



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

DULLINGHAM

Conservation Area

Supplementary Planning Document

JANUARY 2010



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1 Introduction

- 1.1 Dullingham conservation area was originally designated on 16 April 1975. The boundary of the conservation area currently covers an area of 52 acres and centres on the historic centre of the village. The conservation area contains several of the district's significant historic buildings, many of which are listed. 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.
- 1.3 The public consultation will be carried out in compliance with the Council's adopted Statement of Community Involvement (17/10/06).

2 What are Conservation Areas?

- 2.1 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"*.
- 2.2 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.

3 What is a Conservation Area Appraisal?

- 3.1 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 consider whether any areas have been overlooked or changes have occurred which need the boundaries to be redrawn. Any pressure for change in the area can thus be identified and enhancement opportunities highlighted.
- 3.2 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.

4 Overview of the area

- 4.1 Dullingham is located to the south of the district and is primarily residential in nature. There are a few commercial properties in the village, however its overall character is of a rural settlement.
- 4.2 Dullingham is a very ancient settlement and is located at the centre of the Parish. Many of the villages' early features remain, including street patterns, land boundaries and property. The village itself sits between two ridges and the ground rises gradually from 150ft in the northwest to over 275ft. There is a watercourse running northeast into Stetchworth, which drains the depression in which the village sits.
- 4.2 There are several key features that can be found within the village and the Parish in general, these include:
- Thatched roofs;
 - Timber framed properties;
 - Flint dressing;
 - Large plots and extensive private grounds.

5 Boundaries and extent of conservation area (see attached map)

- 5.1 The current boundary of the conservation area focuses on the historic settlement and takes in much of the original manor lands. The conservation area centres on the junction of the main route ways through the village. There are two small limbs extending east and south along Stetchworth Road and Brinkley Road with a larger limb extending the length of the village along Station Road.
- 5.2 Development in the conservation area has been relatively sparse and much of the village layout survives from ancient times. There are some areas of modern development, however these are generally small in size and are located on the edge of the conservation area boundary.

6 History

6.1 Roman

- 6.2.1 Very few Roman remains have been found in and around Dullingham. A Roman vessel was found some distance from the village although no record of the exact location or the vessel itself remain in the sites and monuments record. There is also a record of a Romano-British settlement to the northwest of the village, however very little evidence of this survives today.
- 6.2.2 The village is located approximately 10 miles north of the Roman settlement at Cambridge. This was an important strategic position and was the crossing point for 'Via Devana' (the Roman road which ran from Colchester to Chester).

6.2 Medieval

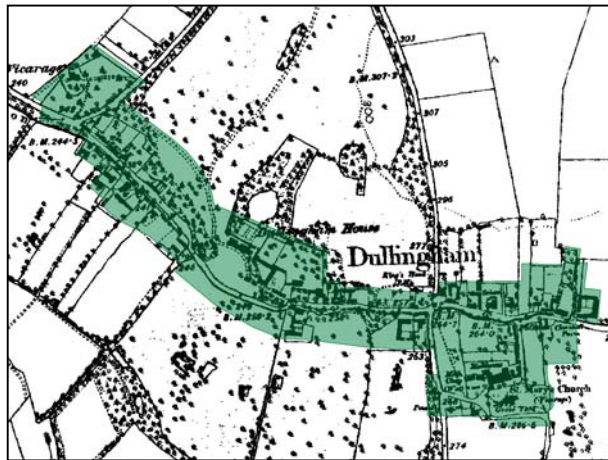
- 6.2.1 The name 'Dullingham' is believed to be of early English origin and first appears in the written record in c.975AD in a description of a wood in this area. The name also appears in the Domesday Book, detailed as 4 land holdings; manor, 2 farms and a small holding.
- 6.2.2 It was during this time period that the Guildhall was established, situated at the main crossroads at the centre of the village, guildhalls were an important part of medieval life. This Guildhall was established as a benefit society in 1517 but was suppressed in 1564 and the land repurchased.
- 6.2.3 The Church of St Mary the Virgin also dates from the medieval period, with the oldest surviving sections dating from approximately 12th century. The church underwent extensive changes and extension over the next few hundred years and is a significant landmark in the townscape. The original vicarage was established in the church grounds in 1278 but was ruinous by the 16th century; the current vicarage at the western end of the village was built later.

6.3 Post-Medieval

- 6.3.1 The Enclosure Acts were a series of Acts of Parliament that resulted in the enclosure of open fields and common land throughout England. In Dullingham much of the land was enclosed c.1810 and it is clear through topographical evidence there were several prominent landowners in the village. At the time of enclosure several large farms are noted as working a 4 crop rotation system.
- 6.3.2 In 1656 Dullingham House and lands came into the possession of the Jefferson family and remained so until 1947. The main house dates from c.1700 and there is evidence that it may have incorporated an early house on the site. To the south is the stable block that dates from the late 18th century and has more recently been converted into residential properties.
- 6.3.3 At the time of enclosure the Jeffersons extended Dullingham Park to the north to take in a large triangular area of open field. In the early 19th century Humphrey Repton was commissioned to landscape the grounds to the south.
- 6.3.4 Repton's red book of 1799 (finished in 1802) contains plans for the landscaping of the grounds, culverting the stream under the lawn and changing the colour of the house from red to grey.
- 6.3.5 'Camping' was a traditional game, similar to football, played throughout East Anglia. The 'camping close' was a common feature in many towns and villages, an area of open space in which the game was played. In Dullingham, the village green was previously known as the 'camping close'. This area belonged to the village and was vested in Parish

Charity until the Parish Council preserved it as public open space in 1931.

