



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

ASHLEY

Conservation Area

Supplementary Planning Document

FEBRUARY 2008



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1 Introduction

- 1.1 The appraisal was produced to assess the character and interest of Ashley and to help determine whether the area should be designated a Conservation Area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2 This 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 that area. This is to ensure the area is still considered to be of value and to consider whether any areas have been overlooked or changes have occurred which need the boundaries to be redrawn. Any pressured for change in the area can thus 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 with specific policies devised for Development Control to help assess planning applications made in the area.

5 Overview of the area

- 5.1 Ashley is a small village primarily centered around the old village green, remnants of which are still apparent at the centre of The Green. The irregular building pattern reflects its origins as a small scattered settlement of crofts with later infilling and enclosure.
- 5.2 Ashley's origins as two separate Medieval settlements - Ashley and Silverley, and their later merging has resulted in the church having a very low-key relationship with the rest of the village, this contrasts with most other settlement plans. The scale of the church is modest and, as it was built later than much of the village, it is located at the far eastern end of Ashley.
- 5.3 Waver Pond to the north of The Green instead forms the focal point of the modern village and is the main area of public open space. It is overlooked by properties of differing ages and styles, which are representative of the variable building types, found throughout the village.



- 5.4 Although infilling has occurred during the 20th century, the village has remained small and has not been swamped by large housing estates on its periphery. It retains a very rural feel with grass verges and large numbers of mature trees and hedges.
- 5.5 The rural character is accentuated by the survival of some agricultural buildings and farmsteads. Paddocks and fields relating to these buildings surround the village and glimpses of the open countryside can be seen behind and through small gaps between some properties.
- 5.6 The use of flint with red brick detailing for both buildings and boundary treatments is a distinctive feature in the village, although a variety of building materials are used throughout the village, producing an attractive and interesting townscape.



6 A Brief History of the village

- 6.1 Ashley-cum-Silverley is commonly known simply as Ashley. The two parish manors of Ashley and Silverley were owned and have been assessed for tax together since at least 1066. Although Silverley has always been the larger of the two parishes, in 1299, it was successfully claimed that Silverley was a hamlet of Ashley and with it formed one township and one tithing. Taxes in the C14 were laid on 'Ashley with Silverley' and the ecclesiastical parishes were united c1550 when both parish churches were abandoned.
- 6.2 Both parishes were small and settled relatively late; Silverley had only 22/23 families in 1086 and Ashley perhaps half as many. In 1327 only 16 people paid taxes, this is amongst the smallest numbers in the county. The population rose to approx. 160 in 1603, continued to rise slowly between 1700 and 1750, and grew more quickly between 1750 and 1800. In 1801 the population stood at 272, rising to 562 in 1871, although it then declined during the 1870s and 1880s. In 1901 it had risen again to 584 and during the C20 numbers fell slowly at first, eventually stabilising after 1945 at between 450 and 500.
- 6.3 From the late 13th century Ashley and Silverley shared open fields, common pastures and had unified lordship. Many tenants held land in both parishes. The open fields were small and numerous, which was typical in East Anglia.
- 6.4 In 1086 there were two large manorial farms, but between 1250 and 1350 there was an active land market and a rapid turnover in landowning families. Between 1950 and 1986 the number of farms fell from eleven to four. Agriculture still employed 68 people in 1950, but barely a dozen in the 1970s and 1980s.
- 6.5 Woodland clearance in Anglo-Saxon times produced small, scattered settlements. The parish churches presumably stood on 10th or 11th century manorial sites. Clearance and the rising population added to the dispersed pattern. By the 13th century both manor houses had moved to moated sites on the plateau at the centre of the parish, and

at the lost 'Hunts Green' (apparently near Silverley church) there were at least six houses.

- 6.6 Settlement was concentrated on the site of the modern village, around Wood Green and Waver Pond by 1300. The Hospitallers, who were lords of the manor (near the modern Ashley Hall) and owners of a chapel on The Green, may have hastened this shift in development. This private chapel served as the parish church after the abandonment of the parish churches when the benefices of Ashley and Silverley were united in the 16th century. After the new parish church was opened in 1845, the chapel was used first as school and later for storage, but was demolished approx. 1956.
- 6.7 Wood Green apparently lay in Silverley since two villeins of Silverley Manor had cottages there circa 1240, but the village came to be called Ashley, probably because the Hospitaller manor had that name. In the 13th century, two other groups of four and seven cottages stood near Wood Green, the larger group including the rector of Silverley's house. The creation of a village at Wood Green involved the abandonment of crofts elsewhere that were then ploughed up and incorporated into adjoining fields, their names falling into disuse.
- 6.8 The name Wood Green was replaced by Ashley Green in the 17th century and the green survived until 1814 when its central part was enclosed and divided among 16 owners of property in the parish. Until then, the cottages and farms of the village stood in irregular crofts around the perimeter of the green and along the roads to Newmarket, Moulton (Mill Road), Dalham (Church Street) and Silverley (High Street). Later in the 19th century most of the allotments and other land north of the green were built over with cottages. Many older cottages were condemned and demolished in the 1930s and in 2001 no more than half a dozen houses built before 1700 survived.
- 6.9 In 1670 there were approximately 40 dwellings in the parish as a whole; in 1801 there were still only 38 houses, although several were subdivided. The total number of houses grew to 100 by 1851, but not again until the 1890s, reaching 129 in 1901. There was a further increase after 1945 with numbers of properties rising to 219 in 1991. Much of the new building was of council houses, including some post-war prefabs, which were pulled down in the later 1980s and replaced by sheltered housing for the elderly and housing association properties.
- 6.10 At enclosure in 1814, the minor roads linking Ashley with its neighbours in Cambridgeshire and Suffolk were unaltered. The most important road led to Newmarket and was called Portway or Marketway in the 13th century.

7 Geology and Landscape Setting

- 7.1 Ashley lies at the northeast end of a ridge, which forms the watershed between tributaries of the Cam and Stour rivers. The end of the ridge makes a flat-topped plateau that sits above 95m in the centre of the parish. To the east and north the land falls steeply into the Kennett Valley, with the parish and county boundary lying part way down the slope. The lowest point in Ashley is 55m and to the northwest the land shelves more gently from the plateau to approx. 85m on Warren Hill, a spur of the main ridge.
- 7.2 Below 90m to the east and north the Upper Chalk underlies a dry flinty soil. Above 90m the chalk is capped by boulder clay with poorly drained and heavy soils. Streams descending eastwards to the Kennett have either dried up or been straightened as drainage ditches. Waver Pond at the main crossroads in Ashley is the largest of several on the plateau.
- 7.3 The east-west approaches to Ashley both have strong hedge lines and are relatively flat which means that the village is not readily apparent until almost reaching the village envelope. The northern and southern approaches, in contrast, descend into the village and the mature trees in the centre of the village are a particularly notable feature.
- 7.4 The modest scale of most of Ashley's buildings, including the church, means that none are particularly visible from the surrounding countryside, even from the north and south where the village has a more open aspect.

