



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

STRETHAM Conservation Area Supplementary Planning Document

OCTOBER 2009



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1 Introduction

- 1.1 Stretham Conservation Area was first designated on 21st September 1973. No comprehensive review or appraisal has taken place of the Conservation Area since.
- 1.2 The village lies just off the A10 from Ely to Cambridge. Originally the main road ran through the village but in modern times a by-pass was constructed.
- 1.3 The centre of the village is a pleasant triangle of land with the church, the pub and the post office clustered around the Cross.



The Cross,
High Street

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 were introduced in the Civic Amenity Act 1967 and have evolved through a number of subsequent acts ending in the present Planning (Listed Building and Conservation Area) Act 1990 with adopted government guidance set out in Planning Policy Guidance note 15.
- 3.2 Stretham Conservation Area was designated in 1973. The definition of a Conservation Area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Building and Conservation Area) Act 1990).
- 3.3 The Local Planning Authority has a duty to determine which parts of their district are areas of special architectural or historic interest. Having established a Conservation Area they are also required to carry out a periodic review of 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 pressures for

change in the area can thus be identified and enhancement opportunities highlighted.

- 3.4 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 This document aims to assist with East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of designated Conservation Areas as required by the Planning (Listed Building and Conservation Areas) Act 1990.
- 4.2 The object of this appraisal is to describe the special character of Stretham. Information gained from this study may lead to a new boundary to be drawn for the Conservation Area. This study will also provide the evidence for design guidance that relates to new developments within Stretham Conservation Area.
- 4.3 A section will centre on the historic development of Stretham including a topographical, archaeology and built environment study (this will include a street by street analysis). These sub-headings will help to explain how Stretham has arrived at the layout that is seen today and why the grain of development is important.
- 4.4 A section will look at the hard and soft landscaping, important views out of, into and within the area, boundary treatments, scale of the buildings and construction materials and architectural detailing.
- 4.5 The above sections will help to provide the evidence for design guidance in Stretham.
- 4.6 A list of locally important historic buildings will be produced. These will comply with a criteria set out in Appendix 1 and East Cambridgeshire District Council will seek to protect these buildings from loss of character and demolition.

5 Overview of the area

- 5.1 Stretham is a settlement on the southern edge of the Isle of Ely, on the rising land from the edge of the lowland fen, originally centred on the major route from Cambridge to Ely.

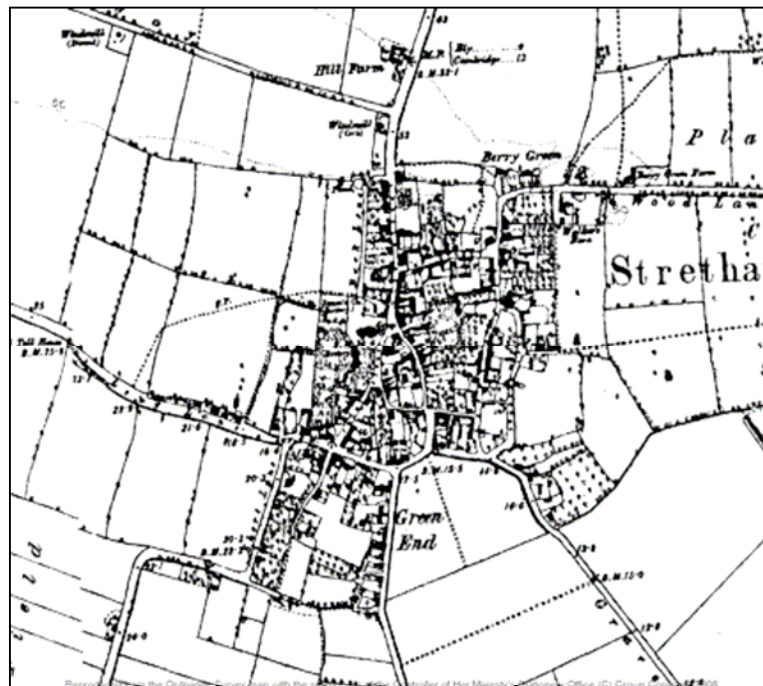
5.2 The ridge where the village is situated is covered in a thin layer of boulder clay. The surrounding area is greensand and peat. The peat has shown shrinkage over the last three hundred and fifty years since the draining of the fens began.

6 A Brief History of the village

6.1 The focus of the village is the church and there are many mature trees that give it a clear visual character, whilst the edge of the village merges into the surrounding agricultural fields.

6.2 The present roads and lanes of Stretham have for centuries formed the structure and framework for the village settlement.

6.3 The historic core of the Village is around the church and Market Place. Here the main hostelrys, shops, public buildings and the Rectory could be found. Some of the present roads have been constructed between the seventeenth century and 1837 when the enclosure maps were drawn up. Many of these roads may well have been pathways that had widened over the preceding centuries and become more formalised road and lanes.



6.4 It is possible that the High Street was originally a roman road (Akeman Street), which ran from Cambridge through Denny Abbey and Chittering.

