the form and materials of the properties lining the street. The extensive use of gault bricks with red brick detailing and slate roofs harmonises the building types that range from detached villas to terraces. The buildings have been relatively unaltered and it is argued form a very distinct area worthy of preservation.

**12.2 North Street** – the northern end of the street currently has the rear plots excluded from the area and yet these provide important evidence

of the plots of the planned medieval settlement and later industrial use associated with the Weirs. The form and appearance of the rear portions of the plots are considered to contribute significantly to the special character conservation area. The Weirs forms the distinct boundary to the settlement and the open countryside in this area of the village and as such the line of the boundary should follow the watercourse. As any development to the back portions of the plots could have a significant impact on the locality it is considered to be imperative that the whole plots are included within the defined area.

**12.3 Southern end of Silver Street** – Whilst it acknowledged that there has been modern infill, in particular with bungalows there is considered to be sufficient important historic groups of buildings that relate directly to the character and appearance of the main Conservation Area to warrant the inclusion of this area. This includes the early terrace of cottages to Buntings Path and the Victorian terrace of 25-35 Silver Street built in parallel to the similar terrace of dwellings immediately behind this fronting North Street. The landscape area to the frontage of the post war courtyard development of 6-12 Silver Street provides an important area of private open space in the street scene of Silver Street and which complements the beer garden area of The Fox Public House. There are a number of 19<sup>th</sup> century cottages and villas which are of local interest and which contribute to the street scene and are considered to be worthy of inclusion. Given the size of some of the plots here and the neutral quality of the modern buildings on the sites there may be pressure in the future for major redevelopment here, which could significantly impact on the character of the wider area. By including these sites in the area, greater consideration can be given to the form and type of redevelopment to ensure this enhances the locality.

## 13 Acknowledgements

The historical and archaeological background has been compiled using the following sources:

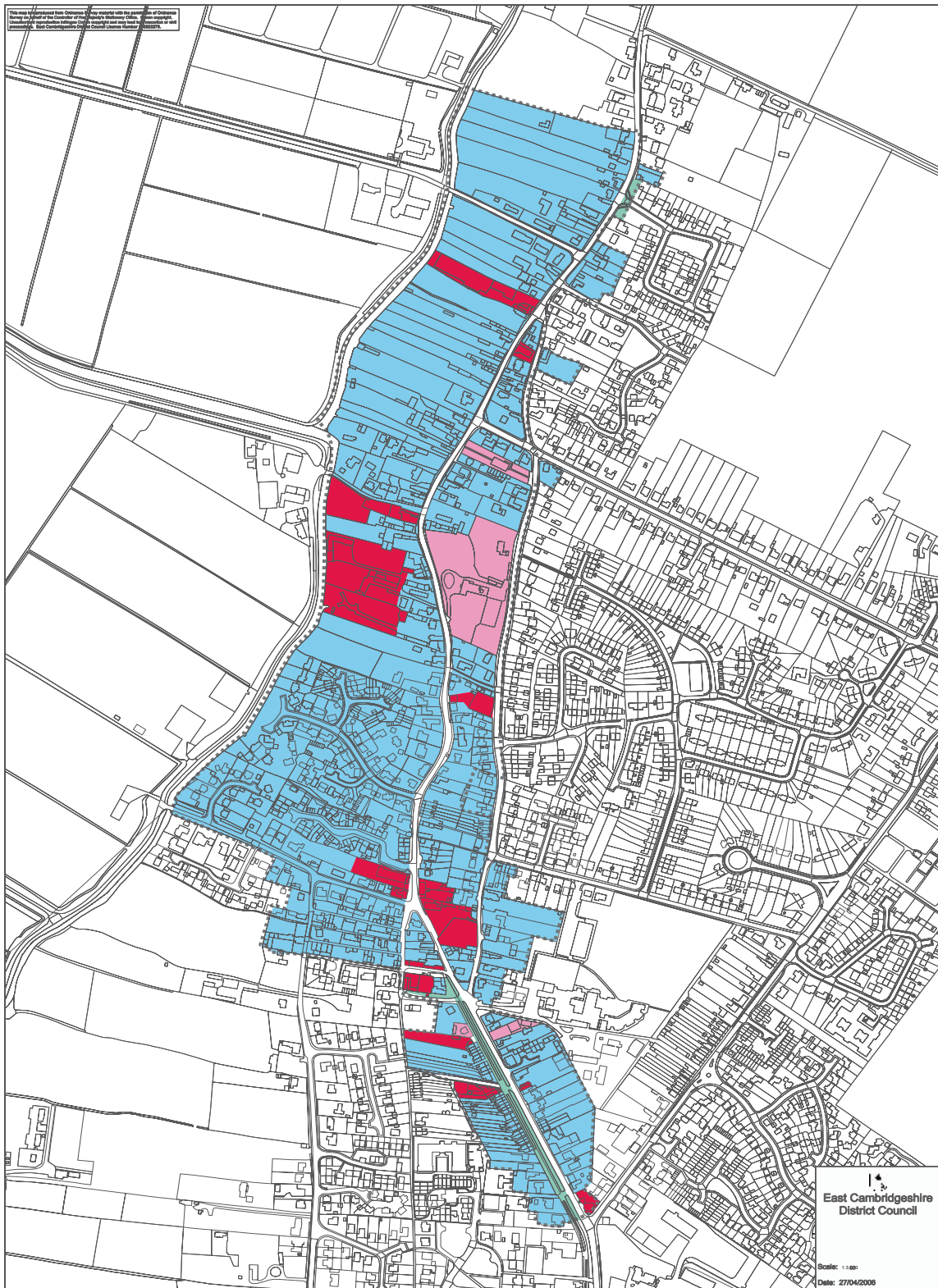
1. The Cambridgeshire Historic Environment Record  
Cambridgeshire County Council  
Box ELH 1108  
Shire Hall  
Cambridge, CB3 0AP  
**Email:** [arch.her@cambridge.gov.uk](mailto:arch.her@cambridge.gov.uk)
2. A History of the County of Cambridgeshire and Isle of Ely Volume X  
(North east Cambridgeshire) 2002
3. The Inventory of Historical Monuments in the County of  
Cambridgeshire Volume 2 (North east Cambridgeshire) RCHME  
pages 16-47
4. The Buildings of England: Cambridgeshire  
Nicholaus Pevsner. Yale University Press, 2<sup>nd</sup> edition 1970
5. Ordnance Survey Maps
6. Burwell Museum
7. The Fen Past Screening Bureau has an archive relating to fenland  
life  
Box RES 1013  
Shire Hall  
Cambridge, CB3 0AP  
**Email:** [fenpast@cambridge.gov.uk](mailto:fenpast@cambridge.gov.uk)