8 Archaeology

- 8.1 A flint scatter to the northeast of the current village indicates prehistoric activity, and there are crop marks of enclosures to the southeast. Some of the crop marks to the southeast could indicate Roman activity, and Roman finds are known from near the Gesyns moated site. There are also stray medieval finds and ridge and furrow remains in the area. However, no prehistoric, Roman or Medieval activity is known from the settlement core.
- 8.2 Nearby, the abandoned moated sites of two medieval manor houses are both Scheduled Ancient Monuments (SAMs). Sylhall Moat (SAM: 29721, ½km SSE of the village) is the site of the Silverley manor house and is named after a corruption of Silverley Hall. Gesyns Moat (SAM: 29710, 1km ESE of the village) is so called after the de Guisnes family who held the Ashley manor house from 1166 to 1303.
- 8.3 Both Medieval moated sites are well preserved and largely undisturbed. Their unusual form, simplicity of plan and substantial nature suggest that they were intended for a particular purpose, perhaps reflecting construction in the early post-Conquest period when there was a need both for defense and a strong visual statement of the intended permanence of the new Norman regime. Construction in the

immediate post-Conquest period is, however, unusual for Cambridgeshire, where the majority of such sites are 14th or 15th century. This may indicate the presence of significant remains around these sites.

- 8.4 The Scheduled Ancient Monument of the old church of St Mary (SAM CB252) is situated about a mile from the village, near the Dalham Road. It was abandoned in the 16th century, was in ruins by 1705, and in the C20 the only remains were low stretches of walling. The churchyard became densely overgrown after 1930 and was impenetrable in 1991. The church appears to have been of Decorated style (14th century).
- 8.5 The remains of Silverley Church (Grade II Listed) stand at a road junction 1½ km south of the village. The church had been dedicated to All Saints by 1447, although the tower, which is all that survives, wasn't built until 1517 and was roofed in 1528, when there were also stalls and a rood loft. The largest farmer in the parish was renting the former church and churchyard in 1574-5, and the church served as a barn in 1627. Everything apart from the tower and some fragmentary walling had gone by 1752. There is a village tradition that Cromwell's soldiers destroyed it.
- 8.6 The Hospitaller Chapel in the grounds of what was later Ashley Hall at the southeast corner of the village green was apparently dedicated to St John. As rebuilt in the earlier 15th century the chapel was a timber-framed building of three bays, accommodating chancel and nave, with a stone west porch presumably added later. A low tower, rendered presumably over timber framing, was added over the porch 'a few years' before 1705. After the new church was opened in 1845 it was used first as a school and later for storage; it was demolished c1956.
- 8.7 A windmill at Silverley, dating before 1194, was one of the earliest recorded in England. A second was built between 1761 and 1777 and they were still in use in the late C18 and C19. One at the north end of Mill Road fell out of use in the 1890s and was demolished. The other, to the east of the village, Upper Mill to distinguish it from the surviving windmill a few hundred yards away in Dalham, was in use in 1930 but had been pulled down by 1970.

9 Townscape Analysis

9.1 Mill Road (east side)

- 9.1.1 At the junction with Church Street, there is an area of garden adjacent to Great Lengths, No. 15 Church Street. This garden is bordered by a crumbling flint and red brick wall, the corner of which has been rebuilt in red brick. It also contains several large trees, two of which are the subject of Tree Preservation Orders. The space is a pleasant complement to the Waver Pond across the road.

9.1.2 Moving north up the road, the wall changes to a timber-boarded fence, which sits beneath a canopy of mature trees. These form the boundary to Butcher's Farm, an attractive group of mostly flint and red brick buildings with pantiled roofs. A view of them can be glimpsed through the access by the side of Bloodstock Barn, which sits on the back of the footpath.



Butchers Farm,
Mill Road

9.1.3 North of Bloodstock Barn, a long stretch of hedge provides a strong boundary to the field belonging to Butcher's Farm. Looking southeast over this hedge, views of the farm's agricultural buildings and the countryside surrounding them open up. The next building on this side of the road is Dip Cottage (Grade II listed), which sits behind the same hedge line.

9.1.4 Dip Cottage, No.28 Mill Road is a 1.5 storey late 17th century cottage, timber-framed and plastered with a thatched roof. Its low position and strong hedge line mean that it is virtually hidden from view, although its traditionally styled modern garage, at the front of the plot, is visible from the road. The cottage sits in a hollow, which is evident to the north and which was probably created through some sort of quarrying activity in the past; the cottage presumably relates to that activity as it was possibly built as a pair.

9.1.5 The hollow is bordered on its east, north and west sides by lines of indigenous hedge, trees and other shrubs and is itself covered in long grass. A charming view of Dip Cottage can be gained by looking southeast over the hollow.



9.2 Mill Road (west side)

9.2.1 Crossing over to the west side of the road, there are a few buildings of note and only the School House (originally school and No. 19 School House or Master's House) contributes to the coherent character of the village. The rest of this side of the road comprises of mostly brick-built, modern dwellings of various styles.

9.2.2 The School House and No.19 Mill Road were built in 1879 in flint with red brick dressings and a plain clay-tile roof on a site given by the Duke of Rutland. The school was enlarged in 1901 and 1910, but closed in 1980 after Ashley was federated with neighbouring schools in 1978. The 1.5 storey buildings are now in single occupancy and are strikingly decorated with dentil eaves cornices and verges. They have great skyline interest with patterned ridge tiles and four tall red brick ridge stacks; the old school bell is still in situ. The buildings sit back from the road behind a low timber fence and there is a prominent evergreen tree bordering the road in the northern corner of the front garden.



9.2.3 Looking south down the road at this point, the road is very open despite the strong hedge line on the eastern side. The trees in the centre of the village help to close the view and evoke a sense of destination. The poplars poking above the buildings of The Smithy are especially noticeable.

9.3 Church Street (north side)

9.3.1 Church Street begins at the junction of High Street and Newmarket Road and runs west out of the village towards Dalham. Hardwicke House, No.1 Church Street is a late 19th century two-storey, white rendered house with a hipped slate roof. It has been much altered with replacement PVCu mock-Georgian windows and lacks a chimney. Its ground floor is screened from the street by a hedge, which sits behind a dwarf brick wall.

9.3.2 The Millers, Nos.1-3 Church Street, is a small development of three modern detached brick-built dwellings that are set back from the road behind generous front gardens. These properties are currently located outside the proposed conservation area boundary. The hedge that

partially screens them from the road lessens their impact. However, the flank wall of No.3 has a negative impact on an otherwise attractive view along Church Street from the east.

- 9.3.3 At the corner with Mill Road, is a low hedge, which forms the boundary to an area of garden adjacent to Great Lengths, No.15 Church Street. This is a white rendered two-storey dwelling with pantiled roof and a substantial red brick chimneystack. It sits behind a small stretch of grass open to the road.



- 9.3.4 Moving east Rose Cottage, No.19 Church Street, adjoins Great Lengths, and is also rendered with a similar chimneystack, but has a slate roof. It sits behind a small front garden bordered by a red brick and flint wall, and which is divided from the garden of Great Lengths by a short length of hedge.



- 9.3.5 Looking along the street towards the slight curve in the road, the view is partially closed by the East and West Barns on the southern side of the street. In the foreground the tree in front of No.21 encloses the street on its northern side and leads the eye towards the large tree (subject to a Tree Preservation Order) at the entrance to Glebe House.



9.3.6 Nos.21-27 Church Street are four 20th century detached white-painted brick houses that sit back from the road behind a grass verge planted with trees and a tarmac drive that runs along the front of the properties. Although obviously of a modern design, these properties sit reasonably comfortably in the street as their materials and scale reflect their more traditional neighbours.



9.3.7 Waverley House, No.29 Church Street is a Grade II Listed, 18th century cottage that was originally three dwellings. It is 1.5 storeys, timber-framed and plastered with a thatched roof. It is prettily framed by a row of flowering trees behind a red brick and flint wall with round coping.