6.5 The present Back Lane ran parallel with the High Street (possibly late Saxon or early medieval in origin) but the south end, which ran through the churchyard, seems to have been in disuse by the 14th Century.

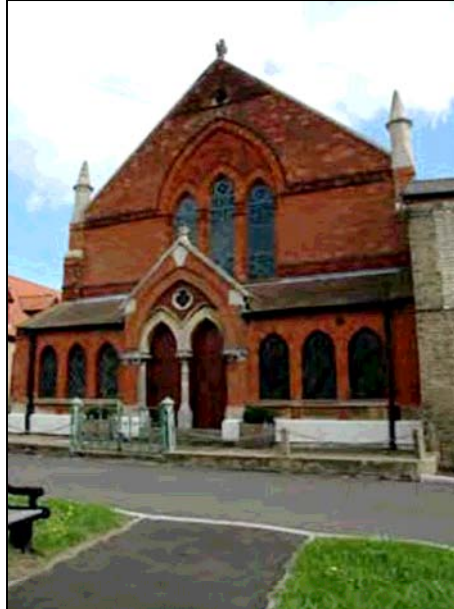
6.6 The other original streets ran parallel with the High Street, Back Lane, Read Street and Brook Lane and would all lead down towards the river,

ferries and the ridge tracks. The others ran along the ridge track that led towards Wilburton or the other way towards Little Thetford, part of which might be Top Street. Together these streets provide the main structure of the Village. This ridge track would have given access to the former manorial site to the east.

7 Archaeology

- 7.1 Archaeological finds are very few for the Mesolithic period but there are numerous finds from the Neolithic period. These types of finds would indicate a settlement and perhaps a trade route, which would have run along the ridge.
- 7.2 The Bronze Age finds are numerous and interesting. This is the period when the first finds from within the present village come from.
- 7.3 From the Iron Age, due to the change in weather and the increase in water levels there are significantly fewer finds from this period, although two of the finds suggested some wealth in the area.
- 7.4 The Roman period saw major exploitation of the area for farming with a number of farms and a couple of villas, including one that is very extensive with a hypocaust system suggesting a bathhouse.
- 7.5 As with the Iron Age there is considerably less activity in the Anglo-Saxon period than under the Romans. This may, in part, be due to the changing climate, getting wetter and colder again. However, there have been finds in the centre of the village, which suggests an early Anglo-Saxon settlement was to be found here.
- 7.6 The finds then stretch out over the next few hundred years suggesting that the original small settlement grew to the size mentioned in the Domesday Book.
- 7.7 The village fluctuated in size during the early and mid medieval period and stabilised after the plague in the 14th Century.
- 7.8 On the Isle of Ely the church controlled much of the land and this was true even as far back as the Domesday Book and possibly well into the Anglo-Saxon period.
- 7.9 The dissolution of the monasteries in the mid 16th century saw a change of ownership and patronage all over the country, and this appears to be true in Stretham as well.
- 7.10 The more restricted village form was expanded with the opportunity created by the drainage of the surrounding fens in the late 17th century. The creation of arable land saw the establishment of new agricultural holdings and agricultural or commercial buildings, which related to that prosperity.

- 7.11 The arrival of the railway in the mid 19th century again encouraged a new prosperity. With this prosperity came the establishment of more communal buildings, including the school, the non-conformist church, and the drainage steam engine. It also brought new materials for construction.



Former chapel (now converted)

- 7.12 From the mid eighteenth and into the nineteenth century there were a number of fires in the village, the worst being in 1844 when a large number of properties were lost and the damage amounted to £20,000 pounds.
- 7.13 This led to a significant number of buildings being erected after this date. These fires explain why the older buildings are dotted around the village rather than in groups.
- 7.14 Today the rebuilt 19th century windmill is the landmark building at the top of Stretham. The chimneystack of the steam engine house is a distant landmark on the lower former fen by the raised canalised river.

8 Street by street analysis

8.1 Introduction

- 8.1.1 Stretham lies on the southern edge of the Isle of Ely on the south-facing slope just above the drained fen.
- 8.1.2 There is a modern crossroads to the southeast, where the Cambridge to Ely road intersects with the Earith to Soham road.
- 8.1.3 The drained fen lies to the south of this road. Public open space has been laid out to the south.
- 8.1.4 When approached from Cambridge to the south through open fenland farms, the settlement becomes evident by the presence of the church

spire and the windmill, which are apparent rising above the canopy of the mature trees. The new western by-pass rises and, at the crest of the ridge, the windmill affords the first views of the towers of Ely Cathedral across the open farmland plateau. Conversely when approached from Ely, the windmill is a landmark on the road to Cambridge. Prominent at the high northwest corner of the village the black painted 19th century brick tower windmill, with a white painted metal cap and skeletal sails and fanning wheel, stands prominently as a landmark.



