



EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL  
Local Development Framework

# BURWELL – High Town Conservation Area Supplementary Planning Document

FEBRUARY 2008



<b>1</b>	<b>Introduction</b>	<b>p.2</b>
<b>2</b>	<b>Public Consultation</b>	<b>p.2</b>
<b>3</b>	<b>What are Conservation Areas?</b>	<b>p.2</b>
<b>4</b>	<b>What is a Conservation Area Appraisal?</b>	<b>p.2</b>
<b>5</b>	<b>Overview of the area</b>	<b>p.3</b>
<b>6</b>	<b>A brief history of the village – focussing on High Town</b>	<b>p.4</b>
<b>7</b>	<b>Geology and Landscape Setting</b>	<b>p.9</b>
<b>8</b>	<b>Archaeology</b>	<b>p.10</b>
<b>9</b>	<b>Townscape Analysis</b>	<b>p.11</b>
9.1	High Street	p.12
9.2	Mill Lane	p.20
9.3	Spring Close	p.22
9.4	Isaacson Road	p.23
9.5	Manderville	p.23
9.6	Tan House Lane	p.24
9.7	Church Lane	p.26
9.8	School Lane	p.26
<b>10</b>	<b>Key Characteristics</b>	<b>p.27</b>
10.1	Topography	p.27
10.2	Land Use	p.27
10.3	Scale	p.28
10.4	Materials	p.28
10.5	Open spaces and land use features	p.30
<b>11</b>	<b>Enhancement Opportunities</b>	<b>p.31</b>
11.1	Southern Green Environs	p.32
11.2	Issacson Road/Mill Lane	p.32
11.3	Playing Fields	p.33
11.4	59 High Street	p.33
11.5	Back Lanes	p.33
11.6	Other opportunities	p.33
11.7	Public Realm	p.34
<b>12</b>	<b>Proposed Boundary Changes</b>	<b>p.35</b>
<b>13</b>	<b>Acknowledgements</b>	<b>p.36</b>
<b>14</b>	<b>Appendices</b>	<b>p.37</b>
	<b>A – Maps</b>	
	<b>B – Relevant Planning Policies</b>	
	<b>C – Development Control Guidance</b>	

## **1 Introduction**

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

## **2 Public Consultation**

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

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

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

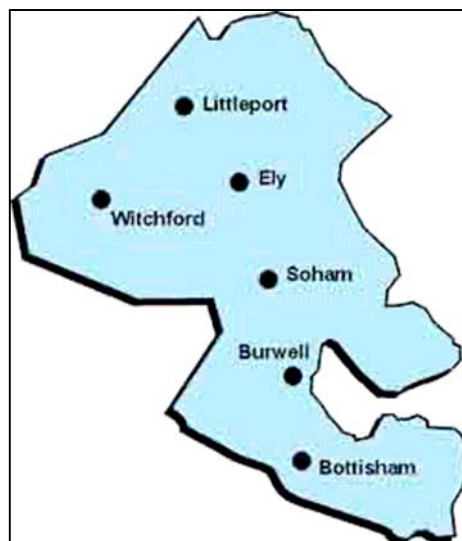
## **4 What is a Conservation Area Appraisal?**

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

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

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

## 5 Overview of the area



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



Views of Fens

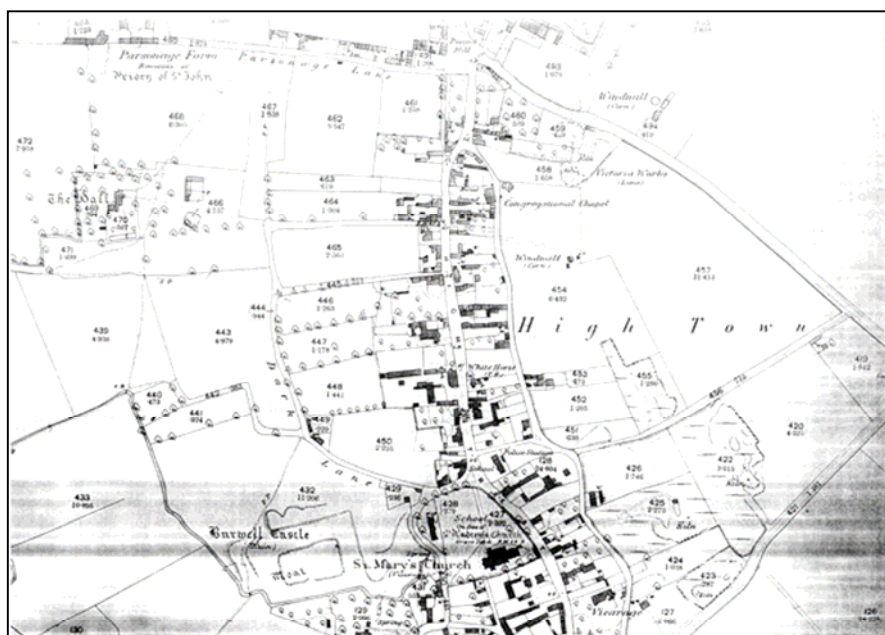
- 5.2 The High Town conservation area has St Mary's Church at its main focus, the spire being a landmark feature. The graveyard boundary follows the 50ft contour showing the importance of this rising land in providing a dryer place for settlement. Mature trees and hedgerows are vital to the character of this area with many of the residential roads leading off the High Street retaining the appearance of rural tracks. Modern developments have extended this part of the village east and west from its linear format and have begun to erode the informal rural feel, but glimpses of the windmill and views to open countryside have been retained. The location of the castle site to the southwest has prevented the village expanding in this direction.