- 6.3.6 It was also during this time that the School Board and new village school and schoolmasters house were constructed along Stetchworth Road in 1875. These buildings are now private dwelling houses and the nearest school for the village is in Stetchworth. A new vicarage was also constructed during this period, to the west end of the village.
- 6.3.7 The King's Head public house is also believed to date from this period. In 1728 an 'alehouse' was listed as being in this location and the King's Head is believed to be the oldest public house in the Parish of Dullingham.



6.4 Modern

- 6.4.1 Dullingham retains its rural village character and in the most part has changed very little through the centuries. Previously reliant on agriculture this industry is localised to a few locations on the outskirts of the village. Many of the fields in and around the village are now in use for grazing.
- 6.4.2 Dullingham Park has retained the large expanse of parkland to the north of Dullingham House, although now in separate ownership. This parkland is now part of Dullingham Park Stud and this area has a positive impact on the character of the conservation area. Whilst being heavily screened by mature trees and undergrowth, the parkland retains its sense of openness and countryside.
- 6.4.3 Today, with its proximity to Cambridge and Newmarket, Dullingham is a popular and thriving commuting village.
- 6.4.4 Today Dullingham and the surrounding area play a significant role in the horse racing industry, being situated within close proximity to Newmarket. Several local studs and farms also contribute considerably to the rural character of the area.



7 Archaeology

- 7.1 There is very little known archaeology in and around Dullingham village. Several spot finds do appear within the County Sites and Monuments Record however very little evidence of these now survives.
- 7.2 Despite the lack of archaeological remains within the village an abundance of historic fabric still remains in the form of buildings and landscapes. A medieval cross is located in the grounds of Dullingham House and there are several SMR records regarding the area of Dullingham Park; including the original deer park, garden and the house itself.

8 Location and Landscape Setting

8.1 Geographical Location

- 8.1.1 Dullingham village is located 10 miles east of Cambridge and 3 miles south of Newmarket. It is well linked to surrounding towns by both road and railway networks.
- 8.1.2 Dullingham Station was opened in 1848 on the Newmarket – Chesterford line and connected to with Cambridge in 1851. The railway was a significant development, allowing faster and more efficient movement of produce and people across the country. The station closed to goods traffic in 1964 but is still open to the public today.
- 8.1.3 An extension to the village is found to the south at Dullingham Ley, this settlement dates from approximately 1626 and although often regarded as part of the wider village, it still retains its own sense of identity.

8.2 Topography and Landscape

- 8.2.1 As part of any character assessment it is important to take into consideration any topographical, geological or landscape features that may impact upon the character or appearance of the conservation area. The village of Dullingham lies between two ridges rising to the southeast, from 250 to 300ft. The highest point of the settlement is 360ft at Dullingham Ley.

8.2.2 The landscape is very rural in character with open farmland stretching out around the village. Trees and mature hedges are an important feature in the landscape and contribute significantly to the overall character and appearance of the conservation area. The settlement has developed in a linear nature, there is a small stream to the south of Station Road and it may be that this influenced the development of the village.

9 Street by street analysis

The street pattern found in Dullingham village has changed very little over the years and much of the street layout remains unchanged since the enclosure map of 1810.

9.1 Newmarket Road

9.1.1 This road is the main route into the village from Newmarket and runs along the northeast boundary of Dullingham Park. The road follows a fairly steep decline, terminating at the crossroad at the Kings Head Public House.

9.1.2 At the top of Dullingham park, at the junction of Newmarket Road and Eagle Lane, is one of two lodge houses associated with the original Dullingham Estate. This lodge looks to have fallen out of active use and is becoming hidden by the surrounding trees and shrubbery. Care should be taken to ensure this building does not fall into a state of disrepair.

9.1.3 The mature trees situated along this route have a significant and positive impact on the character and appearance of the area. At the moment this area is not included within the current conservation area boundary. At the point where Newmarket Road enters the conservation area, there is a section of new housing to the west set away from the road with access from Station Road.

9.2 Stetchworth Road

9.2.1 Stetchworth Road as its name suggests is the road leading to Stetchworth from the village. A small arm of the conservation area currently incorporates several of the properties along this street. In the enclosure map of 1810, this road and the adjoining Station Road are annotated as Stoney Road, both have changed to their current names by the 1st edition OS map of 1882

9.2.2 The Kings Head Public House on the corner and its associated outbuildings provide a strong visual landmark at this location, being situated prominently within the centre of the conservation area. Opposite the Kings Head is a small area of new development set back from the main road with an access point along Station Road.

9.2.3 Along this road on the 1st edition Ordnance Survey map is annotated the old school and schoolmaster's house, a post office and the substantial Clarehall Farm and stables. Over the road there is a large

area of open land in the form of paddocks, orchards and the village green is located at the corner with Brinkley Road.



Left: Stetchworth Road



Right: Church Lane

9.3 Church Lane

9.3.1 Church Lane is a small road leading off Stetchworth Road and has changed very little since the 1st edition Ordnance Survey map. A row of terraced style properties, these buildings introduce a variety of building materials. Sand coloured Gault brick is the most common material here with a mixture of slate and tile roofs. Several of the properties have also been rendered over and Maltings Cottage is of flint construction.

9.3.2 At the top of Church Lane is an area of open space with a large pond that was originally part of the Maltings located here. The maltings building was demolished in the mid 20th century and a modern replacement containing 3 dwelling houses now stands in its place.

9.3.3 There is also an access point into St Mary's Church and Churchyard at the top of Church Street, this area has an abundance of greenery and has a very positive impact on the rural character of the conservation area. There is also a small access route past the pond that provides access to Church Close along which a few other houses are found.

9.4 Brinkley Road

9.4.1 The village green is located on the eastern side of Brinkley Road at the crossroads in the centre of the village. Mostly local children use this area as a recreational area and a playground has been constructed in the centre. To the southern edge of the green, the old Methodist Chapel is located, now out of use this building has been converted to a private dwelling.