Stretham windmill

8.2 High Street

8.2.1 The road from Ely (High Street) descends, past a number of 18th and 19th century, two storey brick houses, with small front gardens set behind brick walls on the west of the narrow black metalled road.



Down High Street

8.2.2 On the east side, there are modern houses set back from the road situated before the brick wall of the farmyard of a former farm (Oakley House, Top Street), behind which are the farm buildings, including a threshing barn (now converted to residential use) set at the eastern end of the yard. The two-story yellow brick frontage and parapetted

west gable of the steep tiled roof of the farmhouse (Oakley House), sits prominently on the angle of the junction with Top Street. The gable is at the edge of the pavement, holding the vista from lower in the High Street on the slight bend.



Converted barn,
adjacent to Back
Lane

- 8.2.3 On the west side, close to the pavement is a two storey former industrial complex (noted on an early plan as a brewery). There is a yard with a barn at the western side adjacent to Back Lane and the fields beyond.
- 8.2.4 Below the junction with Top Street, there are narrow pavements and two storey brick buildings, with slate roofs set at the rear of the pavements on both sides. However, on the west side there is a 1 ½ storey gault brick three bay 18th century house (no 30), with a steep dual pitch roof, brick parapet gable, with an off centre ridge stack and a dormer. Although the windows are 19th century the house is a soft-red brick, probably originating in the 17th century and positioned at the back edge of the pavement.
- 8.2.5 On the west side of the High Street, the churchyard is framed on the north side by a two storey, cream painted brick, L-plan house, which sits on the back edge of the pavement. Set along the narrow lane, there are a number of farm related buildings in this group, including, near the north gate to the churchyard, a brick threshing barn, now converted to residential occupation, overlooking the hedged fields to the west.
- 8.2.6 The High Street widens out into the triangular market place at the junction with Pump Lane, which descends to the southeast.



Village cross in
centre of High St

8.2.7 The Market Place is framed on the east side by a two-storey brick terrace (a 1920's photo shows this terrace was originally a 1 ½ storey cottage) with slate roofs, set on the rear of the pavement. Brick piers surmounted by carved stone pineapples are situated at the entrance drive to Orchard House, the villa set within and behind the canopy of mature trees located in the garden or grounds of Orchard House.



Entrance to
Orchard House

8.2.8 The two-storey, brick built public house, a flat roofed concrete shelter, a pre-cast iron red painted early 20th century phone box and a public bench in front of a low wall frames the south side of the Market Place. A large specimen tree dominates the south corner and overshadows the former 19th century school and schoolyard beyond.

8.2.9 The 15th century stone Village Cross has been reconstructed and occupies a prominent location outside the public house, which has been paved with stone sets. This is framed by black top tar road surfaces on all sides.

8.2.10 On the west side the churchyard is raised behind the retaining wall, the south and east sides are contained by two storey yellow brick buildings, with shallow pitched slate roofs and short gable chimney stacks. They frame Pump Lane, which descends to the south.

8.2.11 St. James Church, the churchyard and former rectory lie to the west of the High Street, forming the traditionally important focus of the village on the High Street.



St James Church

8.2.12 The church is set back with its east gable and the tracery of the east window, the prominent feature in the graveyard. The west tower and spire soar above the church to the height of the tree canopy. There are several footpaths which radiate from the church tower, in particular Back Lane, a green lane, which runs north parallel to the west of the properties fronting the rising High Street.



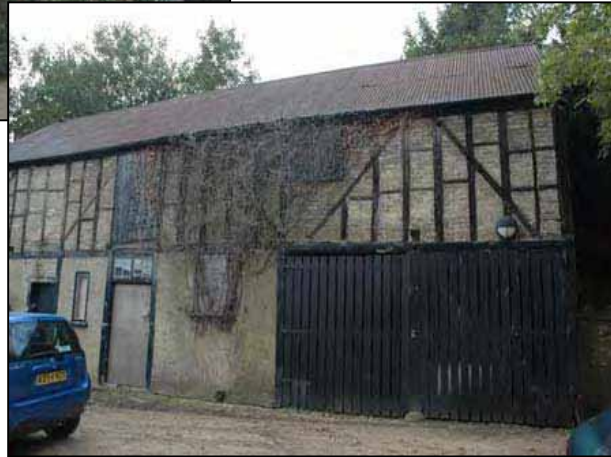
Back Lane

8.2.13 To the south of the church and down the hill the former rectory lies behind the substantial mature trees of the rectory garden and churchyard. It is a two-story building clad in red brick and has been lime washed or painted white. It is a two storey building with parapets and steeply pitched roofs with dormers. The brick façade seems to clad an earlier timber frame building with north and south projecting cross wings, which is 15th century or earlier.

8.2.14 There is a cluster of 14th to 16th century buildings and grounds, which remain only slightly disturbed; low brick walls retain the grounds. There is a substantial row of mature trees near the road and the branches overhang the pavement and the road on the west side of the High Street.