Church from southwest

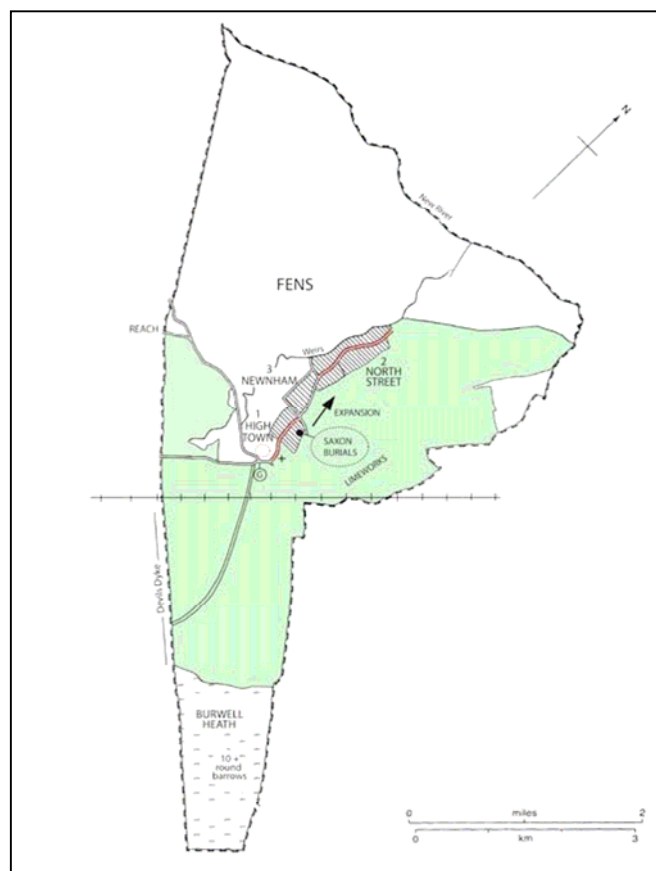
## 6 A brief history of the village – focussing on High Town

- 6.1 There is evidence of continuous settlement in the area from prehistory onwards. By Domesday (1086) the settlement had a population of approximately 50 peasants, with two mills being noted. The village is recorded as being held by Ramsey Abbey. The manorial farmstead was probably on the site of The Hall, Abbey Close.



1889-1890 OS map

- 6.2 The village we see today is a good example of a linear medieval planned settlement with three distinct areas being laid out; High Town in the 11<sup>th</sup> century, North Street c.1350 and Newnham c.1440. These are surrounded by an open field cultivation system that was only enclosed following an Act of Parliament in 1817. High Town, until the early 19<sup>th</sup> century, had Pound Hill as its northern limit. It was linked to the other two settlement areas by a raised route way known as The Causeway.
- 6.3 The High Town conservation area still retains its original medieval layout, consisting of a principle street with narrow street front plots stretching to the back lanes of Mill Lane and Spring Close. The northern limit of this area is marked by Pound Hill and, until the nineteenth century, there were fields separating High Town from the northern settlement. The main focus for High Town was to the southern end where the spring after which the village is named, the castle, churches and the village green were located.
- 6.4 High Town was laid out on the north-south axis of the main road with the plots set at right angles, this settlement pattern is still visible today. The curve of the road to the south follows the contours of the hill on which the church is located and may indicate the line of a pre-Norman conquest defended settlement which has been largely destroyed by the later planned settlement.



Burwell  
c.1800

- 6.5 From the 12<sup>th</sup> century the village had two churches, both within the High Town area, the existing Parish Church of St Mary's and St Andrew's located on opposite sides of the High Street on the present day site of the Old School House buildings. The later, under the patronage of Stoke by Clare Priory, fell into disrepair and was demolished in approx. 1772. The surviving church had Cambridge University patronage. It is described by Pevsner as "The most perfect example in the country of a perpendicular idea of the glasshouse" referring to the amount of wall to window ratio produced when the building was extensively remodelled in the 15<sup>th</sup> century, which produces such a beautifully lit internal space to the building.
- 6.6 The castle also dates from the 12<sup>th</sup> century. Construction was instigated by King Stephen in 1144 to counter the rebellion of Geoffrey de Mandeville – who had been given the title of Earl of Essex following the Norman Conquest. From his base at the Isle of Ely, Geoffrey was devastating the surrounding countryside. In 1143 he sought to besiege Burwell, before the castle was completed and with its moat only part dug. However, he was fatally wounded in the battle and thus the rebellion was quashed. The castle was never finished but was later used by the Abbots of Ramsey. They were granted a licence in 1246 to erect an oratory on the site. Their influence over the village ceased in the 15<sup>th</sup> century with the Dissolution of the Monasteries. Today, any remains of buildings on the site are all below ground with the castle itself surviving only as a series of earthworks.