Brinkley Road

9.4.2 On the western side of Brinkley Road are a few residential properties along with a disused garage with a large forecourt and The Boot Public House. The Boot dates from c.1861 and is the second of two public houses in the village, The King's Head being the oldest and dating from 1728.

9.5 Station Road

9.5.1 The main area of development in Dullingham has occurred along Station Road. Historically there is evidence for development on both sides of the road, however it is likely, from historical evidence, that several properties on the south side were demolished in the early 19th century to coincide with the development and expansion of Dullingham Estate and Park.

9.5.2 Several of the village's farms and barns are found along Station Road and many of the properties in this area are listed. Much of the land to the south is undeveloped and Dullingham Park covers a large portion of land to the north.

9.5.3 Several of the barns along Station Road have been converted to residential use and there are several timber-framed and thatched properties surviving in relatively good condition. All of these add to the rural and picturesque character of the village and are a positive contribution to the conservation area.



10 Spatial analysis

10.1 Key Views

10.1.1 There are several key views within the conservation area. The most obvious are the views east and west along Station Road that provide views both into and out of the village.

10.1.2 Also the views when entering the village from Newmarket Road, the tree lined avenue creates a strong introduction to the village from this viewpoint.

10.2 Open space & focal points

10.2.1 The largest and most prominent area of open space is the village green on Brinkley Road. This area of land was once the village camping close; an area of open land where 'camping', a cross between football and handball, was played. These areas were at one time commonplace across East Anglia however; few remain in their original form today. The village green belonged to the town until 1558 when it was vested in parish charity until the parish council preserved it as open space in 1931.



The Village Green

10.2.2 Another area of open space within the conservation area is the land surrounding Dullingham House. This planned, formal garden area covers a large portion of the conservation area and has a significant positive impact on its character and appearance. The renowned landscape architect Humphrey Repton is accredited with the design of much of the formal garden area. To the northwest of the Station Road there is large areas of open farmland, which currently lies out with the boundary of the conservation area. At the time of enclosure in the early 19th century, this land and the land to the south of Station Road were brought into the larger Dullingham Park.

10.2.3 There are several focal points within the conservation area: one of the most prominent being the junction of the main routes through the village. Several key features of the conservation area are grouped around this area, which emphasises its prominence within the village.

10.3 Landscaping and trees

10.3.1 The majority of properties found within the conservation area are set within their own private grounds. Well-maintained gardens can contribute positively to the character and appearance of the conservation area by providing pleasant landscaping and adding variety to the streetscape.

10.3.2 Any trees which measure more than 7.5cm when measured 1.5m from the ground, within a conservation area are protected under government legislation from being topped, lopped or felled without permission from the local planning authority. Tree Preservation Orders can be applied to individual trees and are a method by which local authorities can protect specific species from being damaged or removed.



10.3.3 Trees are found in abundance within the conservation area and contribute to its rural character. Mature trees provide screening, colour and variety, and can often be used to soften the form of houses and any associated outbuildings. Mature trees are a significant feature within the conservation area and their retention should be encouraged wherever possible.

11 Historic Building materials and styles.

11.1 Ecclesiastical

11.1.1 The Church of St Mary the Virgin is located on an area of high land in the centre of the village. The oldest part of the church is the chancel, dating from approximately 13th century, this are also has a wagon-roof that is thought to be original. The church is constructed mainly of fieldstones with an ashlar dressing and the building is a dominant feature within the landscape.

11.1.2 Another ecclesiastical building of a much simpler style stands opposite the village green. The Wesleyan Chapel, a modest timber structure, was built in 1825 and remains to this day. The chapel is now in private ownership and is no longer in use for its original purpose.



11.2 Secular

11.2.1 There are several secular buildings within the boundary of the conservation area, some of which are of significant historical interest and have a positive impact on the character of the conservation area.

The Guildhall

11.2.2 Located at the junction of Station Road and Newmarket Road is one such property. Dating from the late 15th century, this building is one of the oldest in the district, and was originally an important community building, providing food and shelter for the poor. Following the suppression of the Guilds, the land and the house were repurchased in 1564 and the guildhall then became a private residence.

11.2.3 In the late 20th century the property was in very poor condition and underwent extensive restoration to convert it into a habitable living space. Set on a prominent corner location, this timber-framed building has a positive impact on the character and appearance of the conservation area.



School and School House

11.2.4 In 1749 the school was held in the church's south chapel. The village school board was formed in 1875 and the school and schoolmasters house were constructed in 1875. These buildings appear on the 1st edition OS map and the building consisted of the Master's house and separate rooms for infants and older children.

11.2.5 The school fell out of use due to a reduction of numbers and closed its doors in 1976. The property is now a private residential dwelling and it retains much of its original character, including the school bell tower complete with bell.

11.3 Public Houses

11.3.1 There are two public houses in the village; the Kings Head and the Boot. The oldest of which is the Kings Head, documented as 'alehouse' in 1728 with the name 'Kings Head' name first appearing in 1746.



Above: King's Head



Right: The Boot

11.3.2 The building is situated in a prominent location, at the corner of Stetchworth Road and Newmarket Road. The main building faces the village green area and to the east are several flint built outbuildings. These buildings are in good condition and the entire complex has a positive impact on the character of the conservation area.

11.3.3 The Boot public house is not as old in date and is first mentioned in 1861. Situated opposite the village green it again is in good condition and makes a positive contribution to the historic character of the area.

11.4 Farm buildings

11.4.1 Many historic farms have survived in the village and these have a significant contribution to the character of the area, although few of these have remained working farms. Many of the associated

outbuilding such as barns, have in more recent years been converted to residential properties.