**APPENDIX A**

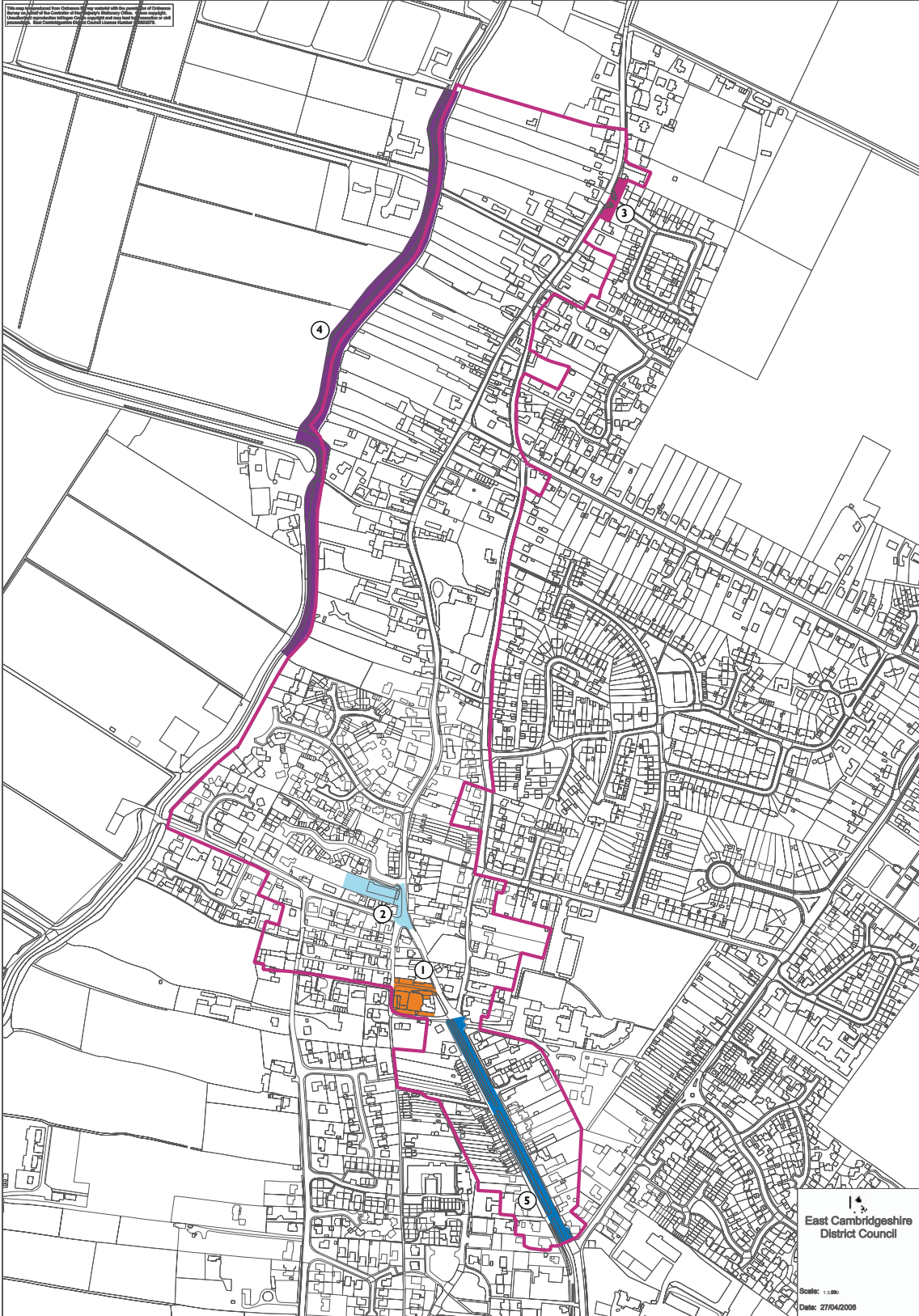
**MAPS**



# Land use



This document is a preliminary plan and is subject to the approval of the Council. It is not intended to be used for any other purpose. It is the responsibility of the Council to ensure that the information contained herein is accurate and up to date.



- ① Newham's Lane area
- ② North Street - southern end
- ③ Granchester Rise
- ④ The Wiers
- ⑤ The Causeway
- Proposed new CA boundary

**APPENDIX B**

**RELEVANT PLANNING POLICIES**

## Cambridgeshire Structure Plan (adopted October 2003)

- P1/2** Protection of sites of archaeological, historic or architectural value  
**P7/6** Local Authorities will protect and enhance the distinctiveness of the historic built environment.

## East Cambridgeshire Core Strategy (adopted October 2009)

This section summarises the main Core Strategy policies that are relevant to the conservation areas.

### Policy EN 2

#### Design

All development will be designed to a high quality, reinforcing local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character, appearance and quality of an area will not be acceptable.

New development proposals, extensions and alterations to existing buildings and structures will be expected to:

- a. Have regard to the East Cambridgeshire Design Guide;
- b. Incorporate the sustainable construction principles contained in Policy EN3;
- c. Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;
- d. Be developed in a comprehensive way, avoiding piecemeal development;
- e. Retain existing important landscaping and natural and historic features and include landscape enhancement schemes that are compatible with the Council's Landscape Guidelines for recreation and biodiversity;
- f. Ensure that the scale, massing and materials of buildings relate sympathetically to the surrounding area;
- g. Provide structure by making use of existing views, vistas and landmarks and creating new ones;
- h. Create safe environments addressing crime prevention and community safety;
- i. Make a clear distinction between public and private spaces, and enhance the public realm;
- j. Ensure that places and buildings are accessible to all, including the elderly and those with impaired mobility;
- k. Provide enclosure to street and spaces through the grouping, positioning and height of buildings and landscape features, and road layouts;
- l. Incorporate the highway and access principles contained in Policy S6;
- m. Ensure that car parking is discrete and accessible and provided in accordance with Policy S7;
- n. Provide adequate waste and recycling storage/collection areas;
- o. Where appropriate, contain a variety and mix of uses, buildings and landscaping;

- p. Ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers of new dwellings are provided with acceptable residential amenity;