Castle mounds

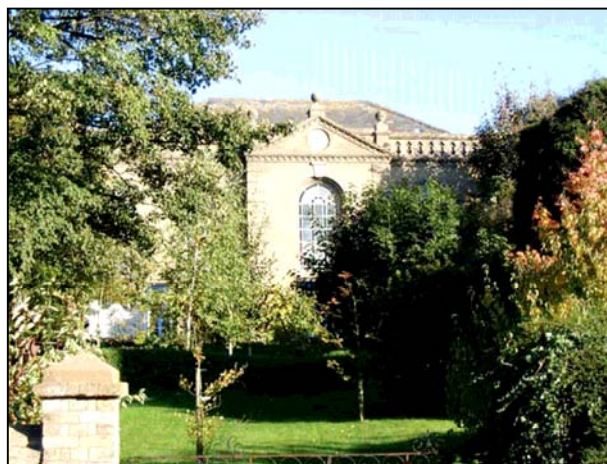
- 6.7 There are few surviving structures in the village that predate 1600, the main exception being the clunch building on the corner of Issacson Road which is 14<sup>th</sup> century in origin. In general the oldest properties in the village are detached single storey with attic space and are high quality timber framed with clunch block infill. In the 18<sup>th</sup> century rebuilding in brick was fashionable and a number of the manor farmhouses were upgraded in the Classical styling of this period. Brick continued to be the main building material in the 19<sup>th</sup> century when a series of impressive villas were built.

- 6.8 One of the most tragic events in the history of the community was in 1727 when 80 villagers were killed in a fire whilst attending a travelling puppet theatre production put on in a local barn. Many of the victims were children. The common grave for the victims is marked in the churchyard by a stone showing the symbols of a winged and flaming heart, the Parish has recently restored this.



Gravestone

- 6.9 Nonconformity was a strong influence in Burwell, with a total of four chapels existing in the 19<sup>th</sup> century. The Baptist Chapel remains in use but the Congregational Chapel on High Street and the United Reformed Chapel on North Street have now been converted to alternative uses. The fourth chapel was demolished.



Former  
Congregational  
Chapel

- 6.10 Economically Burwell's fortunes were dependent on agriculture and quarrying. The main clunch quarries were located to the east of the High Town area. Burwell clunch has been quarried since Roman times and was used to build Cambridge Castle and several of the Cambridge colleges. Up until enclosure in 1815, the settlement operated an open field system. The fens were used for grazing in addition to providing fish



and other natural materials with the main warfs handling this produce in the North Street area. The arable harvest was milled in the village and there were originally two windmills on the high ground to the east of High Street, High Town mill still survives as part of the local museum. Associated with the grain of industry was the malting trade. The best surviving malting granary is on High Street adjacent to Mandeville, this still retaining its kiln chimney. This 12 bay clunch building dates from the 18<sup>th</sup> century.



Malting Kiln

- 6.11 By the 18<sup>th</sup> century the village was flourishing and a number of new or refaced buildings date from this period. The Five Bells and White Horse Inns date from this time and both include, as part of their complexes, assembly rooms, that would have served as the focus for social gatherings for those who resided in the fine houses fronting High Street. This gives an insight into the social standing of the residents at this time. Fine classically influenced buildings such as Ramsey Manor to the western side of High Street were also constructed at this time.
- 6.12 Burwell's close proximity to Newmarket was one factor in the growth of the village as a fashionable centre. The Beacon Racecourse of Newmarket crossed Burwell Heath c.1660; this now forms part of the modern racecourse. By the 20<sup>th</sup> century most of the Heath had been purchased by the Jockey Club and continues to be used for racing and associated training gallops.
- 6.13 In the 19<sup>th</sup> century the village became a producer of bricks. Burwell whites are a buff coloured brick used widely in Cambridgeshire. A rail link to the town was laid out in 1883-4 with the station located in High Town as part of the Cambridge to Mildenhall line. This enabled the company of Colchester and Ball to transport the bricks nationwide by

rail. By the 1960s, 10 million bricks a year were being produced. However, after this the industry declined. The rail link was closed in the late 1960s and the station was demolished. The brick works were closed in 1971 but have since reopened to cater particularly for the local market for gault tile and bricks.

- 6.14 Burwell was also a producer of both peat and coprolite, the latter being converted for use as a fertiliser. Fisons produced fertiliser locally until 1962. Today there are a number of small commercial units in the village engaged in a variety of businesses, ranging from light engineering to computer-based employment. The population of the village is in the order of 5,500 people.

## **7 Geology and Landscape Setting**

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



The Weirs

- 7.2 The Fens developed in the wash area as a result of rising sea levels at the end of the ice age, flooding former forested areas and depositing areas of marine clay. The combination of rotting vegetation of the former forest and slow moving water in the rivers and streams draining the area over several thousand years resulted in peat being formed. The area often flooded, thus spreading alluvium deposits that created fertile grazing for cattle and sheep in the flood plains.