Juniper House



Outbuilding to Juniper House

8.2.15 To the south, continuing down the hill and with the buildings also stepping back from the pavement edge, partially behind a lower front building, is the prominent two storey timber frame building and its (earlier) gabled cross wing. The cross wing has a corrugated iron roof (although old photos clearly show both thatch and tiles in the past). The steeply pitched hipped roof of the horizontal (to the road) section of this building, is a white painted two-storey house, timber framed of late mediaeval origins (16th century). This building was once the White Lion Public House.



44 High St

8.2.15 On the east side of the High Street (formerly Front Street) the polychromatic (two colours) brick late 19th century school has low and high multi-gables, with a large schoolroom window, surmounted by a

red tile roof. Across the play ground, the schoolmaster's house faces the High Street behind a low brick wall and hedge as the street widens, opposite the former rectory, on the east side to High Street.

8.2.16 This widening has been completely surfaced for vehicles with tarmac and has a recently planted tree inserted on a raised road island. The east side is framed by a pair of earlier 19th century two storey painted houses on the rear edge of the pavement and on the south side by a one and a half and a two storey house close to the pavement.



Old School
Masters
House

8.2.17 This widening has been completely surfaced for vehicles with tarmac and has a recently planted tree inserted on a raised road island. The east side is framed by a pair of earlier 19th century two storey painted houses on the rear edge of the pavement and on the south side by a one and a half and a two storey house close to the pavement.



Widening of
Street

8.2.18 The lower end of the High Street has small modern developments on both sides, which open up both sides of the street with their road junctions. However, there are, at the rear edge of the pavement good 19th century two-storey buildings that indicate the original building and street line.

8.3 Top Street

8.3.1 The brick wall for the garden of the farmhouse (Oakley House) continues on the north side of Top Street. There are two storey houses and terraces placed at the rear of the pavement on both sides of the street. They sit closer to each other at the western end of Top Street. There is a widening of the street space at the eastern end caused by the garden and set back of Hylton House on the south side. This is a two storey, brick fronted symmetrical mid 19th century villa with a central recessed doorway, within a round arch recess, a hipped slate roof and tall sidewall chimneystacks.



Hylton
House

8.3.2 The east end of Top Street widens into a mown grass green with young trees randomly planted at the junction of the historic lanes of Read Street and Wood Lane. The eastern end of Top Street is defined by the gable and porch of the chapel. Its immediate neighbour to the south is the brick two-storey three-bay house with a steep pitch roof of the late 17th century. Although the south gable has been altered, there were parapet gables at each side.

8.4 Pump Lane

8.4.1 Pump Lane links the High Street and Chapel Street. It is narrow and has a tight bend half way down.

8.4.2 When entered from the widening of the High Street, a fine two storey symmetrical house, with a central door, hipped slate roof and high side wall stacks, at the lower bend is closely framed by dwellings which narrow the pavements on either side.

8.4.3 On the east side of Pump Lane, 1 Pump Lane is a one and a half storey, thatched, white painted brick house. The windows have horizontal sliding sashes. There are modern dormers in the steep pitch thatched roof. Perhaps before the fire this is the type of building that would have been common in the centre part of the village and was common within the village until the later part of the 20th century.



1 Pump
Lane

8.4.4 Opposite 1 Pump Lane are one and a half and single storey modern brick building frontages. Most of the other buildings on Pump Lane are typically 19th century buildings, two-storey, one-room deep artisans dwellings. Situated on the bend of Pump Lane is a two-storey, Victorian double fronted villa with some attractive original features still remaining.



18 Pump Lane

8.4.5 The lane bends to the east and buildings and walls frame the 19th century chapel of Chapel Square.

8.5 Read Street

8.5.1 Read Street descends as a lane to the south, towards the dominant mature trees of Orchard House's garden, which had a wall at the edge of the road screening the garden. The wall has now been partially removed to accommodate two plots for modern houses. Initially, Read Street has undistinguished 20th century houses, those on the west side at the rear of the pavement and those on the east side, with small front gardens. There is a widened lane junction with the hedged Brook Lane, opposite the former walled garden of Orchard House.

8.5.2 There are now two new houses in the grounds of Orchard House. Much of the wall to the original gardens remains but a few of the attractive trees have been removed.

8.5.3 Read Street gently S-bends down a hill, towards the south of the village. There is a two-storey brick built 19th century house, close to the road, on the east side of Read Street, with a low pitch roof and gable stacks set behind a small walled front garden.

8.5.4 On the western side of Read Street, is an interesting cluster of historical buildings forming the rear edge of the now slightly raised path, at the side of the lowered lane. At the upper end, with its gable to the street is an early red brick, two-storey building with a steeply pitched roof and recent dormers. Attached to the south is a two-storey; 19th century brick building, set on the rear of the pavement, it also has a steeply pitched roof. Attached to this is a small 1.5 storey, two bay earlier building. A modern red brick building, slightly set back from the road, follows this. A later two-storey building completes this group. Its gable indicates that it was most probably raised from a lower earlier building.