- q. Ensure that there is no detrimental effect on the appreciation of Ely as an historic cathedral city in the quality of the approaches and the quality of views of the cathedral distant and close to.

The Council may require the submission of development briefs for certain proposals, and will notify developers of this requirement at an early stage in the conception of proposals.

## **EN2 - Design**

- Well-designed, safe and attractive new development that respects its surroundings can help to raise the quality of the built environment and have a significant impact on everyday life. Good design is a key element in sustainable development and it is a strongly held aspiration of the Council to raise the standard of design in all proposals to assist vitality, and create a 'sense of place' in communities and neighbourhoods.
- The Government requires Design and Access Statements to be submitted with most planning applications. These Statements are intended to demonstrate how a proposal is functional, attractive and accessible to all. Comprehensive guidance on the format and content of a Statement is provided on the Council's website. Further information on design can be found in 'Building for Life' published by CABI, which includes advice on character, public space, design and construction, and the surrounding environment and community. Also helpful in street design is the Government publication 'Manual for Streets' which gives advice on the creation of high quality residential streets. The Council encourages developers to incorporate these principals in their proposals. Developers are also encouraged to go beyond minimum access standards contained in Building Regulations to provide higher standards of accessibility for all within public spaces and individual buildings.
- Development must be of the appropriate scale, design and materials for its location and conform to the design principals set out in the policy below. All new buildings and spaces must enhance and respect their surroundings and contribute towards local identity, whilst securing and maintaining a high level of general amenity for residents and workers in the district. The particular importance of design in areas of historic conservation is detailed in Policy EN5.
- The importance of new developments complementing and relating to their surroundings, whilst being safe and accessible to all, is established in the strategic objectives of the Core Strategy. The objectives also seek to mitigate the impacts of climate change, and the environmental performance of new buildings is addressed in Policy EN3 'Sustainable East Cambridgeshire Core Strategy construction and

energy efficiency'. Good design can reduce energy consumption and improve sustainability and the Council will actively promote development incorporating new technology and contemporary design where it provides appropriate visual context or contrast in respect of its surroundings.