11.4.2 Despite this, the intrinsic character of the area has been retained and the conversions have a positive impact on the appearance and character of the village. Similarly the conversion of the stable block associated with Dullingham House has ensured the survival of the building and has retained many of its original features.

11.5 Materials

Brick

11.5.1 Brick is the dominant building material within the conservation area, however it has been rendered over on several properties.

11.5.2 One of the largest brick built properties is Dullingham House, built of red brick and dating predominantly from the 1700s. The house is symmetrical with 3 storeys, the top floor having been added at a later date. There are the remains of two projecting cross wings to the east and west that were reduced and replaced by shaped walls in the 1950s.

11.5.3 To the southeast, linked by a large red brick wall, is the 18th century stable block. This building originally faced west towards the house and has more recently been converted to small residential properties and there are several 20th century extensions to the north.



11.5.4 Another interesting group of brick built properties is the short terrace to the west along Station Road. This is a group of four properties constructed of red brick with gold brick detailing; originally workers housing these are now private residences. Unusual within the village, this terrace is in very good condition and the buildings still retain many of their original features.



11.5.5 There are some areas of modern infill development within the village that in the most part are sympathetic to the character of the conservation area. The area at Elms Close is a good example of this, a small development set back from the main road and constructed of red brick. These Georgian style properties are an interesting addition to the simple rural historic properties found elsewhere in the conservation area.

Timber frame

11.5.6 There are several timber-framed buildings within the conservation area and these have a very positive impact on the character and appearance of the area, many of these buildings are also thatched.

11.5.7 The majority of timber-framed properties are located along Station Road and many of these are in prominent locations along the streetscape. The Guildhall is the oldest of these, dating to before 1495. This Grade II listed building is situated on the corner of Station Road and Newmarket Road and is timber-framed and part plastered with a hipped thatched roof. The building was used as a poorhouse in the 18th century and more recently underwent extensive restoration to a residential dwelling.

11.5.8 Further along Station Road are several traditional timber-framed and thatched properties, 41 & 43 Station Road and 44 Station Road are a few examples. Generally these properties are in good condition and retain much of their historic fabric. Some have been extended in more modern times but these are generally sympathetic to the character of the property.





11.5.9 The lodge cottage at the western entrance of Dullingham Park is another good example of the restoration of timber-framed buildings within the village. Set in a prominent location at the estate entrance this property is set back from the road and located on an area of higher ground, making it a dominant feature within this part of the conservation area.

11.5.10 There are also several timber-framed barns are also found scattered throughout the conservation area, many of which have been converted to residential use. This abundance of timber buildings adds to the rural setting of the conservation area and is an intrinsic part of its character and appearance.



11.5.11 Not only timber-framed properties are thatched in Dullingham and there are several examples of flint and brick built properties with thatched roofs. Two of the properties along Station Road 20 and 22 Station Road, are believed to be part of Humphrey Repton's improvements, although this information has not been proved correct.

External Walls

11.5.12 There is a variety of wall treatments found within the conservation area, including untreated brickwork, flint and render. Along Church Lane is a good example of this, a row of properties all with a variety of external treatments.

11.5.13 Where properties have no external wall treatments it is important to retain these where possible. Untreated brickwork creates an interesting and often vibrant streetscape, often with detailing such as dentil courses, quoins and window/door details.

11.5.14 The use of flint is also common within the conservation area and there are several prominent flint built properties. Along Station Road, Nappa House is a good example of this style of building with much of its historic fabric intact including its windows and thatched roof.



Roofs

11.5.15 There is a mix of roofing materials used in Dullingham conservation area, including slate, thatch, peg tiles and pan tiles; each being found in relatively equal numbers. Peg tiles are present on many of the high status buildings, as is common practice in the area. Pan tiles are found on ancillary properties such as outbuildings and barns. Slate and thatch is scattered throughout the conservation area with many of the oldest buildings having thatched roofs.

11.5.16 The majority of roof structures within the conservation area are in relatively good condition. The variation in materials adds positively to the character of the village by creating a visually diverse street scene.

Windows

11.5.17 Many original/historic windows remain within the conservation area and these should be retained wherever possible. Several

properties along Station Road have unusual window designs that are consistent with the style of the properties.

11.5.18 The survival of such a large number of traditional features is unusual and this contributes significantly to the character and appearance of the conservation area. The introduction of PVCu windows would result in the loss of the detailing found on many of the windows and should be avoided.

12 Buildings of Townscape Merit

12.1 Listed Buildings

12.1.1 There are currently several listed buildings within the current boundary of the conservation area:

- Dollyn Cottage, 19-21 Stetchworth Road;
- Brook Cottage, 25 Stetchworth Road
- Clare Farm, 27-29 Stetchworth Road;
- St Mary's Church, Church Lane
- Cables Farm, 1 Station Road;
- Cables Farm Barn, Station Road
- The Guildhall, 2 Station Road;
- Park Barn, 33 Station Road
- Adventure Cottage, 20 Station Road;
- 22 Station Road
- 26-30 Station Road (old stable block);
- Dullingham House, 34 Station Road
- 44 Station Road;
- Chestnut Cottage, 41 Station Road
- 45-47 Station Road;
- Albert Farmhouse, 57 Station Road
- Napa House, 60 Station Road;
- Tilbrook Farm House, 63 Station Road
- 2 Eagle Lane

Right: Old Stable Block



Left: Clare Farm

12.1.2 These listed buildings vary in significance and status and have varying impacts on the character and appearance of the conservation area. Generally, most are in good condition and many are located in very prominent locations within the village. St Mary's Church for example, situated one the highest point of the village it is an easily recognisable landmark within the village.

12.1.3 These listed buildings vary in significance from Grade II to Grade II* and all contribute positively to the character and appearance of the conservation.