9.3.8 Next and standing forward of the more usual setback building line is No.33 Church Street which is a Grade II Listed thatched cottage possibly dates from the 17th century. The main body of the building is timber-framed and plastered with some white-painted brick. There is a flint and red brick rear extension and a pantiled out shut on the eastern gable end. The dwelling sits behind a continuation of the flint and red brick wall that borders No.29.



33 Church St

9.3.9 Nos.35-39 continue the forward building line, although No.37 is set back from the street and is accessed from the narrow gap between Nos. 35 and 39 (Potters Cottage). They are an attractive group of white-painted brick two-storey houses with pantiled roofs. Potters Cottage sits gable end on the street at the back of the footpath with a cross wing on its eastern side set slightly further back.



Potters Cottage,
Church St

9.3.10 Between Potters Cottage and the cemetery to the east, is a small gap, which allows views through to and over surrounding fields. The greater dispersal of buildings at this end of the street is an indication that the village's outermost limits are being reached.

9.3.11 The cemetery is an open area of grass with only a small number of gravestones due to it not being acquired until 1955 and consecrated in 1968. Burials took place in the churchyard of the old St. Mary's Church until 1845, then at the new church across the street. Access to the cemetery is through a pair of ornate wrought iron gates flanked by flint

and stone gate piers; this arrangement matches the entrance to St Mary's Churchyard. The quality of the gates are let down, however, by the poor chain-link and concrete post fencing that forms the rest of the street boundary. Fortunately, this low fence is at least partly masked by a row of flowering trees and shrubs except where there is a gap in the undergrowth at the eastern end.



Cemetery Gates

9.3.12 The cemetery's eastern boundary is defined by an impressive flint and red brick wall, which forms the western boundary of the rectory's grounds. The Rectory, No.51 Church Street, dates from 1893 when the previous rectory burned down and was rebuilt. The previous house itself had been rebuilt in 1835 when it replaced a small timber-framed and thatched house that had been standing in one form or another since 1329 when the newly appointed vicar of Silverley was required to build a house of the united living. The modern rectory has been in private hands since 1982 and is a large 2.5 storey dwelling of flint with red brick dressings and a slate roof. It sits behind a small front garden bounded by a low brick wall with railings. Its substantial grounds are hidden from the street by a red brick and flint boundary wall. Several of the mature trees visible behind this wall are subject to Tree Preservation Orders.



The Rectory,
Church St

9.3.13 The gable end of Glebe Barn finishes the rectory's boundary wall, and at this point the boundary changes to a low timber fence overgrown

with ivy until the entrance to Glebe Barn, which is two curved sections of red brick and flint wall. Glebe Barn is presumably all that remains of Rectory Farm, which was worked from at least the 18th century. Glebe Barn and its (modern) outbuilding are timber-boarded (painted an attractive teal colour) with pantiled roofs.



Glebe Barn,
Church St

9.4 Church Street (south side)

9.4.1 The buildings of Elms Farm are the most easterly properties on the south side of Church Street. They are barely visible from the road as they are set far back from the street at the end of a drive, which is gated off near the road. Elms Farm dates from at least the 18th century when it was called Upper Farm, which was one of two small farm units, run from farmhouses in the village; it gained its present name after enclosure in 1814.

9.4.2 Elms Farm is a group of mostly agricultural buildings, which have been converted to residential use. The main farmhouse is a large late 19th century, two-storey dwelling of red brick with slate roof and which has been greatly extended. The clearest views of the complex are gained from the churchyard of St Mary's to the west.



Elms Farm,
Church St

9.4.3 St Mary's Church was built in 1844-5 on a site provided by the Marquess of Bute and is Grade II listed. It is built in a Neo-Norman style comprising of a single cell with a bellcote and vestry and is

constructed in flint rubble with limestone dressings. It was dedicated to Holy Trinity until 1872, when a chancel with apsidal sanctuary, north and south transepts, a larger vestry, and an organ chamber were added. The new work was carried out in similar style and materials to the old.



St Mary's
Church

- 9.4.4 A path lined with pollarded limes leads up from the road through the churchyard to the church door. The churchyard is bordered on its eastern side by mature trees and is separated from the road by a low hedge that sits at the back of a grass verge running by the roadside. A red brick and flint wall forms the boundary between the churchyard and Glebe House to the west.
- 9.4.5 Glebe House, No.40 Church Street is a modern detached dwelling that sits at the end of a long drive leading off the street. It is hidden behind a tall hedge, which runs halfway across the boundary of No.34 another modern detached dwelling of red brick and flint panels.
- 9.4.6 In contrast to the previous modern properties, the Grade II listed, 19th century West and East Barns sit on the back of the footpath and together with the opposite properties, enclose and 'pinch' the slight curve in the road. They are built of flint with red brick dressings and have geometric patterned ventilation holes on their street elevations and a shared pantiled roof (they are separated by a large double central entry). They are now in residential use, but presumably were once part of Rayner's Farm, which was named after its owner William Rayner (1801-34).



East & west
barns, Church St

9.4.7 Rayners Cottage or farmhouse (No.28 Church Street) is the next property to the west. It is Grade II Listed, dates from the early 16th century, and is 1.5 storeys, timber-framed and plastered with a thatched roof and was originally three units. It is obscured from view by a hedge at either end of which are traditionally styled streetlights; there is an identical light in the centre of the hedge on the street side.



Rayners Cottage,
Church St

9.4.8 No.26 Church Street is a chalet style dwelling of 1.5 storeys with a catslide dormer in a concrete tiled roof. No. 24 is a two-storey modern dwelling, rendered with buff brick detailing and chimneystack. The garden of No.26 is bordered by a flint and buff brick wall (with red brick piers) whilst No.24 has a timber post fence and gate; both boundary treatments are not in keeping with the established tradition within the village.

9.4.9 Beyond Nos.1-5 Chapel Row, No.2 Church Street enjoys a slightly raised position overlooking the green space surrounding Waver Pond. It is a modern, pink rendered 1.5-storey building with a substantial protected tree on its western boundary. Its western range is weather-boarded and links to the carport of Nos.1-5 The Green.



2 Church St

9.4.10 Waver Pond forms the focal point of the village lying at the junction of the four main roads leading into the village - Church Street, High Street, Newmarket Road and Mill Road. It feels very much like the

heart of the village and it contains many elements, which reinforce this such as the bus stop, telephone kiosk, the village sign and notice board. The pond lies in a dip, which is surrounded by a red brick retaining wall at its eastern end and emerges into an area of grass with a birch and willow at its western end.



Waver Pond,
Church St

9.5 Chapel Row

9.5.1 Overlooking Waver Pond is a row of modest 1.5 storey terraced properties which have almost replicated the form of the thatched cottages that stood on this site until at least the 1950s (Nos.1-5 Chapel Row). They form an attractive group with their steeply pitched roofs of red / brown plain clay tiles and pargetted walls.



1-5 Chapel
Row

9.5.2 Nos.7 and 9 are a pair of semi-detached, 1.5 storey houses with concrete-tiled roofs whilst Nos.11-15 are an assortment of modern detached dwellings. In contrast to Nos.1-5, which sits on the back of the roadway, these properties have a very open aspect and, with the exception of No.11, are set back from the road.

9.6 Chapel Row (west side)

9.6.1 The west side of the road is much older with most properties dating from the 19th century. Starting from the southern end, Nos.16 and 18 are traditional two-storey dwellings of flint construction with red brick

dressings, marred by replacement concrete tiled roofs and PVCu windows.