- Crime, and the fear of crime, is amongst the top concerns of local communities, and these concerns are reflected in the strategic objectives of this plan. Design can make a significant contribution towards reducing the scope for crime, and create more pleasant and reassuring environments in which to live and work. In addition to appropriate design of buildings, open spaces must be safe and believed to be safe so that their full enjoyment for play, walking, sport and general amenity can be fully utilised and appreciated. Increasing natural surveillance, layout of roads and paths, planting, positioning and use of open space, and secure standards of doors and windows are areas for particular consideration. In town centers covered by CCTV systems developers will be required to consider these facilities in their design and/or contribute to the siting/re-siting of cameras where appropriate. National guidance to assist in designing out crime is contained in 'Secured by Design', and developers are advised to contact Cambridgeshire Constabulary for further advice.
- Good design can help to ensure that the best use is made of land, as required by Government guidance in PPS3. The piecemeal incremental development of an area with no regard to an overall plan or concept development of a large site can result in an unsatisfactory form of development by preventing proper consideration of how various elements, such as landscaping, open space and footpaths, fit together, thus preventing a holistic approach to design. Piecemeal development schemes that would prevent adjacent land or other nearby sites from coming forward – for example, by impeding future access, will also be resisted. However, phased development will be supported where it is related to a comprehensive scheme/master plan which addresses overall infrastructure provision, access and internal circulation by pedestrians, cyclists and motor vehicles, landscaping, open space and play space provision, and affordable housing.
- Good connectivity and movement between spaces requires a high standard of design. The Council is committed to reducing dependence on the car, minimising the impact of car parking, and improving accessibility for pedestrians, people with impaired mobility, cyclists, horse riders and public transport. All development proposals will be required to incorporate safe, attractive and convenient road design, access and parking arrangements and pedestrian routes as detailed in Policies S7 and S8. The advice of the County Highways Authority will be sought in relation to these issues. Development schemes should aim to protect and enhance existing links and look for opportunities to improve and expand them.

- For large and more complex schemes the Council will require a more detailed development brief to be submitted in advance of an application, and shared with the local community. Such information will show how the design has evolved and how design-related considerations have been addressed. It will also provide an opportunity for engagement of the local community at an early stage, and enable the Council to check that key issues have been addressed, thus helping to speed up the planning application process. It is not appropriate to be precise about when a development brief may be required, as much depends on the nature of the site and the proposal. Developers will need to discuss the issue with the Council at an early stage in proceedings.
- It is proposed to produce an East Cambridgeshire Design Guide to be adopted as SPD. This will contain more detailed guidance on how design should compliment local architectural traditions, and how sustainable construction techniques can be incorporated within the East Cambridgeshire Core Strategy context of the quality and character of the existing built heritage. Other detailed local context information can be found in Conservation Area Appraisals, the Ely Environmental Capacity Study, the Cambridgeshire Landscape Guidelines and Parish Plans, and these should be taken into account. Reviews of these documents will occur during the lifetime of the LDF and the most up to date material should be referred to.
- Guidance on the appropriate design of shop fronts and advertisements will be set out in the Shop fronts and Advertisements Supplementary Planning Document. Further general design guidance can be found in Government guidance document 'By Design', the companion to PPS1.

## **Policy EN 5**

### **Historic conservation**

Development proposals, within, or affecting a Conservation Area should:

- Be of a particularly high standard of design and materials that will preserve or enhance the character or appearance of the area;
- Retain attractive traditional features such as original doors, windows and boundary walls;
- Only involve the demolition of buildings where:
  - They are of little or no importance to the architectural, historic or visual character or appearance of the area; or
  - They are structurally unsound (for reasons other than deliberate damage or neglect) and beyond reasonable repair, and measures to sustain an existing use or find an alternative use have been explored and failed; and in all cases
  - Detailed proposals for reconstruction or redevelopment have received planning permission.

Proposals to extend alter or change the use of a Listed Building, or which affect the setting of a Listed Building will only be permitted where they would:

- Preserve the building or its setting or any features of special architectural or historic interest which it possesses; and
- Support the long-term preservation of the building.

Proposals to demolish all or part of a Listed Building will only be permitted in very exceptional cases where:

- The building is structurally unsound (for reasons other than deliberate damage or neglect) and beyond all reasonable repair; and
- All possible measures to sustain an existing use or find an alternative use have been explored and failed, and preservation in charitable or community ownership is not possible or sustainable; or
- Where redevelopment would bring wider public benefits; and
- Preservation in a charitable or community ownership is not possible or suitable; and
- Detailed proposals for reconstruction or redevelopment have received planning permission.

The Council will take action to enforce repair of Listed Buildings where appropriate.

#### **EN5 - Historic conservation**

- East Cambridgeshire contains a great wealth and variety of buildings and areas that are of special importance to the character and appearance of towns and villages, the most famous being Ely Cathedral. Just as the landscape changes from open fen in the north to more undulating areas of chalk and clay hills in the south, the character of buildings and settlements also change, reflecting the considerable diversity of the area. Certain proposals affecting Conservation Areas and Listed Buildings are subject to specific consent procedures, and PPG15 sets out the detailed considerations that must be followed in these applications. The Core Strategy aims to ensure that the built heritage is conserved and enhanced by sympathetic preservation and high quality design.