12.2 Buildings of Local Interest

12.2.1 There are also several unlisted buildings within the conservation area that have a positive impact on its character and appearance, and are worthy of note. The following non-designated buildings within the conservation area are deemed to be of significant townscape merit:

- The Kings Head Public House
- The old school and school masters house



13 Boundary Assessment (see appendix 1 for map)

13.1 The current boundary of the conservation area is drawn tightly around the properties along the main roads, namely Station road, Brinkley Road and Stetchworth Road. It is proposed to extend the conservation area considerably to include the Dullingham Park lands as they were at the time of enclosure.

13.2 The extensions to the north and south will add considerable areas of open land to the conservation area. The space to the south is currently

in use as agricultural land and will be little affected by inclusion within the conservation area boundary. To the north the proposed extension will follow the lands of Dullingham Park as it was at the time of enclosure in 1810 and it will also take in the Park as detailed in English Heritage Historic Parks and Gardens Register.

- 13.3 The proposed inclusions into the conservation area follow the boundaries of the historic estate lands of Dullingham Park. The land to the north and the south were originally part of the historic parkland associated with Dullingham House. The estate lands have played an significant role in determining the settlement plan of the village in terms of land ownership and its impact on the grain of development.
- 13.4 The land to the north of Dullingham House is currently in use as stud land, an important industry in the local area. The inclusion of the land within the conservation area will ensure the protection of the landscape and trees whilst allowing for sympathetic and appropriate development if required.

14 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:

Cambridgeshire Historic Environment Record
Cambridgeshire County Council.
Box ELH1108
Cambridgeshire County Council
Shire Hall
Cambridge
CB3 0AP