Rear of Orchard House
looking south

Rear of Orchard House
looking north



8.5.5 Further towards the south, on the western side of Read Street there is a modern 20th century residential development. To the south of this at the rear of the path is another one and a half storey three bay early brick building with divided steep pitched roofs. There is a modern two storey building attached.

8.5.6 The south end of Read Street has more 20th century housing. However, on the east side, with its gable and chimney to the lane, is a white painted single storey two bay building with a steep pitched roof, which now has concrete tiles. There is a small tiled protrusion on the north side (which could be a 19th century oven).

8.5.7 The vista across the former fen opens up at the lower junction with the main east west road and distant glimpses of the chimneystack of the pumping station are clear. There is a brook in the ditch on the other side.

8.6 Chapel Street

8.6.1 The south end of Chapel Street is open to the land to the south. Buildings on the east, north and west sides of the Chapel Square enclose the Pump Land and Chapel Lane crossroad.

8.6.2 The east side is fronted by a corner two storey 19th century symmetrical house with a raised single storey attached building to its north and a shed beyond. There are a gabled and a fronting two storey brick buildings to the south of the church.

8.6.3 The church has a prominent late 19th century red brick west gable, with a central single storey gabled two door and pointed stone arch porch, with a pointed arch upper triple light west window above. There are stone pointed finials topping the side buttresses.

8.6.4 The north wall of the red brick church defines the south side of Chapel Lane.



Corner of
Chapel Lane and
Chapel Street

8.6.5 The lane continues beside the north wall of the chapel. The two-storey brick built, three-bay mid-19th century house holds the north side of the square with a shallow pitch slate roof at the rear of the pavement.

8.6.6 The western side of Chapel Street has several two-storey houses, one of which is an earlier 19th century two-storey brick house with a shallow pitch slate roof that sits with its gable to the square.

8.6.7 Chapel Street gently curls upwards past a former 19th century farmyard with a three bay barn extended by a single gabled bay towards the west side of the lane. The farm wall has been lowered and the open access widened. To the north of this, partially set within its own garden, is a 16th century group which has a brick 1 ½ storey south bay and a

timber frame first floor jetty with a steeply pitched clay tiled roof for the following two bays. The ground floor is under built in brick. There is a small brick ridge chimneystack. Beyond and closer to the road is a two storey cart lodge with three arches to the road edge at ground floor and a loft above. The building is brick and the roof is hipped slate.



Home Farm,
Chapel Street

8.6.8 Opposite, on the east side of Chapel Street, set close to the pavement on the outside of the curve are two 19th century two storey houses with shallow pitch slate roofs and small front gardens. In between these, at the edge of the pavement, is the gable of an earlier two storey steeply pitched roofed dwelling, recently rendered and painted.

8.7 Wilburton Road

8.7.1 To the west of Wilburton Road, the 19th century map indicates that the former Long Lane, now the Wilburton Road, ran parallel to and below White Cross Hill to the north and Brook Field to the south. The map indicates that the old tolls house and, closer to the village, a line of houses were situated on the north side of the former Long Lane, now Wilburton Road. The lane itself is raised a couple of feet above the adjacent building ground floors.



Building lower
than present
road surface

8.7.2 The car sales site almost opposite the entrance into the High Street is a large open area with a canopy and tarmac surfacing. This site is one

that is key to the character of this part of Stretham and if development ever came forward it would be an opportunity to enhance the area.

- 8.7.3 Along the southern side of Wilburton Road are a number of good quality, but plain, 19th century houses. These also add character to this area, as they tend to be set back from the road behind attractive hedges.



Wilburton Road
(south side)
house

8.8 Cage Lane

- 8.8.1 The top part of Cage Lane nearest Wilburton Road still retains much character with some pleasant 19th century two-storey dwellings.



Cage Lane from
Wilburton Road

9 Key Characteristics and Materials

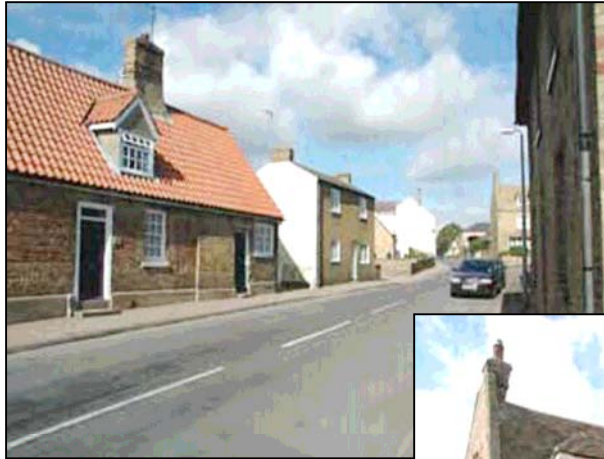
9.1 Building Styles

- 9.1.1 There are many, back edge of footpath, terraced houses in the Conservation Area punctuated with set back larger houses from various periods.
- 9.1.2 Height varies between 1 ½ storey and the very few three storey properties. However the majority of houses are typically 2 storey Victorian buildings where the upper floor ceiling protrudes into the roof space, which keeps the ridge height down. Also the span of the

building is mainly one room deep this coupled with the low ridge height give a pleasant and not overwhelming style of building.