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



Burwell across fens

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

## 8 Archaeology

- 8.1 Cambridgeshire County Council holds a database where all the archaeological finds have been recorded. This is therefore a summary of the evidence amassed to date.
- 8.2 Finds dating from the prehistoric period are common in the area, the hand tools found would suggest this was an area rich for the hunting of wildlife. Of the recorded scatter of finds the most notable is the Burwell jadeite axe head now held in the Museum of Archaeology and Anthropology in Cambridge. Late Bronze Age finds have been

discovered near the Parish Church and 10+ round barrows are recorded as being on Burwell Heath but are now sadly ploughed out.

- 8.3 There are several recorded Roman finds in Burwell. The distribution of finds suggests that there may have been a villa close to the site of Burwell Castle with another villa site recorded at nearby Reach. Evidence of other occupation/activity around the site of the present day village is documented, with the original digging out of the drainage ditches or lodes attributed to the Roman period.
- 8.4 T.C.Lethbridge excavated an extensive Saxon cemetery of 130+ burials between 1925 and 1929 in High Town (close to Saxon Drive) but little evidence has been found of any contemporary settlement. The village name is attributed as having Saxon origins – meaning “*the spring by the fort*”. The spring near to St Mary’s Church may be the inspiration of this name and the church may stand on a pre-conquest fortified site. The earliest surviving fabric of the church are the lower two stages of the tower which date from the 12<sup>th</sup> century. Excavations at Burwell Castle in 1935 produced evidence of a pre 12<sup>th</sup> century settlement that had been partially obliterated by the construction of the castle. The southern boundary of the village abuts Devil’s Dyke – a 6<sup>th</sup> century earthwork, now a Scheduled Ancient Monument.

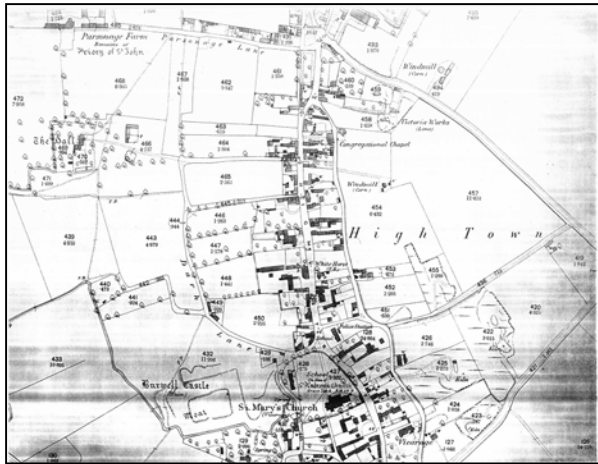


Devil’s Dyke

## 9 Townscape Analysis

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

## High Town Conservation Area



Left: 1886 OS map



Right: 1901 OS map

The castle and the Parish Church provide the focal points around which the southern end of this area has developed. The 1886 map clearly demonstrates how the main thoroughfare was the High Street with the other roads serving principally the back lanes to this.

### 9.1 High Street

This is a very long road and as such divides into several key character areas; the southern green, eastern commercial, eastern residential and west.

#### The Southern Green

- 9.1.1 The southern end of High Street terminates at a green that was largely destroyed by the construction of the railway, but a few vestiges remain at the junction of Isaacson Road and Tan House Lane. These green spaces provide important landscape settings to the cluster of Listed Buildings around the green and demark the entrance to High Town from the south.



2 High Street

9.1.2 The end stop to the High Street is at No.2, a substantial red brick Victorian villa set in extensive landscape grounds. This building is considered to be of local interest providing a good example of a 19<sup>th</sup> century villa. It provides an important buffer between the village and the open farmland beyond. It is set in extensive grounds that could face development pressure, which could significantly impact on the locality. The trees and hedges on the site are important landscape features.



6 & 4 High Street - Isaacson

9.1.3 No.6 High Street forms an imposing building as one turns the right hand bend into High Street. This is one of the oldest buildings in Burwell, dating from the 14<sup>th</sup> century. It was built as a range of lodgings associated with the Knights Hospitallers but is now one house. It is built of clunch that remains unpainted or rendered so that the various alterations to the exterior over the centuries can be seen. Formerly known as the Old Manor House it was owned by the Isaacson's in the 18<sup>th</sup> and 19<sup>th</sup> centuries, that have given their name to the adjacent street. This property together with the similarly imposing 12 bay clunch maltings to Manderville provide the 'gateway' to the historic village at the eastern end of the former green.



7 & 9 High St and 15-19 High St

9.1.4 Moving north up High Street the road is lined to the eastern side with a row of painted clunch cottages one storey with attic rooms running from No.7 to No.21. These date from the 17<sup>th</sup> and 18<sup>th</sup> centuries and sit hard

on the back of pavement, contrasting with the more open area of the green to the south and the graveyard of the Parish Church to the north.



View north  
up High St  
from Green

9.1.5 On the western side of the street No.12, another 17<sup>th</sup> century cottage, matches the style and form of the cottages opposite and forms an important 'gateway' focal point at the entrance to the High Street. Together with the wall to the vicarage this forms a hard edge to the road restricting the views until the more open aspect of the graveyard. The building has been subject to modern alterations and would benefit from enhancement.