#### **Conservation Areas**

- The Council has designated 29 Conservation Areas in the district. These are listed in Appendix 5 and the boundaries are shown on the accompanying Proposals Map. These areas have been designated due to their particular architectural or historic interest, taking account of the overall quality of the area, mix and style of buildings, quality of open spaces, and other features which contribute to the overall character. The Council is currently undertaking a programme of Conservation Area reviews, looking at their boundaries, character and general condition through the production of Conservation Area Appraisals. In addition to the review of existing Conservation Areas the programme also includes the designation of new Conservation Areas. The Conservation Area Appraisals for both the revised and new



Conservation Areas will be adopted as Supplementary Planning Documents to the LDF.

- Designation emphasises the special care that must be taken over the design, layout and materials of development proposals to ensure the character and appearance of these areas is retained and enhanced. Traditional features and locally characteristic designs should be recognised and reflected in development proposals. However, new development does not always have to mimic the past, and high quality designed schemes which provide a successful visual contrast with their surroundings may also preserve and enhance character.
- Demolition of buildings in Conservation Areas will be resisted, except in very exceptional cases where it can be satisfactorily demonstrated that the building is structurally unsound or of little or no importance to the character and appearance of the area. In all circumstances, demolition will only be allowed if planning permission has already been obtained for the redevelopment of the site, to ensure the special character of the area is preserved or enhanced.
- Where necessary, the Council will use Urgent Works and Repairs Notices, Section 215 notices and Article 4 Directions to maintain and enhance the quality of Conservation Areas.

### **Listed Buildings**

- Buildings are listed by English Heritage in national recognition of their special architectural or historic interest, and any works which affect the character of a Listed Building require Listed Building Consent. Within the district there are almost 930 Listed Buildings, about 100 of which are Grade I or Grade II\*. The high ratio of Grade I and II\* is due in part to Anglesey Abbey and the Ely Cathedral complex. The main aim of listing is to prevent alterations which are detrimental to the special character of the building or structure, including the interior. The Council is committed to identifying Listed Buildings at risk and encouraging their repair and reuse, and will take formal action to enforce repair, where appropriate. The East Cambridgeshire Core Strategy setting of a Listed Building is also important, and proposals which detract from the setting will be resisted. Similarly, where a Listed Building has landscape value, contributing to the wider setting of a settlement or the countryside, it will be necessary to demonstrate that development proposals do not adversely affect character or views.
- There is a strong presumption in favour of the preservation of Listed Buildings and demolition will be approved only in the most exceptional circumstances as set out in Policy EN5, after applicants have demonstrated that every effort has been made to keep the building. If demolition is permitted, the Council is likely to require an appropriate archive of the features and fabric that would be lost. Often the best way of preserving a Listed Building will be by securing an active, economically viable use, and sympathetic consideration will be given to

proposals which help to secure the long term future of the building. Such proposals will only be acceptable where there is no detriment to the structure, character, appearance or setting of the building.

### **Locally Listed Buildings**

- Government policy in PPG15 'Planning and the Historic Environment' 2004 gives provision for local authorities to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection and their status will be a material consideration, but they will not enjoy the full protection of statutory listing. A local list will be developed by the Council in conjunction with local amenity groups.

### **Archaeological Sites and Monuments**

- East Cambridgeshire has a rich and varied archaeological heritage. In the north of the district, settlement from the early pre-historic period focused on the dry land of the Isle of Ely and surrounding fen margins, although well preserved artefacts and organic remains may occur in the areas of fen. Extensive evidence of Roman activity survives throughout the district, and in addition to the historic City of Ely, numerous medieval villages and towns survive to the present day. The Council wishes to make every effort to safeguard this archaeological heritage, which is vulnerable to modern development and land use. Known sites of national importance are designated as 'Scheduled Ancient Monuments', and these are shown on the Proposals Map and listed in Appendix 5. Other sites of regional or local significance are listed in the County Historic Environment Record, maintained by Cambridgeshire County Council. As most archaeological remains are yet to be discovered it is crucial that sites of potential interest are appropriately assessed. Development adversely affecting a site of known or identified national importance will be resisted and the impact of development on all types of remains should be minimised. There will usually be a presumption in favour of in-situ preservation of remains, unless it can be shown that the recording of remains, assessment, analysis, report, publication and deposition of archive is more appropriate. Such recording should take place before development starts. The Council will be guided in these issues by Government advice contained in PPG16 'Archaeology and Planning' (1990), and advice from the Cambridgeshire County Archaeology Department.

### **Historic Parks and Gardens**

- The District contains a number of areas of historic parkland and gardens that form an important part of the county's heritage and environment. The most significant sites are identified within English Heritage's 'Register of Parks and Gardens of Special Historic Interest' and as advised by the County Council's Archaeology Team (and reflected in the list in the East Cambridgeshire District Local Plan).