9.2 Materials

9.2.1 Roofs are mainly covered slate with some pantiles and plain tile. Their shape is almost completely gabled in form. There are a few surviving parapet gables, these are found on the older buildings, and not on the 19th century properties.



9.2.2 Walls are mainly constructed in local gault brick. There are a few surviving buildings constructed in red brick and timber frame. Some of the brick buildings have been painted and a minor proportion have been rendered.





9.2.3 Windows are a mix of sliding vertical and horizontal sashes and casements. There are some good examples of both vertical sliding sashes and casements remaining.

9.2.4 Styles of dormers are mixed with gabled, flat-topped and hipped in form bring present.



9.2.5 Chimneys are prominent in the street scene from large early red brick ones to the more efficient smaller Victorian ones.



9.2.5 Doors are either plain or paneled. Some have door cases alone or with fanlights but the majority do not have this architectural adornment.



9.3 Footpaths

9.3.1 The main footpaths run along the back of the High Street (Back Lane) out along Wood Lane and Plantation Gate out to Little Thetford.

9.3.2 Back Lane is one of the original roads in Stretham and used to run through the Churchyard and on through Juniper House, then down towards Cambridge and the open Fen.

9.3.3 The area between Back Lane and the A10 is highly important for the setting of the Conservation Area. One of the footpaths that originally

lead out of the village still runs across this area and large scale building on this site would compromise the setting of the Conservation Area.



Back Lane
towards the south

9.4 Open Spaces

9.4.1 There are four main open spaces with in the conservation area. They play a prominent role in the layout and visual flow of the streets. The central one is between the Post Office, the pub and the Church with the Cross in the middle. This area is attractive and presents a welcome opening out in the streetscene where the houses are close up to the footpath.



Central area

9.4.2 The secondary one lays just a few metres down the High Street from the main central space. This has a small central grassed area and is framed by the trees on both sides of the road and bounded by small domestic buildings on every side apart from Juniper House, the grade II* listed building.



Second area

- 9.4.3 The third one lays at the junction with Chapel Street, Pump Lane and Chapel Lane and is dominated, at present, by the Chapel on the east side of the space. It has a small central area of grass in which a young tree has been planted. In time this tree will grow into the main feature of the space.



- 9.4.4 The fourth area is at the bottom of the High Street on the east side of the junction with Newmarket Road. It is a medium sized area of grass surrounded by railings and a mature conifer hedge. A number of mature trees and some younger ones are dotted within and around the enclosed area and there is seating provided. The village sign is also to be found just outside this area on the corner of the junction.



9.5 Trees

- 9.5.1 This village has a particular character, which is not found often within the fen communities. The trees are dominant as a swath across the middle of the village from the edge of Back Lane behind Juniper House across the main central space to the other side of Orchard House.



9.5.2 From a distance the tree canopy of the mature trees are clearly viewed along with the spire of the church and the Windmill in the distance.

9.5.3 This green character is very important to protect and development that would harm this should be resisted.



9.5.4 This green character is very important to protect and development that would harm this should be resisted.

- 9.5.5 Individual trees also play a prominent role in the visual character of the conservation area some of these have Tree Preservation Orders already placed on them.



9.6 Streetscape Roads and footpaths

- 9.6.1 The roads are all standard black top as are most of the footpaths. The use of standard road surfacing is acceptable on most of the roads. However the road surfaces around the Church, Juniper House and the Red Lion would benefit from the introduction of more sympathetic materials.
- 9.6.2 The footpaths in the Conservation Area should be resurfaced with perhaps a resin based gravel finish.
- 9.6.3 A small area around the cross has been laid with block paving which demarcates the parking area from the road.
- 9.6.4 The use of the standard yellow lines is inappropriate and where they have been used it would be suitable to replace them with the narrow 'primrose' type yellow lines.

Signs

- 9.6.5 The road signs are minimal within the Conservation Area and this should be encouraged to remain so.

Lighting

- 9.6.6 The lamp columns are mainly concrete with standard light fittings. There are a few of better design around the Church. The whole Conservation Area could be improved by the installation of sympathetically designed lighting.

Improvements

- 9.6.7 Any improvements to the streetscape should follow the guidance set out in English Heritage Guidance document, 'Streets for All'.

10 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

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 Stretham. 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 A above.
- 1.4 Conservation Area designations are not intended to 'pickle' an area by preventing all new development. Stretham 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 Stretham 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.