Tel: 01223 717312/712335

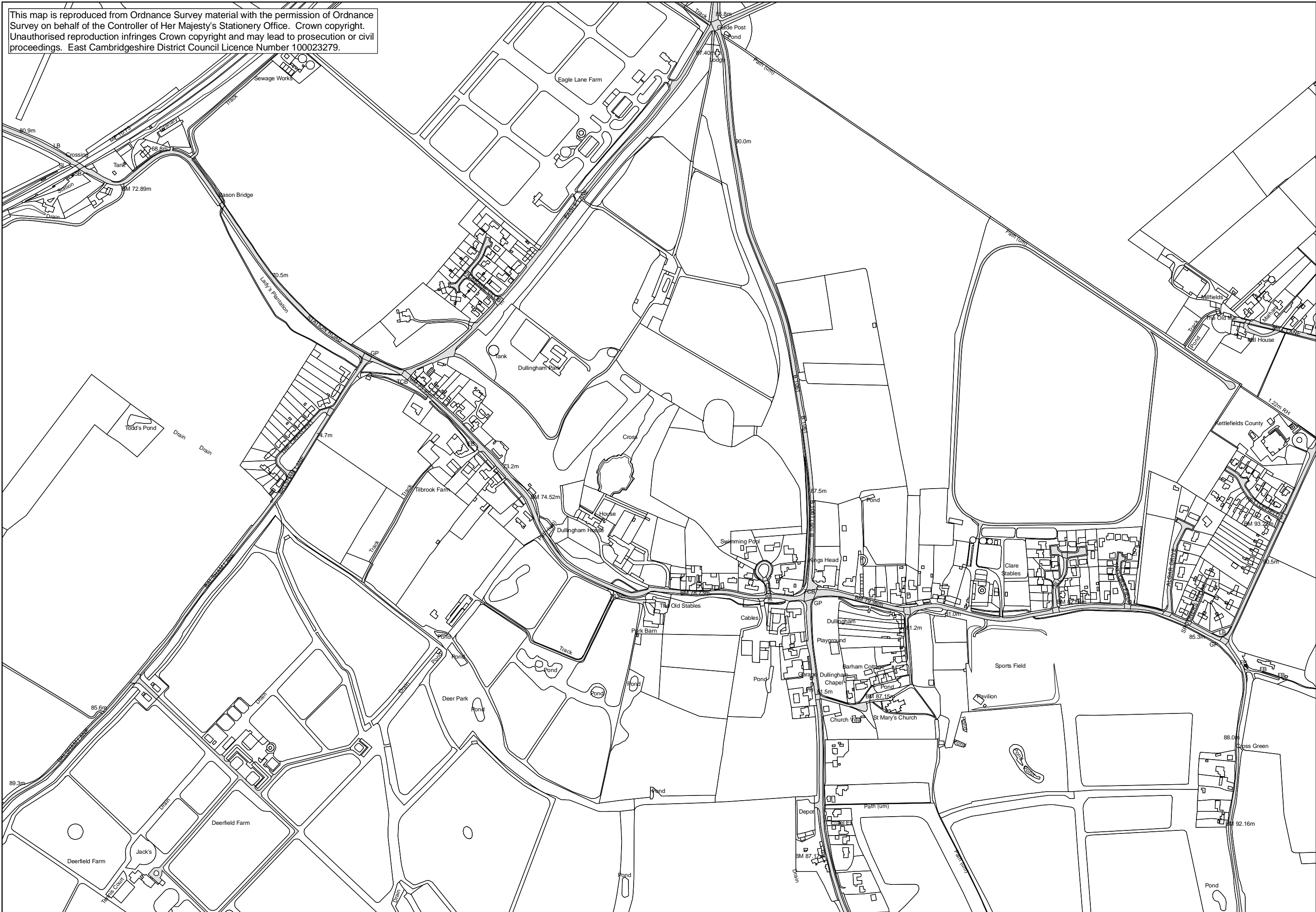
Fax: 01223 362425

Email: arch.her@cambridgeshire.gov.uk

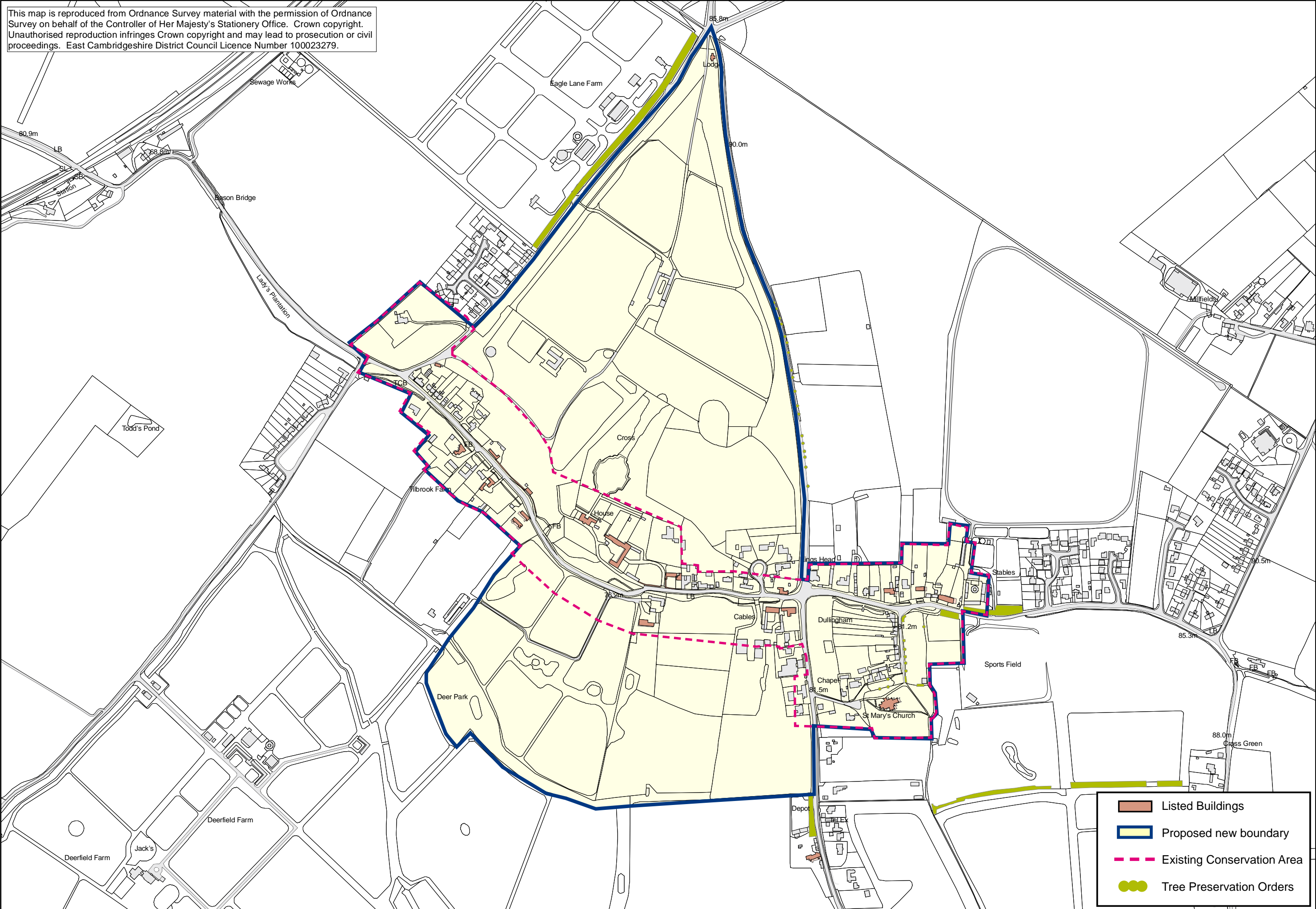
APPENDIX A

MAPS

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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 program 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 program 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 that 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

- English Heritage lists buildings in national recognition of their special architectural or historic interest, and any works that 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 that 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 that 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. The Council in conjunction will develop a local list 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 artifacts 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 The purpose of this document 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 Building and Conservation Area) 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 Local Plan (adopted June 2000), but especially Policy 165 which relates specifically to Dullingham.
- 1.4 Conservation area designations are not intended to preclude development in an area. Dullingham has developed over time and this guidance therefore attempts to ensure that the area continues to thrive, but without prejudicing the key features which define its character or appearance.
- 1.5 The underlying principle of this guidance is to ensure Dullingham conservation area 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.