12 High St

<b>Age</b>	Predominantly 18 <sup>th</sup> -19 <sup>th</sup> century
<b>Wall Materials</b>	Painted clunch and brick
<b>Roof Materials</b>	Thatch, slate and clay tiles
<b>Windows/Doors</b>	Predominantly timber but some PVCu (14 High St) and modern styles of windows and doors
<b>Scale</b>	1 plus attic
<b>Key Features</b>	Window shutters, casement timber windows, boarded doors, chimneys

## High Street: Eastern Commercial



26 High St

9.1.6 There is a small group of commercial buildings on the eastern side of the road, including Nos.20-26 High Street. The buildings are all detached and have shop fronts with long rear ranges, most of which contain residential units behind the commercial frontage. The shop fronts are traditional timber and date from the late 19<sup>th</sup> or early 20<sup>th</sup> century. No.20 is Grade II listed and formerly had a traditional Hovis sign to the front elevation that has since been removed. The replacement of the shop fronts and associated signage with modern details would adversely impact on the character of this group.

<b>Age</b>	19 <sup>th</sup> / 20 <sup>th</sup> century frontages with older buildings incorporated
<b>Wall Materials</b>	Brick/clunch, painted or rendered
<b>Roof Materials</b>	Slates and traditional pan tiles and modern concrete tiles
<b>Scale</b>	1-2 storey
<b>Key Features</b>	Traditional timber shop fronts

## High Street: Eastern residential (evens)



Crownland  
Farmhouse 28  
High Street



- 9.1.7 The buildings north from Crownlands Farm, Nos.28-88 High Street (The Crown Public House) is predominantly residential properties. Only Crownlands Farm retains the traditional street pattern of the main building fronting High Street, with the plot running back to Mill Lane where the outbuildings were located. At Crownlands Farm a very fine dovecote and barns still exist to the east of the main house.
- 9.1.8 In the 20<sup>th</sup> century the rear part of the burgages have been extensively developed for housing fronting Mill Lane, as this has eroded the historic relationship of the High Street properties to this back lane.
- 9.1.9 The pattern of development to High Street is one of detached units, either gable end or length ways to the road, the terrace of 36-42 High Street forms an exception to this. This terrace dates from the 19<sup>th</sup> century and all the units retain their original timber sash windows and brick front elevations. Some of the units have had front porches added which has led to the alteration of the appearance of the main elevation.



36-42 High Street

- 9.1.10 The group of buildings comprising the Old School are on an elevated position above the road. These have a gateway function with the collection of buildings opposite that make up 23 High Street. They sit either side of the road where it widens at the entrance to the churchyard thus accentuating the focal point of the church in the vista south down High Street.



Old School,  
High Street

9.1.11 The residential properties on this side of the street are generally positioned close to the road with little or no front gardens, although some modern infill has departed from this pattern. To the southern end of the street, the Five Bells Public House (Grade II Listed) has a commanding presence to the street with the later 19<sup>th</sup> century assembly room section being closest to the road.



Five Bells  
Public House

9.1.12 The Five Bells is an eighteenth century inn with slightly later assembly room. It has its original fenestration and a fine main entrance door case. The Crown Public House to the northern end of the street is of a similar age but is not listed. It also retains its timber sash windows and is important that these units do not dominate the street scene with excess signage and illumination.



Memorial Hall  
from High St

9.1.13 The Gardner Memorial Hall dated 1914 gives a break in the development and is an interesting arts and crafts influenced building which retains its original windows. The impact of this large building and its associated car parking is softened by a row of trees running along the High Street boundary.

<b>Age</b>	Mainly 18 <sup>th</sup> -19 <sup>th</sup> century
<b>Wall Materials</b>	Clunch and brick – painted or rendered
<b>Roof Materials</b>	Clay tiles – pan and plain
<b>Windows/Doors</b>	Mix of casement and timber sash windows. Dormer windows at first floor on 1.5 storey buildings
<b>Scale</b>	1 plus attic – 2 storey
<b>Features</b>	Dentil course detailing. Chimneystacks

### High Street: Western Side (odds)

9.1.14 The historical pattern of the development on the western side of the street has been largely eroded by 20<sup>th</sup> century development. The 1886 map shows that this also had a back lane called Dark Lane. Part of this still remains but the majority has been incorporated into Spring Close and modern cul-de-sacs.



Ramsey Manor,  
37 High Street

9.1.15 The Grade II listed Parish Church dominates the views down the High Street. It is constructed of fieldstones and flint with limestone dressings. The main fabric is fifteenth century, built after the first phase of construction of King's College Chapel, Cambridge using the same master mason. The trees to the graveyard provide an important landscape setting to the church and the streetscape.



View south  
down High St  
to Church

9.1.16 No.23 High Street follows the curve in the road at its junction with Spring Close. This Grade II Listed Building forms an important setting to the small green area at the main entrance gates to the graveyard.



23 High St

9.1.17 The graveyard has retained its gravestones including some very fine 18<sup>th</sup> century head stones. The small green at the entrance to the churchyard includes a former village pump that forms the focus of this small green space.