18 Chapel Row

9.6.2 Hundon Cottages, Nos.8-14 Chapel Row is a late 19th century painted brick terrace with Nos.8 and 14 being turned gable end to the street. They are of two-storey with slate roofs. No.6, the last property on this side of the street, is a single storey modern detached dwelling with rendered walls and a concrete tiled roof. It is an unfortunate contrast to the group opposite.



Hundon Cottages Chapel Row

9.7 The Green

9.7.1 The Green is made up of several small criss-crossing roads which meet at a central space formed of odd small pieces of grass that are presumably all that remains of the original village green which was enclosed and built upon in a piecemeal fashion. Various views of the village and key buildings and features can be gained from this central space in its elevated position.

9.7.1 Starting at the east side, Nos.1-5 The Green are a pair of semi-detached, 2 storey gault brick houses. Nos.1-1a are modern with red brick detailing, whilst Nos.3 and 5 are 19th century with a hipped slate roof; No.3 has been extended and cleaned. All four properties sit far back from the road behind an open brick paved area with a pantiled carport.



1-5 The Green

9.7.2 Around the corner, on the same side of the road, are Nos.7-15, a two-storey 19th century terrace of gault brick with red brick detailing and replacement concrete tiled roofs. Although much altered, the terrace adds rhythm to the street with its four chimneystacks, the most westerly of which has been rebuilt.



7-15 The Green

9.7.3 Continuing eastwards on this northern side, Nos.17-19 are modern buff-brick pair of semi detached cottages that attempt to mimic traditional features. There is then a large gap in the building frontage, formed by the garden to No.23 The Green. This extremely open aspect allows a view of the rear flint range of No.16 Chapel Row. A low chain-link fence borders it.

9.7.4 No.23 itself is a two-storey 19th century house that sits gable end on to the street at the eastern side of its garden. It is constructed of flint but has been rendered in a pale green colour.



23 The Green

- 9.7.5 Crossing over the central space to the eastern side, there is an old flint wall. At the Chapel Row end is a plaque commemorating the old Hospitallers' chapel, which stood here until it was demolished in 1956. Looking north at this point down Chapel Row, the view is of Waver Pond. The old flint wall continues around the southeastern corner of The Green where a track leading to Ashley Hall follows the same line.
- 9.7.6 Ashley Hall, No.25 The Green was built in 1893, replacing a previous thatched farmhouse. It is a substantial two-storey house of red brick construction with mock timber framing on the first floor and a tiled roof. It has prominent gables and chimneys and its secluded setting within enclosed mature gardens maintains its grandeur.



Ashley Hall

- 9.7.7 Going back into the central space of The Green, a timber fence borders No.1 The Orchard, a 20th century development of bungalows, on the other side of the entrance to which, there is a pair of 19th century houses, Nos.33 and 35 The Green. Looking west along this section of road, the eye is drawn towards The Plough Public House on High Street.
- 9.7.8 Nos.33 and 35 The Green are two-storey, gault brick with red brick dressings and slate roofs. No.33 retains its sliding sash windows, which contrast with the unfortunate flush PVCu replacement windows of No.35. There are also two contrasting gable treatments; No.33 has a flint gable wall, whilst the gable wall of No.35 is painted brick.



33-35 The Green

9.7.9 Crossing over the road, No.24 The Green is a modern 1.5 storey rendered house with a pantiled roof. A low hedge to the east turns the corner and partially obscures the ground floor of No.22, another 1.5 storey modern rendered house that sits gable end on to the street and overlooks the central space of The Green.

9.7.10 Continuing around the corner onto the northwestern section of road, an attractive view opens up of Thimble Cottage on the High Street and the mature trees beyond in the grounds of Ashley Lodge. Beyond a carport and the setback rear gable end of No.11 High Street, the last building on The Green is No.21. This is a large modern two-storey house, rendered in an ochre-colour.



View northwest
along The Green

9.7.12 Looking back towards the central space of The Green, views are framed by the tree which stands on the border between No.11 High Street and No.21 The Green.

9.8 High Street (east side)

9.8.1 High Street is a long sweeping road, which runs north/south from its junction with Church Street and Newmarket Road, out of the village in the direction of the old settlement of Silverley. A small grass island on the corner of The Smithy site marks the junction. Despite the flower planting, this green space has a rather forlorn appearance and is dominated by traffic signage.

9.8.2 Starting at the northern end, Blacksmith's House, No.1 High Street is located on The Smithy site overlooking the junction. It dates to 1869 and is of brick and flint construction but its main elevations have been painted a pale yellow colour. It has been greatly altered and extended over the years and has replacement casement windows and a concrete tiled roof. Ornamental bargeboards, however, survive on the northwestern elevation.



Blacksmith's House

9.8.3 The new wall of No.3 High Street, built in the local tradition of flint with red brick detailing, draws the eye up the road to focus on the chimneystack of this property. No.3 and its neighbour are two new houses built of red brick and render respectively.



3 High Street

9.8.4 Returning to the High Street and looking north at this point, The Crown Public House on Newmarket Road is very important in closing views along the street. Continuing south, past the timber fence of No.21 The Green, is The Walnuts, No.11 High Street. This is a two-storey flint built 19th century house, that sits on a elevated position behind a hedge, partially hiding the building from the street.



11 High Street

9.8.5 Next is No.15, a modern bungalow that is screened from the street behind another hedge. Looking north down the street at this point, the two mature trees in the garden of No.16 High Street (on the opposite side of the road) are very important in townscape terms and attractively close the view. No.25, a modern bungalow hidden behind a hedge, is the last building on this side of the High Street.

9.9 High Street (west side)

9.9.1 Starting at the southern end, the first property of interest is Stubbinshall Cottage, No.42 High Street, which is only just visible beyond a timber-boarded gate at the road end of its access track lined by a strong hedge line and mature shrubs. It is timber-framed and plastered with a thatched roof.



Stubbinshall
Cottage, High
Street

9.9.2 Nos.28-34 are all modern detached houses set back from the street behind front gardens. No.26 is The Old Plough, a Grade II listed two-storey cottage, possibly dating from the 17th century. It is timber-framed with a hipped tiled roof, which would have originally been thatched. It sits in an open graveled parking area bordered by a hedge and, on its southern boundary, two mature trees that are the subject of Tree Preservation Orders.



The Old Plough

9.9.3 No.22 High Street is another modern detached house with a garage block in the hard standing to the front of the property. Some sense of

enclosure is restored to the street, however, by the low red brick garden wall, which borders the street.



22 High Street

9.9.4 At this point a narrow public footpath runs west from the High Street along the northern boundary of No.22 High Street. Paddocks with stables and open fields flank the tree lined track. Views north are of Dukes Stud, Ashley Lodge and No.41 Newmarket Road, whilst looking south, a view of Stubbins Hall Cottage and its substantial chimneystack is gained.



View to Ashley Lodge & Dukes Stud

9.9.5 Returning to the High Street, the next building north is No.16, a 19th century (or earlier) property that steps down in three ranges towards the north. It is of white painted brick, except its northern gable wall, which is flint, and has a concrete tiled roof. Several mature trees border its garden, including one that is subject to a Tree Preservation Order and the two beeches whose importance to the street scene has been described earlier.



16 High Street

9.9.6 Between Nos.16 and 12 High Street, a graveled access track leads to the rear of No.12, allowing a view of the flint gable wall of No.16 and the large chimneystack on the flank wall of No.12. A dilapidated outbuilding of red brick and flint construction with a pantiled roof sits on the southern side of the track, whilst the highly decorative flint panelled and red brick garden wall of No.12 encloses the northern side.