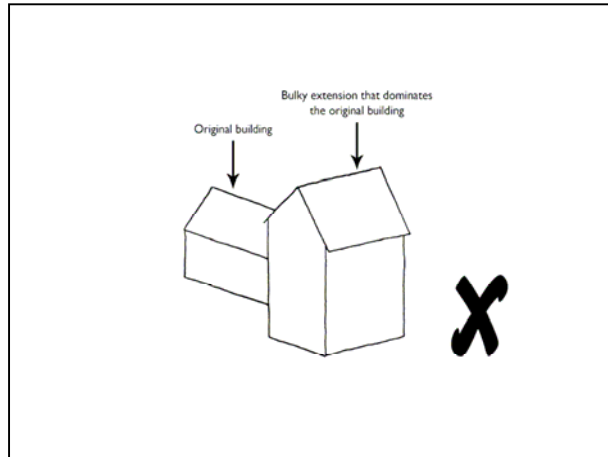
3 Demolition of buildings

- 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

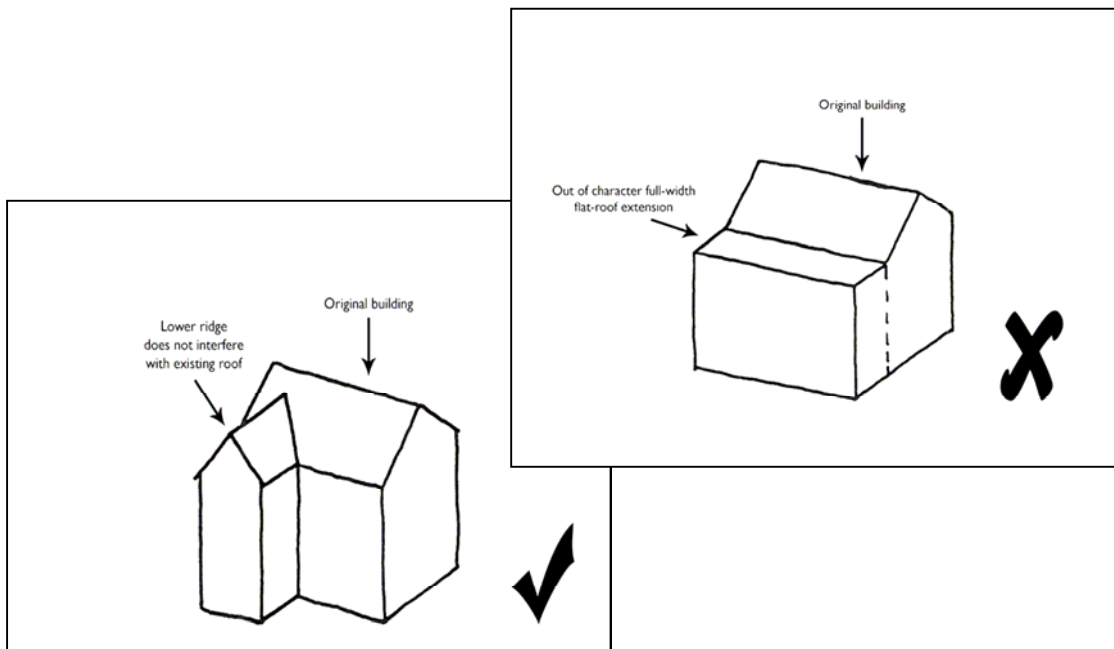
4.1 Extensions should always relate well to the proportions, form, massing and character of the existing buildings.

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

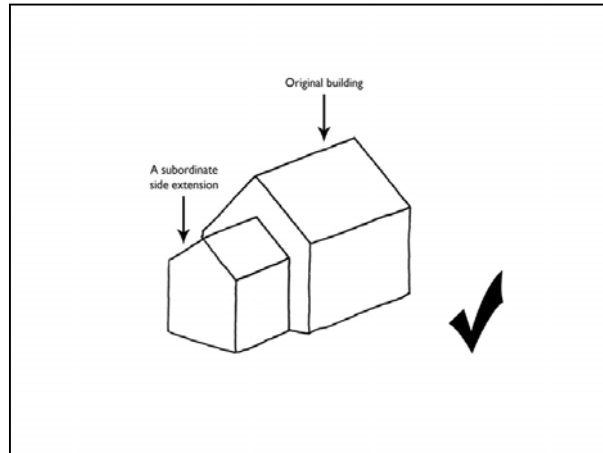


5.1 These are the most common type of extension as they usually offer the greatest degree of flexibility and privacy. Care is needed, however, to ensure that the effect upon neighbouring properties is kept to a

minimum, i.e. an extension should not dominate the neighbour's house or garden or affect their light quality. In order to achieve this, two storey extensions on 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 parts of Dullingham like Station Road, 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.
- 7.3 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.
- 7.4 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 Dullingham has a varied palette of materials illustrated in the conservation area appraisal. A mixture of Gault brick, red brick, flint and timber framing can be found scattered throughout the village. This palette should be used as a guide for extensions and alterations.
- 9.2 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.
- 9.3 Traditional colours for paint and render in the village would have been subdued earthy tones. Strident colours should not be used to avoid them dominating the traditional buildings.

10 Converting Existing Buildings

- 10.1 The conversion of redundant agricultural buildings of townscape value to residential use 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 disfiguring extensions or alterations.
 - The amenity of adjoining residents will not be significantly affected.
 - Adequate car and cycle parking and refuse storage can be provided and suitably screened from public view.
 - Existing vehicle accesses are adequate, or appropriately sized accesses can be provided without affecting the overall townscape quality of the area, the setting of the building or involving the loss of any important tree or boundary.
 - Any important 'lost', altered or dilapidated architectural details will be restored.
- 10.2 Several of the agricultural buildings in Dullingham have previously been converted to residential use. These have successfully maintained the rural character of the village and ensured the buildings survival for the future.

11 Single housing developments

- 11.1 Dullingham is designated as an Infill only settlement with the development envelope excluding the area around Church Lane and Church Close; this is to preserve the open character of this part of the village. Under policy 3 of the Local Plan this means " the filling of an underdeveloped plot in an otherwise continuously built-up frontage of not less than 6 dwellings by no more than 2 dwellings".