Pump adjacent to church

9.1.18 The dwellings on this side of the road are generally detached and sit close to the road; there are also a number of modern infill units. The properties have a mix of window styles, but generally the window frames are timber, with exceptions at No.25 and No.53 High Street. There is a pinch point in the street with No.29 High Street having a direct relationship with the Five Bells Public House. The appearance of No.29 with its cantilevered, chamfered entrance doorway indicates that it was formerly in commercial use, but is now in residential use.

<b>Age</b>	20 <sup>th</sup> century with a few remaining 18 <sup>th</sup> and 19 <sup>th</sup> century buildings
<b>Wall materials</b>	Brick and painted clunch
<b>Roof materials</b>	Modern concrete tiles and clay tiles
<b>Windows/Doors</b>	Predominantly timber – some PVCu and modern styles
<b>Scale</b>	1 plus attic – 2 storey
<b>Key features</b>	Decorative brick detailing, dormers, chimneystacks, open space focussing on the church

## 9.2 Mill Lane

9.2.1 This is the historic back lane to the properties fronting the eastern side of the High Street. It is on slightly rising land so that at various open points views down to the High Street are afforded. The roofline of the High Street and Mill Lane buildings is therefore important. This remains a very narrow land. The northern section has been metalled and a series of post war cul-de-sacs feed off the lane. To the south it remains unsurfaced and some of its original character remains. The historic development in this area is associated with the lime quarrying and grain milling carried out here. One of the village's two tower mills still survives within an estate of bungalows. Views of the mill are gained from Mill Lane.



View of mill  
from Mill Lane

9.2.2 Much of the development along the lane is 20<sup>th</sup> century. The key buildings of interest are the former Congregational Chapel that surprisingly is not listed. This very fine clunch and brick building has a commanding presence on both Mill Lane and High Street. Now a dwelling the 'rear' garden forms an important break in the development along the High Street. The building itself is built hard onto Mill Lane and is on the inner curve of the road thus in the views up the road looking north the structure forms an important focal point. It retains its original windows and doors and the insertion of a floor has not detracted from this.

9.2.3 When journeying from the south the Parish Church forms the focal point with the spire glimpsed over the rooftops of the High Street properties.



View of church  
from Mill Lane

9.2.4 The section of Mill Lane south of School Lane retains a rural character. The Listed barn on the corner of this road contributes to the change in character at this junction.



View down Mill  
Lane

9.2.5 The hedging and grass verges are important to the character of the road and help soften the impact of the new estates to the east and the infill development along the lane. A number of 19<sup>th</sup> century cottages associated with the former lime quarries are located to the eastern side of the lane – the name of one terrace: Stonefield Cottages, giving a clue to the former employment of their occupants in the nearby clunch quarries.



Stonefield Cottages, Mill Lane

<b>Age</b>	19 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Brick and painted clunch
<b>Roof materials</b>	Clay pantiles and modern tiles
<b>Windows/Doors</b>	Mainly timber windows – modern units have both painted and stained timber windows with some modern replacements
<b>Scale</b>	1 to 2 storey
<b>Key features</b>	Narrowness of lane. Enclosure by brick/clunch walls and hedges. Vistas down road of the church/former chapel/mill. Chimneys

### 9.3 Spring Close

9.3.1 This road was also a back lane. Today it is principally a service road to the post war housing developments that have in-filled behind the western side of the High Street. The only unit of any historic interest is the detached building of No.1 Spring Close, which is a 19<sup>th</sup> century building with modern alterations.

9.3.2 Spring Close gives access to the Castle; the rolling grassed earth works of which forms an area of open space on the southern side of the road. Views to the Scheduled Ancient Monument are afforded from the Close that forms the limit of the village at this point.



Castle mounds

#### 9.4 Issacson Road

9.4.1 This road links Mill Lane to the High Street and terminates at the green. The majority of the road is post war expansion. Only two buildings on either side of the road where Mill Lane intersects fall within the enlarged conservation area. No.10 is a single storey cottage with a tin roof but was possibly once thatched. This retains simple casement windows and a boarded door. It remains a rare example of an externally unmodernised single storey former lime quarry workers cottage.



10 Issacson  
Road

9.4.2 No.9 Issacson Road has recently been restored; it's a small scale, 1.5 storey building of rubble clunch with a pantile roof. It is located to the rear of the Grade II Listed building of Issacson's and forms part of the rear setting of this building.



9 Issacson  
Road

#### 9.5 Manderville

9.5.1 This road is dominated at its southern end by the complex of buildings around the Manor House. This 17<sup>th</sup> century building retains a series of outbuildings including a dovecote, aisled barn and the maltings. These were formerly associated with the Manor House but are now in separate ownership and uses. All the buildings are separately listed and all are Grade II listed.





The Manor House

9.5.2 The tiled roof of the malt kiln forms a very distinctive feature adjacent to the road and a strong reminder of the importance of this industry in the village during the 18<sup>th</sup> and 19<sup>th</sup> centuries.