9.9.7 No.12 High Street is a two-storey end property of the small range that contains the village store and Post Office (Nos.8-10). It has a white rendered gable bay with ornamental bargeboards and a pantiled roof. The other bay and Nos. 8-10 are much lower, but still two-storey and of gault brick with a slate roof. The Post Office has a modern shop front and an open aspect to the street. A hedge and a low flint and red brick wall enclose the small front gardens to Nos.12 and 8 respectively.



Outbuilding to rear of 12 High St

8-12 High Street



9.9.8 Continuing north, a low timber-paneled fence in front of No.6 replaces the red brick wall of No 8. No.6 is a two-storey 19th century house of gault brick with red brick detailing and a concrete tiled roof with 2 large chimneys. It sits forward of its neighbours and is an imposing property in the street because of its contrasting scale.



6 High Street

9.9.9 A small gap in the street frontage allows access to the rear of No.6, and then a short section of flint wall leads to Thimble Cottage, Nos.3-5 High Street. This is a single storey timber-framed cottage, possibly 16th century, with a hipped thatched roof. It has a picturesque setting, framed by the mature trees behind in the grounds of Ashley Lodge. An old flint and red brick wall which begins behind Thimble Cottage's garage (screened from the street by a hedge) follows the curve of the road around the corner to Newmarket Road.



Thimble Cottage

9.10 Newmarket Road (south side)

9.10.1 A canopy of mature trees behind a flint and red brick wall, which is itself set back from the road behind a grass verge, marks the boundary of Ashley Lodge's grounds. Looking west along the road, one tree in particular overhangs the road and frames views out of the village. A strong hedge line on both sides encloses this route out of the village towards Newmarket and Cheveley.

9.10.2 Ashley Lodge, No.35 Newmarket Road, is screened from views looking west by the tree canopy, although glimpses of its rear ranges can be seen over the boundary wall and through the trees. A gravelled drive at the end of the flint wall provides access to the Lodge, which sits gable end on to the road and dates from the 18th century with 19th century details. It is a Grade II Listed farmhouse of 2.5 storeys with painted brick walls and a thatched roof.

9.11 Newmarket Road (north side)

9.11.1 Looking east back into Ashley from the edge of the village, the view is enclosed by the overhanging trees in the grounds of Ashley Lodge and the street range of the Dukes Stud buildings. The flank wall of No.1 Church Street terminates the view.

9.11.2 Dukes Stud (No.36 Newmarket Road) is the first group of buildings on the north side when entering the village. The complex consists of mid-19th century Grade II Listed farm-buildings of flint with red brick dressings and slate and modern interlocking tiled roofs. On the back of the footpath is a single storey range with pantiled roof, which adjoins the two-storey farmhouse with half-hipped slate roof. There is then a

break in the building frontage at the entrance into the complex. A large single storey barn to the north with adjoining stables at right angles forming two yards is visible. Flanking the other side of the entrance is another long single storey range at the back of the footpath.



Dukes Stud

9.11.3 Adjoining this range is a low flint and red brick wall, which runs along the front of Nos.26 and 28 Newmarket Road, a semi-detached pair of post 1950s bungalows. The boundary wall stops at the open entrance to The Crown Public House and returns along the boundary between the pub and No.26. An electricity sub-station sits in this corner in plain view with only a chain link fence around it.

9.11.4 A single garage building of flint and red brick sits to the west of The Crown Public House in the rather unattractive open tarmac parking area to the front of the pub. The Crown Public House, No.24 Newmarket Road, is a Grade II listed two-storey inn dating from the mid 19th century. It has a red brick façade and flint end walls with a low pitched, hipped slate roof. The juxtaposition of the streetlight and pub signs at the eastern boundary creates a cluttered appearance.



The Crown Pub

9.11.5 Nos.4-22 York Row are two late 19th century terraces which sit at right angles to the street and are accessed from a narrow graveled track adjacent to The Crown's eastern boundary wall. Nos.4-10 appear to be later in date than Nos.12-22 and have been radically altered with a

concrete tiled roof, white rendered walls, the loss of their chimneys and modern windows and doors. Nos.12-22 in comparison retains their impressive chimneystacks and half-hipped slate roof. The terrace is of gault brick, although Nos.14 and 18 have been rendered and most properties have replacement windows.



4-22 Newmarket Rd

10 Key Characteristics

Scale

Only Ashley Lodge and the rectory rise to 2.5 storey. Otherwise the tallest domestic buildings in the village are two-storey and most early buildings are only 1.5 storey.

Walling Materials

Flint with red brick detailing is very common in the village, particularly on 19th century buildings. Early vernacular buildings are timber-framed and plastered, although in many cases this has later been cased in brick. Gault bricks begin to feature during and after the 19th century and many modern buildings are rendered. Weatherboarding is common for agricultural buildings, outbuildings and occasionally on the gable ends of some houses.

Roofing Materials

The oldest domestic buildings in the village have thatched roofs. Clay pantiled roofs tend to predominate on later buildings and only a few buildings such as the church, Ashley Hall and the School House have clay plain tiled roofs. Welsh slate roofs are common on the 19th century buildings in the village.

Roof forms

Most buildings have pitched roofs, often hipped or half-hipped and many have half dormers. The earliest and vernacular buildings have steeply pitched roofs usually to accommodate thatch. Some of the lower pitched roofs in the village are on 19th century buildings and are covered with Welsh Slate.

Chimneys

Prominent chimneys are a feature of the village and adorn both relatively grand houses such as Ashley Hall and Lodge and more modest cottages such as Great Lengths and No.12 High Street. These create interest at the skyline.

Location on the plot

Most properties sit parallel with the street either directly on the back of the footway or, more often, behind small front gardens in individual plots. A few such as the School House and a handful of the smaller dwellings sit gable end on, and even fewer sit far back from the road.

Architectural Detailing

The skilful use of flint panels with red brick detailing on many of the village properties and boundary walls is very distinctive.

Windows

Due to the modest nature of the majority of the village properties, most windows are casements, although many are replacements. Sash windows are less common, but survive on properties such as Thimble Cottage and The Crown Public House.

Boundary walls

These decorate many gardens in the village and the traditional flint with red brick detailing is a major component of the village character. Simpler boundary forms such as hedges and timber fences are also much in evidence throughout the village.

The agricultural character of the village endures due to the survival of three farms, although only Butcher's Farm still appears to be a working farm. The presence of converted barns and other agricultural buildings within the heart of the village contributes to this atmosphere.

Vistas

The relatively linear nature of much of the village allows vistas across the open fields from Church Street, Mill Road and the public footpath that runs west from the High Street. These usually allow views of mature trees and hedgerows, which emphasise the rural nature of the village.

Mature Trees

These are exceptionally important to the setting of the village as a whole. The heavily treed grounds of the larger houses together with those around the Waver Pond have considerable scale and provide a backcloth for the traditional buildings in the village.

Spaces

There are two key spaces within the village – the Waver Pond and The Green. Waver Pond is the picturesque focal point of the village, whilst The Green has a rather empty appearance. A third, smaller space is at The Smithy junction with Church Street. A feeling of openness is also gained by key spaces along the building frontage such as the hollow adjacent to Dip Cottage and the cemetery with churchyard opposite.

Grass verges

These are very important to the character of the village particularly along Church Street. They give a rural feel and soften the impact of the roadway.

11 Enhancement Opportunities

- 11.1 The open tarmac surface of The Crown Public House forecourt and unfortunate placing of a streetlight adjacent to the pub's sign provides an opportunity to improve the townscape of the junction of Newmarket Road, High Street and Church Street. Screening or better landscaping of the pub's car park would enhance the setting of the listed building. Moving the rather utilitarian streetlight would also help reduce the street clutter.
- 11.2 The electricity sub-station in the southeast corner of the garden to No. 26 Newmarket Road is very open and would benefit from more appropriate screening.