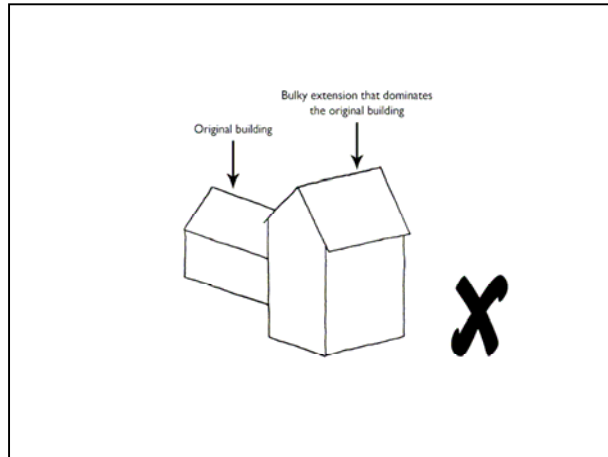
3 Demolition of buildings

- 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

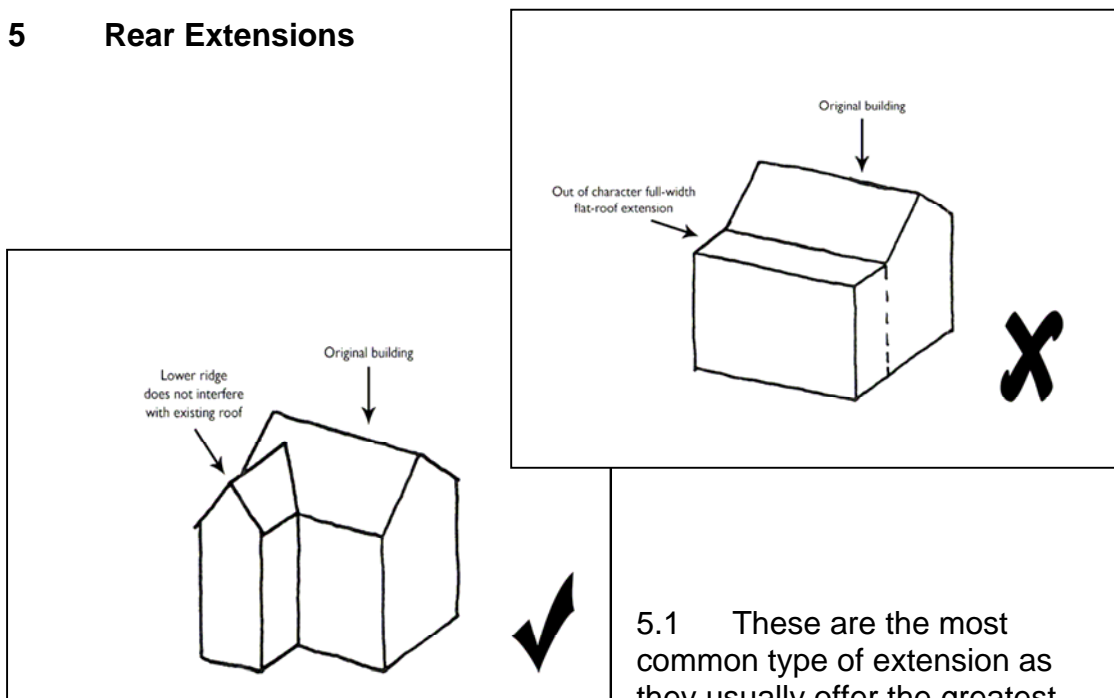
4.1 Extensions should always relate well to the proportions, form, massing and character of the existing buildings.

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



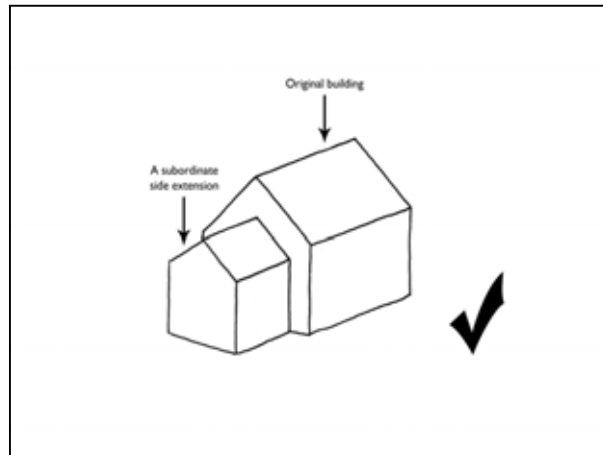
5.1 These are the most common type of extension as they usually offer the greatest

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 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.
- 6.2 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.
- 6.3 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.
- 6.4 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. They can also be highly visible because of the arrangement of the houses and so their impact on the street must be carefully considered.
- 8.2 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.
- 8.3 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 Stretham 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 Stretham is restricted to infilling. However, in a settlement the size of Stretham, infill development can still have a significant impact on the village's townscape.

Context

- 11.2 The Stretham Conservation Area Appraisal describes the village's grain, i.e. how the village's existing buildings relate to the street. The section on '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 Stretham's existing character.