Elevation of malting to Mandeville

<b>Age</b>	18 <sup>th</sup> – 20 <sup>th</sup> century
<b>Wall materials</b>	Clunch, brick and weatherboarding
<b>Roof materials</b>	Gault and red clay tiles, thatch and slate
<b>Windows/Doors</b>	Mix of styles and forms including timber and metal predominantly modern casement windows including night vent styles
<b>Scale</b>	1.5 – 2 storey
<b>Features</b>	Malking kiln as feature. Hedges and banks

## 9.6 Tan House Lane

9.6.1 This narrow road retains a very rural character with much of it being hedge and tree lined. The houses and bungalows along the road are set well back from the road, in large plots and are well screened by the trees and hedges. The landscape is very important to the character of this part of the village.



Tan House Lane

9.6.2 All the buildings apart from Tan House are 20<sup>th</sup> century in date. Tan House is a Grade II listed, 17<sup>th</sup> century farmhouse that still stands apart from the main settlement.



The Tan House

9.6.3 There are views across the playing fields from the lane. Although these buildings are located outside the boundary of the conservation area, any redevelopment of the Sports and Social club could have a significant impact on the setting and appearance of Tan House Lane. The clubhouse is considered to have no architectural or historic interest to warrant retention of this rather esoteric building.



Sports and social club

<b>Age</b>	Mainly 20 <sup>th</sup> century
<b>Wall Materials</b>	Brick
<b>Roof Materials</b>	Modern tiles
<b>Windows and Doors</b>	Modern but predominantly timber
<b>Scale</b>	1 – 2 storey
<b>Features</b>	Hedges to banks either side of the road. Low density development in large plots. Narrowness of road. Views out over playing fields.

## 9.7 Church Lane

9.7.1 Church Lane is a small cul-de-sac of two properties leading to the churchyard. It provides an important view to the church that is framed by the two properties on either side of the lane. The western unit, Rose Garden Cottage is a thatched unlisted cottage with timber casement windows that dates from the late 18<sup>th</sup> or early 19<sup>th</sup> centuries. This building is considered to be of local interest. Opposite is No.2; a modern brick building with a slate roof with timber casement windows.



Rose Garden Cottage, Church Lane

## 9.8 School Lane

9.8.1 A short lane linking Mill Lane to High Street containing only three units. The former school complex (Grade II listed), at the junction with High Street, forms the most dominant visual feature to the lane. Although the frontage to School Lane is the rear elevation of these buildings the same level of decorative detailing has still been applied to the windows and elevations.

9.8.2 On the opposite side, is No.3, a 19<sup>th</sup> century villa. This has been significantly altered with PVCu windows and a 20<sup>th</sup> century front door. The remaining two properties of 4 and 6 School Lane are both 20<sup>th</sup> century buildings built in buff brick with modern timber casement windows. All three properties are two storeys in scale.



Rear of  
School  
House,  
School Lane

## 10 Key Characteristics

The positive elements that are the essence of what makes this part of the village special are considered in more detail below.

### 10.1 Topography

The prominent position of the church in the townscape is a constant reminder that the village sits on a ridge of higher land above the fen land. The views from Mill Lane down to the High Street give the clearest indication of the different land levels. Views from this road over the rooflines of the properties fronting High Street make it imperative that the scale and form of roofs are controlled to ensure these views are not obstructed and that the local clay tile vernacular materials are used. The church and the windmill form the two focal points of this part of the village with important glimpses and vistas of both structures being afforded from both High Street and Mill Lane.



22 Mill Lane

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

The predominant land use in this part of the village is residential, but close to the churchyard, there is an important cluster of retail uses, which retain traditional shop fronts and signage and are therefore of special interest and worthy of retention.

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

### 10.3 Scale

The buildings in High Street tend to be located close to or on the back edge of the pavement, giving a very tight enclosure to the road. The buildings are generally 1.5-2 storeys in height and have a cottage scale to them, with a few notable grander exceptions in particular the former manor house, institutional or industrial buildings. The High Street has a noisy, busy nature to it and can be difficult to cross due to the level of traffic movement. By contrast the back lanes on both sides of the High Street are far more tranquil and have a distinct rural character. The buildings are less formally arranged and are, in the main, set back from the road in their plots with a mix of outbuildings associated with the cottages. On Mill Lane the scale is generally single storey to 1.5 storeys, whereas the scale of the properties fronting the streets on the western side of High Street, such as Manderville are 1.5 to 2 storeys.

### 10.4 Materials

#### Walling

The predominant walling materials are brick and clunch and is usually painted, rendered or limewashed. Some of the rendered cottages also conceal timber framing or a mix of timber framing with clunch or brick infilling.

The brick is principally the locally made Cambridgeshire gault white but with some red bricks used, either as decoration to give contrast to the windows and eaves or, for some of the more prestigious buildings.

#### Roofing

Until the 19<sup>th</sup> century roofs were of thatch or local hand made clay roof tiles, both plain and pan tiles. After the arrival of the railway slates were used on many buildings.

#### Roof forms

Most buildings have pitched roofs, often hipped and many have dormer windows. The oldest buildings have very steeply pitched roofs usually to accommodate a thatch covering.