Electricity sub-station

- 11.3 The District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Appropriate designs and colours for street furniture will be encouraged and necessary but unattractive plant should be appropriately screened.
- 11.4 The wall leading to the corner of Mill Road and Church Street is in a poor state of repair, although its corner has been recently rebuilt. It is of traditional flint and red brick construction and should be restored, as it is an important element in the townscape.
- 11.5 The flank wall of The Millers, No.3 Church Street has been noted as detracting from views west along Church Street. Better screening would minimise its impact on the street scene.
- 11.6 The poor quality chain-link fence of the cemetery should be replaced with a boundary treatment more appropriate to its formal function and the attractive gates that mark the entrance.
- 11.7 Similarly there is an odd length of chain link fencing surrounding part of the grounds of Glebe Barn on Church Street. If fencing is necessary

here, it should be replaced with a simple timber fence more appropriate to the rural character of the edge of the village.

- 11.8 The District Council may seek to make 'Article 4 Directions' to retain traditional detailing on the exterior of non-listed buildings within the Conservation Area, where such details have not already been lost.
- 11.9 The District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district. These grants are made to encourage the use of traditional materials and craft techniques and are generally targeted at Listed Buildings, though visually prominent non-listed buildings within Conservation Areas may also be eligible for grant aid. More specific advice on the availability of grants, as well as on appropriate materials and detailing, is available from the Conservation Section within Development Services Directorate at the District Council.

12 Acknowledgements

The archaeological information has been compiled from the Cambridgeshire Historic Environment Record and the Victoria County History of Cambridgeshire.

The Cambridgeshire Historic Environment Record data is based on known information. Information held is constantly being updated and amended, so for more information please contact:

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APPENDIX A

MAPS



- | | | | | | | |
|--|---|---|--|--|--|---|
|  Proposed Conservation Area |  Listed Buildings |  Other significant buildings |  Negative buildings |  Positive minor feature |  Negative minor feature |  Poor floorscape |
|  Positive vista |  Positive wall / fence |  Negative wall / fence |  Positive hedgeline |  Grass verge |  Significant trees |  TPO |

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).
- 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 This document has been produced in tandem with the Conservation Area Appraisal written for Ashley. Its purpose is to provide guidance to prospective developers by clearly setting out the key issues, which will influence the Local Planning Authority's decision on any planning or other application, submitted in the area.
- 1.2 This guidance should be considered in the context of the relevant national legislation and policy documents, in particular:
 - Planning Policy Guidance note 15: Planning and the Historic Environment
 - Planning (Listed Buildings and Conservation Areas) Act 1990
- 1.3 This guidance and the associated Conservation Area Appraisal for the area should be read in conjunction with the supporting policies in the East Cambridgeshire Core Strategy, detailed in Appendix B.
- 1.4 Conservation Area designations are not intended to 'pickle' an area by preventing all new development. Ashley has evolved over centuries and this guidance therefore seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area.
- 1.5 The underlying principle of this guidance is to ensure Ashley continues to develop in a considered way, which will retain its essential character. Sustainability should, therefore, be at the heart of any development proposals, which should be durable, adaptable, and of high quality.

2 Submission of Applications

2.1 Outline planning applications

Outline applications for development within the Conservation Area 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 judged.

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 statement, which 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, which 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 its curtilage. Applications must include a statement, which demonstrates an understanding of the aspects of the building to be affected,

describes why the work is needed, explains why any alternative options were discounted and considers how the damage to any historic fabric will be minimized.

2.4 Conservation Area Consent

This is required for the demolition of any unlisted building within the Conservation Area. In order to justify the works, a statement will need to be provided which considers the issues. 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.

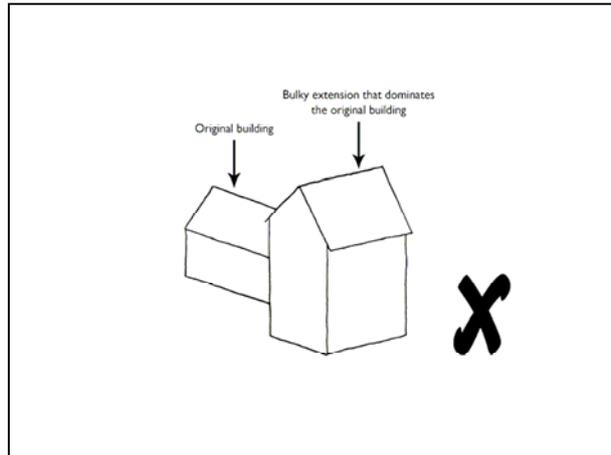
3 Demolition of buildings

- 3.1 There will be a general presumption against demolition of Listed Buildings (including their outbuildings), Buildings of Local Interest and other significant buildings, which 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 elements 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; and
 - The building has been offered for sale on the open market at the market price for at least six months and that no reasonable offer has been received; and
 - Any proposed replacement building will make an equal or greater contribution to the character and appearance of the area; and
 - Demolition would not result in a long-term cleared site to the detriment of adjacent Listed Buildings or the Conservation Area.
- 3.3 The demolition of other buildings in the area will be approved provided that: -
- The building(s) is / are identified as making either a negative or insignificant contribution to the character or appearance of the area.
 - Any replacement building or feature will preserve or enhance the character and appearance of the Conservation Area. Any application for a replacement building must be accompanied by a design statement, which describes how the new building respects the 'Key Characteristics' of the area as defined in the Conservation Area Appraisal.
 - To avoid unsightly gaps in the Conservation Area, a condition will be imposed on any grant of Conservation Area Consent, which prevents the demolition from taking place until a contract has been let for the redevelopment of the site.

4 Extending Existing Buildings

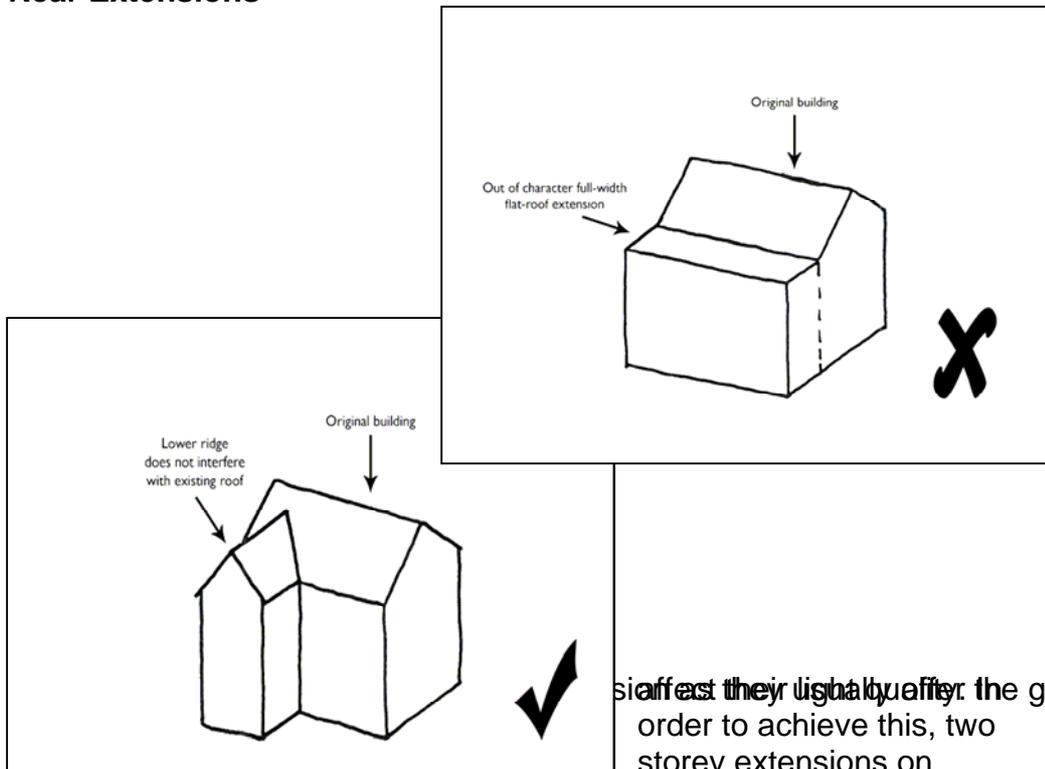
4.1 Extensions should always relate well to the proportions, form, massing and character of the existing buildings.