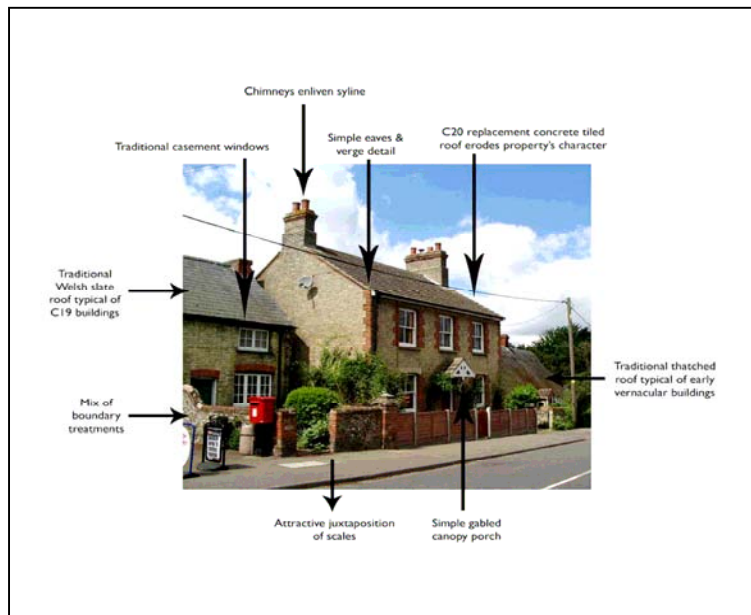
Building line / position on the plot

- 11.3 Stretham has an urban feel in the centre of the village with many terraces, semi's and a few of the grander farmhouses and buildings sitting in the own plots. Some properties are set back from the street behind small front gardens, often behind low brick walls. The majority are set at the back of pavement. However, each street in the village varies (e.g. Reeds Street has comparatively more buildings which sit on the back of the footway but has a long wall on one side creating a sense of enclosure) 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 Stretham are always low rise (1.5-2 storeys) with pitched roofs and chimneys. Only the very grand houses are 2.5 storeys.
- 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.

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 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.
- 11.9 The type of window should relate to the status of the building. Most properties in Stretham 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

- 11.10 Dormers, or the more usual half dormers, are always gabled on traditional buildings within Stretham. They should have rendered cheeks and appropriately sized casement windows, which are in scale with the rest of the building and its windows.
- 11.11 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

- 11.12 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

- 11.13 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

- 11.14 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.

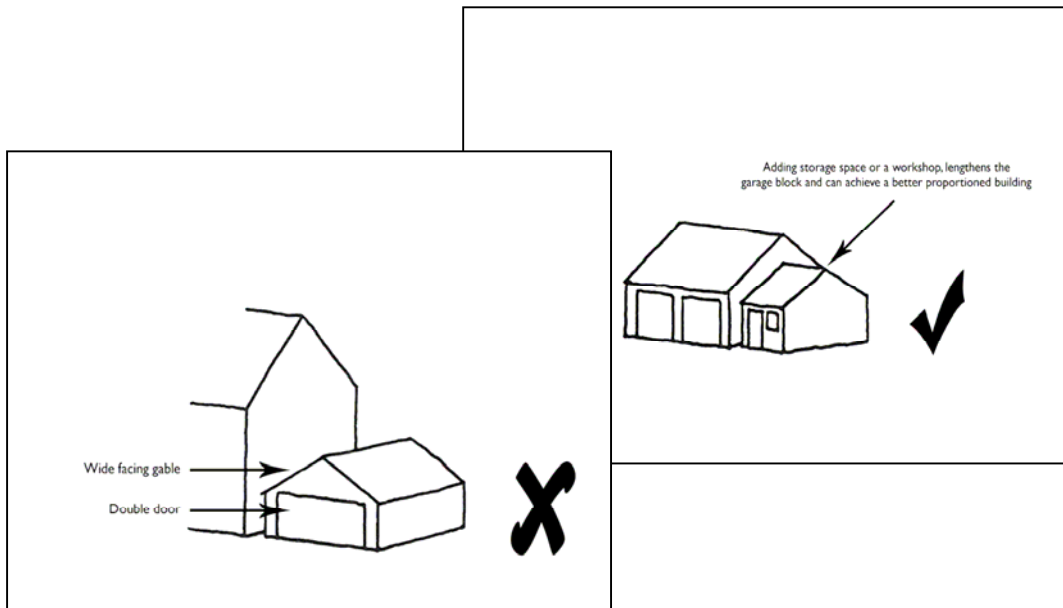
Eaves, verges and chimneys

- 11.15 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.
- 11.16 Chimneys are a traditional feature of dwellings and are a particular feature of Stretham, adding interest to the village skyline. Their inclusion in the design of new buildings is strongly encouraged.

Materials

- 11.17 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 Stretham'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.

12 Outbuildings



- 10.1 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.
- 10.2 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.
- 10.3 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 Stretham.
- 10.4 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.

13 Landscaping

- 13.1 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.

- 13.2 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.
- 13.3 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.