These sites are shown on the Proposals Map and are listed in Appendix 5. The registers have no statutory status but PPG15 states that the planning system should be used to protect the character, appearance, amenity value and setting of these sites.

**APPENDIX C**

**DEVELOPMENT CONTROL GUIDANCE**

## **1 Introduction**

- 1.1 These policies should be read in conjunction with the East Cambridgeshire District Council Core Strategy adopted in October 2009. The relevant policies are provided above in Appendix A.
- 1.2 This guidance has been produced in tandem with the conservation appraisal for Burwell and seeks to help householders and prospective developers by clearly setting out the approach the Local Planning Authority will take with regard to specific alterations and proposals within the area.
- 1.3 Conservation Area designations are not intended to ‘pickle’ an area by preventing all new development. Burwell has evolved over many centuries and the guidance aims to ensure that the area continues to thrive without harming the special elements that contribute to the unique character and appearance of the village that the Council are seeking to conserve.
- 1.4 The underlying principle of this guidance is to ensure that Burwell continues to develop in a considered way, which will retain its essential character. Sustainability should therefore be at the heart of any development proposals that should also have regard to the ‘local distinctiveness’ of Burwell and be of a high quality in their own right.

## **2 Submission of Applications**

### **2.1 Outline planning applications**

Outline applications for development within or adjacent to the conservation area and which are considered to impact on its setting, will not be accepted unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the conservation area can be fully considered.

### **2.2 Full planning applications for new buildings**

These will need to include sufficient detail by which the full impact of the proposals on the character and appearance of the area can be judged. This will need to include consideration of the issues raised in the conservation area appraisal (especially the Key Characteristics section) and a design and access statement, that clearly sets out how the proposal is felt to preserve or enhance the character and appearance of the area.

### **2.3 Listed Building Consent**

This is required for any works that affect the architectural or historic interest of the interior or exterior of any Listed Building and any building constructed before 1 July 1948, which stands within the curtilage of the building. Applications must include a statement that demonstrates an understanding of the aspects of the building to be affected, describes why the work is needed, explains why alternative options were

discounted and considers how the damage to any historic fabric will be minimised.

#### **2.4 Conservation Area Consent**

This is required for the total demolition of any unlisted building within the conservation area with a cubic content of 115 metres or more. In order to justify the works, a statement will need to be provided which considers the issues in section 4 below. Where a building is to be replaced by a new structure, consideration of how the building will contribute to the character and appearance of the area will need to be included in a Design Statement to accompany any planning application.

### **3 Demolition of Buildings**

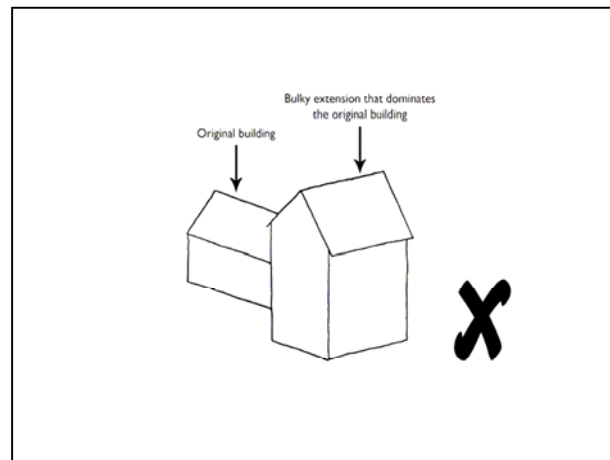
3.1 There will be a general presumption against the demolition of Listed Buildings and their outbuildings, buildings identified as being of local interest and other significant buildings or structures that are identified in the conservation area appraisal.

- 3.2 The demolition of such buildings will only be approved where it can be demonstrated that:
- The building is structurally unsound and repairs would involve the significant loss or alteration of the original structure and any element of particular historic interest; or
  - It cannot continue in its current use and it is not capable of being converted to a suitable new use in its current form;
  - The building has been offered for sale on the open market at a fair market price for at least six months and that evidence can be provided to demonstrate that no reasonable offer has been received;
  - Any proposed replacement building will make an equal or greater contribution to the character and appearance of the area. Any application for a replacement building must be accompanied by a design and access statement to show how the new development will respect the character of the area; and
  - Demolition would not result in a long-term cleared site to the detriment of the visual appearance of the locality. A condition will normally be imposed on any conservation consent for demolition to prevent the demolition from taking place until planning permission has been granted and a contract has been let for the redevelopment of the site in accordance with the planning consent.

### **4 Extending Existing Buildings**

4.1 Extensions should always relate well to the proportions, form, massing and character of the existing buildings.

- 4.2 In order to maintain the character of the original building, extensions should be subordinate and preferably of a high quality design, with good detailing and using materials that harmonise with the existing buildings.



- 4.3 Reference should be made to the local architectural tradition by way of materials and detailing – but this needs to be used in a logical context and be well executed to be successful.
- 4.4 Where a house is of a symmetrical composition or part of a semi-detached pair of buildings extensions that harm the design of the buildings and lose the architectural integrity of the composition will be resisted.
- 4.5 Where new and old join it is good practise to slightly recess or set back the walls of the extension so that the extent of the original building is still legible and to avoid any awkward junctions in the new and existing materials particularly in brickwork.