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.



4.2 Generally, however, taking inspiration from the architectural detailing of the existing house often achieves the most successful design. The scale of the extension should respect the existing building and should not be bulky, wrongly orientated or poorly detailed.

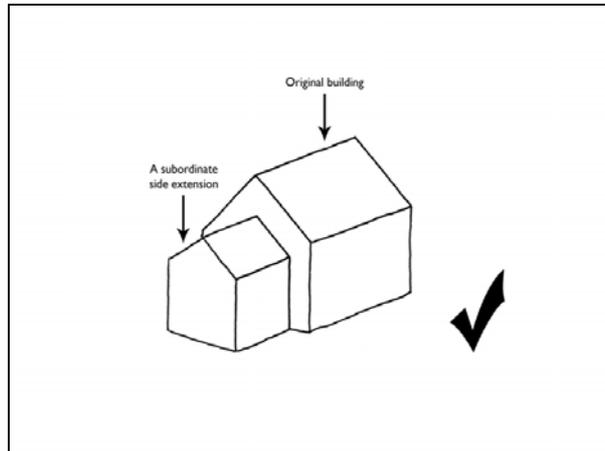
5 Rear Extensions



common boundaries are unlikely to be approved.

- 5.2 The eaves level of a rear extension should be kept as low as possible and particular care should be taken to ensure the ridgeline of the new roof does not interfere with the existing roof; it should not be visible from the front of the building.

6 Side extensions



- 6.1 These are appropriate where there is sufficient space between the existing property and its neighbour to retain a reasonable separation between the buildings so that 'terracing' does not occur. This is important in Ashley where most properties are detached dwellings in individual plots.
- 6.2 In some cases, particularly when the house is of a symmetrical composition or it is one half of a semi-detached pair, side extensions should be avoided, unless the design of the extension will retain the symmetry. With semi-detached properties, neighbours should consider undertaking extensions together.
- 6.3 When side extensions are appropriate, they need to relate well to the front of the existing house, as they will often have a big impact on the appearance of the house and the street. The fenestration pattern is especially important with side extensions because the windows are often the dominant feature of buildings and it is therefore important that these are repeated in extensions.
- 6.4 The walls of the extension should be recessed slightly from those of the existing building so that the original form of the dwelling is still visible. This also helps to soften the junction between old and new, which, particularly if there is a change in materials, can look awkward if directly adjacent.
- 6.5 In the case of very modest buildings, a traditional lean-to extension may be more appropriate than trying to mimic the form of the main house.

7 Front extensions

- 7.1 These should generally be avoided as they will often be highly visible in the public realm and disrupt the most important elevation of a building. Porches may be acceptable in some cases, but are subject to the same guidelines as other extensions.

8 Roof extensions

- 8.1 These are a popular way of extending houses, but can pose considerable challenges in order to avoid damaging alterations to the character of the property. In areas such as The Green, they can also be highly visible because of the arrangement of the houses and so their impact on the street must be carefully considered.

8.8 Roof extensions should relate well to the local roof form and should reflect or complement the character of the property and the area. Ridgelines and chimneystacks, in particular, are often a key part of a building's character and they should not be altered unless it can be demonstrated that this would create a positive feature. The potential for overlooking should also be addressed in the design.

8.9 The size and number of dormer windows should be kept to a minimum and they should generally not be placed on the front elevation (or the elevation most visible from the public realm) unless it is appropriate to the design. The style of windows should be influenced by the design, proportion and arrangement of existing windows in the building. Roof lights should be of the traditional 'Conservation' type, which lies flush with the roof slope and should also be kept off the front roof slope, particularly on formal buildings.

9 Materials (and colours)

9.1 Ashley has a limited palette of materials illustrated in part 8 of the Conservation Area Appraisal. This palette should be used as a guide for extensions and alterations. The use of modern materials such as steel, concrete and structural glazing would need to be part of a very high quality design approach in order to provide a successful contrast with the traditional materials in the village.

9.2 Traditional colours for paint and render in the village would have been subdued earthy tones though today the majority of buildings are painted white. Strident colours should not be used to avoid them dominating the traditional buildings.

10 Converting Existing Buildings

- 10.1 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.

11 Single housing developments

11.1 New building development in Ashley is restricted to infilling, i.e. a maximum of two new properties in a frontage of no less than six buildings (see Local Plan Policy 3). However, in a settlement the size of Ashley, infill development can still have a significant impact on the village's townscape.

Context

11.2 The Ashley Conservation Area Appraisal describes the village's grain, i.e. how the village's existing buildings relate to the street. Section 8 'Key Characteristics' summarises information such as the size and shape of plots, boundary treatments, building heights and line, materials, detailing, etc. Paying particular attention to the street in which the new building(s) will sit will establish appropriate design principles and ensure that new buildings will respect Ashley's existing character.

Building line / position on the plot

11.3 Ashley has a dispersed building pattern with the majority of houses in individual plots. Many properties are set back from the street behind small front gardens, often behind flint walls with red brick detailing. However, each street in the village varies (e.g. Church Street has comparatively more buildings which sit on the back of the footway) and the building line of new properties should reflect that of the street in which it will be situated.

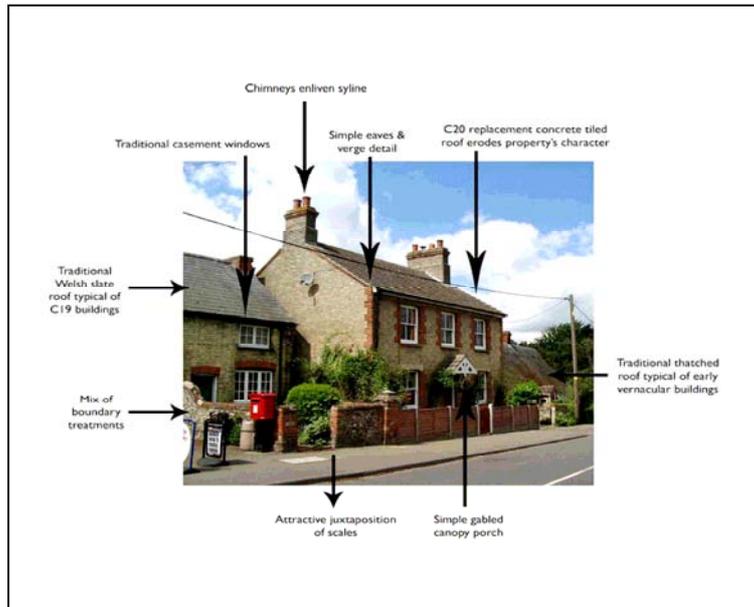
11.4 Most properties sit parallel to the street with a wide frontage and tend not to be very deep in plan. Most new buildings should follow this approach. A few traditional properties sit gable end on to the street, providing incident to the street scene. Too many gable end-on properties will result in it becoming a commonplace feature and will affect the character of the village. New buildings should therefore only use this form if the site's context requires it.