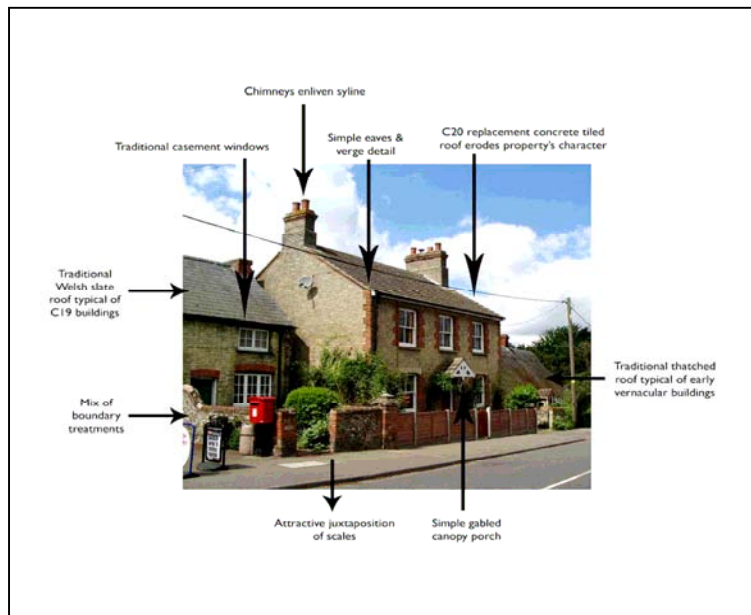
Context

- 11.2 The Dullingham Conservation Area Appraisal describes the village's grain, i.e. how the village's existing buildings relate to the street. Section 'Street by Street Analysis' provides 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 Dullingham's existing character.

Building line / position on the plot

- 11.3 Dullingham conservation area has a rural feel with many of the houses built back from the street line, set within their own grounds. The building lines are irregular and properties were not designed to conform to a traditional 'street pattern'. Several of the properties are built around a courtyard design that is common for rural farms and associated outbuildings.

Detailing



- 11.7 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

- 11.8 These should generally 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 aluminium or PVCu windows.
- 11.9 The type of window should relate to the status of the building. There is a mixture of casement and sliding sash windows throughout the village and several properties look to have had PVCu fitted at some point in the past.

Dormers and roof lights

- 11.10 The number of roof lights should be kept to a minimum and should generally only be used on rear roof slopes. The proportion and arrangement of existing windows should also be taken into account. Roof lights should be of conservation standard, these should have a vertical emphasis and lie flush with the roof slope.

Doors

- 11.12 Doors should generally be of solid appearance and should not have fanlights set within the door itself. Traditional wooden doors are most appropriate and these should match the style and status of the

property. Fanlights are generally only appropriate for higher status buildings.

Window / door heads and cills

- 11.13 These are a traditional feature in many buildings and are common framing for windows and doors. These not only provide visual support but also provide detailing and interest on building facades. Soldier courses are a more modern design feature and should not be used, gauged brick arches or segmental heads are a more appropriate alternative.
- 11.14 Timberheads are characteristic in vernacular construction and these should be considered on new 'cottage' style dwellings whilst more formal buildings should use stone heads. Cills are generally of stone construction rather than brick.

Porches

- 11.14 Porches are not a traditional feature within East Cambridgeshire, although there are a few examples of within Dullingham. The introduction of porches may not be appropriate within the conservation area, although often where they occur they are historic in nature.

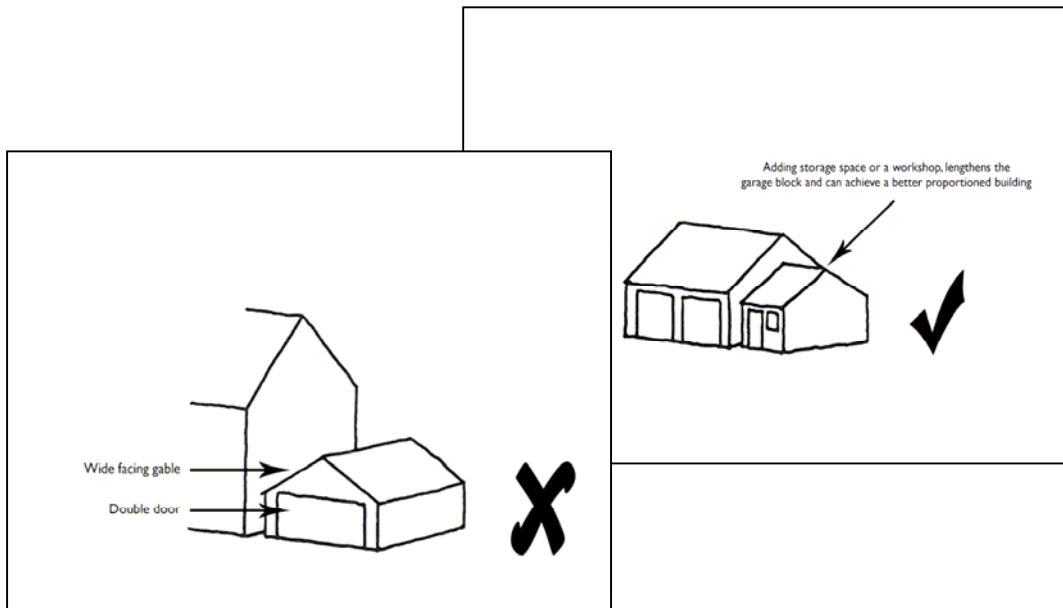
Eaves, verges and chimneys

- 11.15 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 buildings due to their heavy appearance.
- 11.16 Chimneys are a traditional feature of dwellings and are a common feature along the skyline in Dullingham. Chimneys can have a significant impact on the character and appearance of an area by creating a varied and interesting skyline and these should be retained wherever possible. Their use in the design of new buildings should be encouraged also.

12 Materials

- 12.1 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 Dullingham'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.

13 Outbuildings



- 13.1 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.
- 13.2 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 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.
- 13.3 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 Dullingham.
- 13.4 Boundary treatments should reflect those of neighbouring properties and the status of the building. A traditional boundary treatment in Dullingham is red brick or flint and these are commonly found throughout the conservation area. There are several areas where these boundary treatments are very prominent within the streetscape and these should be retained wherever possible.

14 Landscaping

- 14.1 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.

- 14.2 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.
- 14.3 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.