- 4.6 Where the extension is to a thatched historic building a variation in the roofing material may be expedient to distinguish old and new. In this way the original building would remain thatched with the extension having a tiled roof.

- 4.7 Porch extensions can be very disruptive because they are often easily visible from the street. If not suitably designed they can harm the main elevation of the building and destroy important details of the principal elevation. The building of porches is addressed further under the section on Article 4 Directions below.
- 4.8 Roof extensions can also significantly impact on the character of a building. However there is a strong tradition in High Town of using the attic space for habitable accommodation by adding dormer windows.
- 4.9 The number of dormers should be kept to a minimum to avoid the roof from looking cluttered.
- 4.10 Dormers should be properly proportioned and traditionally detailed. Conditions will be applied to any consent requiring the submission of drawings of the new dormers at 1:20 scale to ensure that the detailing is acceptable.
- 4.11 There is not a strong tradition for the use of roof lights. Where these are employed they should be of a traditional 'conservation' type with a central mullion and of a flush format that follows the plane of the roof rather than having a significant up stand. They should generally be avoided on elevations fronting the road.

## **5 Converting Existing Buildings**

- 5.1 The conversion of redundant agricultural, institutional or industrial buildings identified as being of value within the conservation area will be encouraged provided that:
- It can be demonstrated that the current use of the building is no longer viable;
  - The appearance of the building will be maintained without the need for significant alteration or extension;
  - The amenity of the adjoining residents will not be adversely affected;
  - The scheme meets other planning standards for parking, bin storage, etc;
  - Any features of architectural interest that have been 'lost' but for which there is clear historic evidence to justify reinstatement and which are considered to contribute positively to the character of the area can be recreated.

## **6 New Dwellings**

- 6.1 In considering new buildings in the area the Council will take into account the impact of the proposal on the character and appearance of the conservation area, and if applicable the setting of any nearby Listed Buildings.



6.2 In particular regard will be had to the following matters:

### **Scale**

The tradition in North Street is that residential buildings are between one to two storeys in scale. The predominant form is a one-storey cottage with rooms in the attic lit by dormer windows. New buildings should follow this pattern. Conditions will be applied to secure slab levels of buildings to ensure the finished levels do not exceed the scale of the existing units. Where important vistas have been identified within the townscape applicants will have to clearly demonstrate that the new development will not harm the existing views.

### **Form**

Buildings should be designed with a roof form appropriate to the area. Steeply pitched gable roofs or cat slides are the most common form of roofs in the area and are encouraged. Other roofs will be considered where it can be shown that the roofs will provide a successful contrast with other buildings.

### **Grain**

New development must have regard to how the existing buildings in the locality relate to the street including boundary treatments. All new developments should seek to reflect the size, pattern and form of the plots in the location.

### **Siting**

On North Street the buildings should be positioned in close to the road to reflect the traditional building line and respecting the location of the adjacent buildings. Similarly development in Newnham should be located hard along the road to The Causeway the building line is set back allowing front gardens to be created and this needs to be reflected in any new development. The positioning on the site should reflect how the adjacent properties relate to the street – thus in North Street the units should have a gable elevation to the road with linear development behind this whereas in Newnham the buildings run parallel to the roads.

### **Materials**

The palette of materials to be used should reflect the historic materials of the area as set out in the conservation area appraisal. Conditions should be used to secure sample panels for the materials to be used on new developments. Use of contrasting bricks to pick out details such as quoins or brick arches is a traditional decorative technique for brick cottages in the area. Using locally sourced materials is often the most sustainable option too as it reduces the need for transport.

### **Detailing**

Any dormer window should be appropriately detailed with a vertical rather than horizontal emphasis. The dormers within High Town are almost exclusively gabled with quite slim rendered cheeks. The

windows need to be in scale with the dormer and the rest of the building. All new dwellings should include an appropriately designed chimneystack as part of the roofscape.

### **Windows**

Generally they should have a vertical emphasis, be set within reveals and should be of timber construction. The type and form of windows should relate to the status of the building. The majority of the older cottages in the area have simple casement windows. Sash windows are predominantly on the Victorian buildings – a simple 2/2 format is the most common. There are some examples of Georgian buildings that have multi-pane sashes with no ‘horns’. New buildings should avoid a mix of styles, particularly on the same elevation.

### **Roof lights**

Should be kept to a minimum and avoided on front elevations. Conservation style roof lights which sit as flush as possible within the roof plane should be employed.

### **Doors**

The traditional styles are solid vertical plank or panelled doors. New timber doors of similar styles should be used and must not have integral fanlights. Fanlights above doors are themselves not a notable feature of the area.

### **Door cases**

On higher status buildings door cases are a feature in the street scene. The replication of these on modern buildings is not considered to be appropriate as this alters the hierarchy of buildings. Simple porches of an appropriate design will be more appropriate.