Form

11.5 In order for new buildings to relate well to their neighbours, there must be a consistency between the old and the new; scale is particularly important. Traditional building forms in Ashley are always low rise (1.5-2 storeys) with pitched roofs and chimneys.

- 11.6 There are occasionally attractive juxtapositions of building scales, particularly along High Street. This creates an interesting townscape and often, skyline. New buildings should seek to contribute to this interest at roof level. The roof pitch should not therefore be too shallow and the roof forms should generally be kept simple.

12 Detailing



- 12.1 Architectural details should follow on from the design principles, which influenced the basic form of the building and should therefore reflect the style of the property. This should ensure that the building's elevation treatment fits in with the neighbouring properties.

Windows

- 12.2 Generally speaking, these should have a vertical emphasis, be set within reveals and should not be of PVCu. Timber windows with a vertical emphasis, usually achieved by the subdivision of the window into symmetrical panes, have a much softer visual appearance and allow finer detailing. If maintained properly, they are also more durable than aluminum or PVCu windows.
- 12.3 The type of window should relate to the status of the building. Most properties in Ashley are unassuming and have casement windows (mostly replacement) as a result. Higher status buildings such as The Crown Public House have sliding sash windows. New buildings should follow this precedent and in particular should avoid a mix of styles.

Dormers and roof lights

- 12.4 Dormers, or the more usual half dormers, are always gabled on traditional buildings within Ashley. They should have rendered cheeks and appropriately sized casement windows, which are in scale with the rest of the building and its windows.

- 12.5 The number of roof lights should be kept to a minimum and generally be used only on rear roof slopes. Their position should also be influenced by the proportion and arrangement of the other windows. Conservation type roof lights with a vertical emphasis and which lie flush with the roof slope are the most appropriate.

Doors

- 12.6 Doors should maintain a solid appearance and should not have fanlights set within the door itself. Traditional doors are of timber and are usually either vertically boarded or panelled (for more formal houses). Fanlights are only really appropriate for higher status buildings.

Window / door heads and cills

- 12.7 These are a traditional feature of buildings. They frame windows and doors, providing visual support, and enliven the façade of a building. Soldier courses are modern and should not be used. Gauged brick arches (usually for higher status buildings) or segmental heads are more appropriate. Timberheads are characteristic of vernacular construction and should be considered on new 'cottage' type dwellings whilst more formal buildings often have stone heads. Cills generally tend to be of stone rather than brick.

Porches

- 12.8 These should only be added where they will not alter the rhythm of the street or dominate the property itself. They should also complement the architectural style of the property and should be of a simple form.

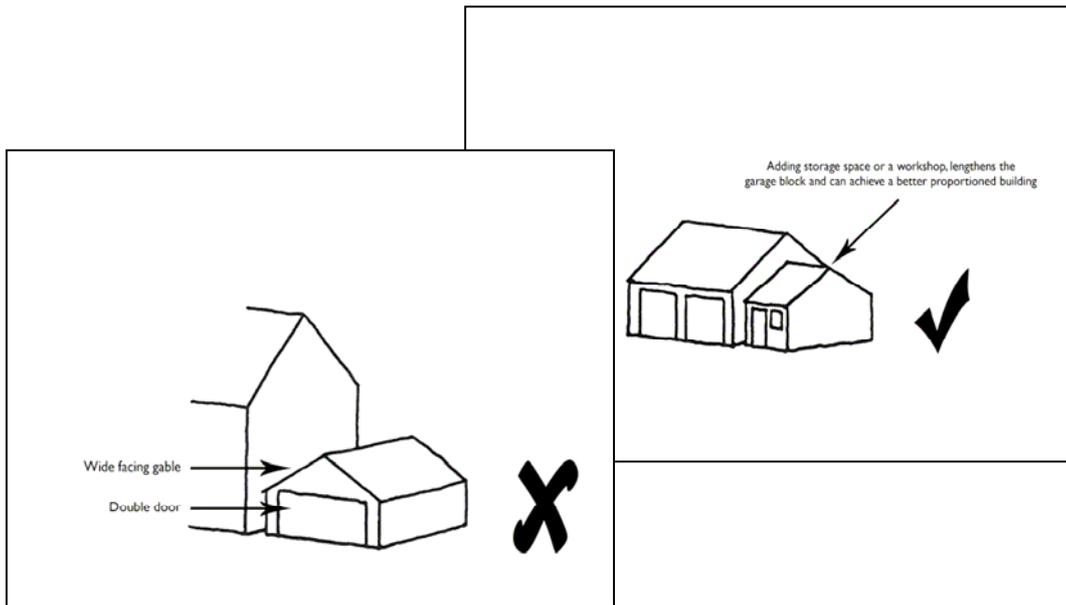
Eaves, verges and chimneys

- 12.9 Traditional eaves and verges are simply detailed without soffits, fascias or, usually, bargeboards. Modern boxed eaves and deep fascias or bargeboards have a very heavy appearance and should be avoided on new buildings.
- 12.10 Chimneys are a traditional feature of dwellings and are a particular feature of Ashley, adding interest to the village skyline. Their inclusion in the design of new buildings is strongly encouraged.

13 Materials

- 13.1 Materials should be firmly rooted in the vernacular of the area and should not introduce alien details or materials from other areas, as this will harm local distinctiveness and character. Modern materials can be used successfully in some cases provided the design and construction is of high enough quality and respects the form and scale of Ashley's traditional buildings. Whatever approach is used, a limited palette of materials will usually achieve the best result. Using locally sourced materials is often the most sustainable option too as it reduces the need for transport.

14 Outbuildings



- 14.1 Garages and other outbuildings such as offices and large sheds / summerhouses, should relate to the style of the main property, but should remain subordinate to it. They should also be subject to the same design principles as any other new building.
- 14.2 Double garages pose particular design problems because of their size and non-traditional plan form which means that they either have shallow pitched roofs or very dominant steeply pitched roofs. To minimise their townscape impact, they should be set back from the main building line and should have two single vertically boarded timber garage doors rather than one double garage door.
- 14.3 Providing tandem garages instead or combining double garages with other uses by extending the block sideways can help to achieve a better-proportioned building. Consideration should also be given to the provision of carports instead which are often more appropriate in rural locations such as Ashley.
- 14.4 Boundary treatments should reflect those of neighbouring properties and the status of the building. A traditional boundary treatment in Ashley is a flint wall with red brick detailing, although hedges and simple timber fences are also common on some streets.

15 Landscaping

- 15.1 Existing site features, in particular trees, hedges, grass verges and boundary walls, should be retained and incorporated in the external treatment of the new dwelling(s). These features add instant maturity to the development and are often important to the townscape. Where new planting is to be added, it should preferably be of indigenous species, which helps to maintain a link between the village and the surrounding countryside.

- 15.2 Large areas of hard landscaping using materials such as brick paviors can be inappropriate in a rural setting and should be avoided. Driveways should instead be surfaced with low-key informal materials such as shingle or bound gravel, especially where these cross grass verges.
- 15.3 The District Council will work with the Parish Council to encourage the Highway Authority and statutory undertakers to ensure verges are not removed or damaged.