### **Eaves and verges**

Traditional eaves and verges are simply detailed without soffits, fascias or bargeboards. Modern boxed eaves and deep fascias or bargeboards should be avoided on new developments.

### **Colours**

Conditions will be applied to new developments to ensure that the colour finishes to rendered surfaces are in traditional subdued earthy tones not modern strident colours.

### **Vistas**

Full regard must be given to the potential impact of development on the vistas in and around the conservation area. There are few views to The Weirs but where these exist they need to be retained. The most important views are up and down the streets. Here the important issue is the siting of buildings so that the pinch points and local points such as St Andrew’s Church are retained.

## **7 Outbuildings**

- 7.1 Garages and other outbuildings such as sheds and summer houses should as far as possible be located to the rear of properties to preserve appearance of the main house in the street scene. Exceptions may have to be made where this results in the loss of important trees or landscape features on the site, or there is no acceptable alternative.
- 7.2 Existing out buildings should be reused unless evidence can be provided to demonstrate that they are structurally unsound or physically incapable of economic reuse. This includes the former warehouse buildings relating to the waterside. Buildings such as the barn to Anchor Lane in the grounds of 65 North Street are both important historically and to the street scene.
- 7.3 New outbuildings need to be subordinate in form and the choice of materials to the main property.
- 7.4 Double garages pose particular design problems because of their size and non-traditional plan form that results in having either shallow or steeply pitched roofs. The provision of long tandem garages can overcome this problem.
- 7.5 Side hung, vertically boarded timber doors shall be used in preference to up and over doors.
- 7.6 *Driveways:* Hard landscaping will be conditioned to ensure the use of appropriate materials that are not too regular and urban in character. Materials such as pressed or resin bonded gravel are preferred to tarmac or block pavements.

## **8 Boundary Treatments**

- 8.1 Boundary treatments – conditions will be applied to secure full details of appropriate boundary treatments. Clunch walls are very important to the street scene of Silver Street whereas in The Causeway and North Street, brick walls are the main means of enclosure.
- 8.2 The loss of important walls, verges and grass banks which are positive features identified in the Conservation Area Appraisal, to create new driveways and vehicular access points will not be acceptable. This is of particular importance to The Causeway, where there is pressure for off street parking to the front gardens.
- 8.3 The District Council will work with the Parish Council to encourage the Highway Authority and other statutory undertakers to ensure these landscape features are not removed or damaged.
- 8.4 Hedges are an important boundary treatment to Anchor Lane which contribute to the rural setting of this road and their loss will be resisted unless evidence can be provided to demonstrate they are dead or

dying or diseased or their loss can be successfully mitigated as part of the new development.

- 8.5 Trees are of particular importance to The Causeway and Silver Street. The trees enhance the vistas up these streets. The trees outside the area to Silver Street are subject of TPO protection.
- 8.6 As part of any development schemes proposed within the Conservation Area an appropriate landscaping scheme shall be secured which shall use suitable native tree and hedge species.

## **9 Shop Fronts**

- 9.1 In considering proposals to alter the shop fronts of the retail units within the Conservation Area, regard will be given to preserving the historic form of the shop fronts by retaining timber stall risers and fascia boards. Single pane modern plate glass windows will be resisted.
- 9.2 Any new shop fronts/refenestration shall be of timber construction and shall include traditional mullion divisions and fascia signage.
- 9.3 The use of modern materials will be resisted.

## **10 Signs**

- 10.1 The signage to the commercial units shall be of a traditional painted format. The use of plastic or other modern materials will be resisted.
- 10.2 The use of illuminated signs and lighting of buildings shall be resisted within the Conservation Area.

## **11 Article 4(2) Directions**

- 11.1 The Local Planning Authority will consider the use of Article 4 Directions to control the following works to non-listed buildings that are considered to contribute positively to the character and appearance of the Conservation Area:
- Replacement windows and doors to all road-facing elevations;
  - The addition of porches to road facing elevations;
  - Installation of satellite dishes and solar heating panels or cells;
  - The erection of front walls or fences;
  - The formation of new vehicular accesses/hard standings to front garden areas;
  - Painting or rendering of brickwork;
  - Re-roofing where the existing materials are to be altered.
- 11.2 It is recommended that this be sought for the following streets:
- High Street
  - Mill Lane

- Isaacson Lane

## **12 Highway Considerations**

12.1 The District Council will encourage the Highway Authority and statutory undertakers to meet the following requirements:

- To retain the hedgerows and grass verges to the 'back lane' areas of Mill Lane, Manderville and Tan House Lane;
- Where the 'back lanes' are unmade these should not be tarmaced and any new street lighting should be kept to a minimum and of an appropriate design;
- Street signs should be kept to a minimum and located in positions which do not harm the visual appearance of the street scene or give rise to a cluttered appearance;
- The size and form of signs should be kept to a minimum and where a 'conservation' format exists this should be employed;
- The painting of road markings on the highway should be kept to a minimum and where restrictions such as yellow lines are applied these should be painted using a narrower conservation format.