52 High St

### **Architectural Details**

Particular details of note are the use of dentil details to the eaves and parapet walls. One and half storey buildings generally have gable topped dormer windows with rendered side cheeks. Gable ends tend to have lay board details.

### **Chimneys**

These are an important part of the roofline and the majority of houses still have chimneys. Many older properties have substantial and decorative stacks that contribute to the street scene.



50 High St

### **Windows**

The older traditional cottages have either multi-pane casement or horizontal sliding sash windows. The 18<sup>th</sup> and 19<sup>th</sup> century buildings have vertical sash windows. The majority of houses have retained their traditional framed windows.

### **Front Doors**

There is a host of door styles. Some of the later villas in particular, along High Street, have interesting front porches or door hoods that contribute to the street scene.

### **Textures and colours**

The use of render has resulted in a wide pallet of colour wash finishes. The brick buildings are predominantly buff in colour. The extensive use of red clay tile forms a unifying feature, with a mix of textures produced from the use of both pan and plain tiles.

### **Location on the plot**

Most of the properties sit parallel to the street and, on High Street and Mill Street, are either directly on the back edge of the pavement or behind a small front garden area. On Tan House Lane and Manderville, the pattern is more random with units set back within the plots with a less direct relationship to the street.

### **Boundary walls**

Brick or clunch walls are the predominant materials used to enclose the sites to the High Street and there are few railings. In the back lanes, hedging and fences are more commonly used. The loss of such features to accommodate development or to form vehicular parking on site has a negative impact on the street scene.



Church from South

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

10.5.1 At the southern end of the High Street the castle earthworks, the greens and the churchyard form important open spaces, all of which have a number of fine specimen mature trees or shrubs. This soft landscaping contributes significantly to the street scene and the setting of the Listed Buildings located here. It serves to emphasise the rural character of the village, particularly at the southern end of High Town where it helps grade the built fabric into the open countryside beyond.

10.5.2 At the northern end of High Town both open spaces and trees are less common, although the sites of the Memorial Hall and the Former Congregational Chapel garden are notable exceptions with the important landscaping to the road frontage.

10.5.3 The back lane areas retain their rural character, principally due to the roads being lined by grass verges/banks and mature hedgerows. Although there are no working farms within the conservation area, the survival of former agricultural buildings such as The Manor House and Crowland Farmhouse in High Street retains the agricultural character of the area.

### **Views**

10.5.4 The linear nature of the village affords views up and down the main roads. There are few views from within the conservation area to open countryside – the main points are at Spring Close over the castle site and at the end of the track adjacent to No.2 High Street.



View down Mill Lane

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

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

- Loss of traditional timber framed windows;
- Development of back land sites;
- Development of non-listed properties to give higher density and develop frontages to back lanes;
- Loss of enclosing hedges and verges and un-tarmaced surface of back lanes;
- Loss of traditional outbuilding structures;
- Use of non-traditional materials;
- Employment of non-traditional form of features such as dormer with horizontal rather than vertical emphasis;
- Loss of traditional materials such as handmade tiles or thatch;
- Upgrading of commercial shop fronts;
- Addition of front porches;
- Installation of satellite dishes;
- Loss of chimney features;
- Building of new buildings which do not have traditional features such as chimneys, dormers or are out of scale;
- Loss of boundary walls and hedges to accommodate on site parking.



1a Manderville



Having identified these pressures on the area, areas for enhancement are identified below and policies contained in the Development Control Guidance Policies at the rear of this document aim to address the potential impact of these on the locality.

Five main enhancement areas have been identified as follows:

### **11.1 Southern Green Environs**

11.1.1 The greens form the entry point into High Street from the south and are important to the setting of a number of listed buildings. There is an opportunity to review the paving materials; street furniture and landscaping of the greens to ensure these enhance the locality. There are two properties at the entrance to High Street which are in need of upgrading, No.5 High Street is completely covered in plant growth and its state of repair needs to be established to ascertain if this important element in the group of cottages can be restored to contribute to the street scene positively. No.12 High Street was formerly a thatched building, but now has a tin roof. The reinstatement of the thatch would significantly enhance the setting of the listed cottages opposite. The reinstatement of traditional windows and features where there is clear historic evidence for their existence – such as wooden window shutters – on the group of thatched cottages opposite should be encouraged.

### **11.2 Isaacson Road / Mill Lane**

11.2.1 This marks the entry into Mill Lane and as such it is important to reinforce the planting at the corner of this lane to emphasis the rural character of this part of the road. Reinforcing the existing boundary hedging or walls and retention of a non-tarmac surface are considered to be essential. Retention of the vistas to the rear of 6 High Street are important given the architectural interest of the rear elevation of this building.



10 Isaacson Rd

11.2.2 No.10 Isaacson Road remains a rare survival of a very modest single storey clunch cottage associated with the near by lime workings. It is identified as being of local interest and consideration should be given

to putting this forward for statutory listing. Research into the building with a view to reinstating any lost historical features is needed.

### **11.3 Playing Fields**



Pavillion of St  
Regis Sports and  
Social Club

11.3.1 The modern sports club building forms a very alien feature in the context of Tan House Lane. Its boarded up form detracts from the conservation area. The playing fields are an important buffer to the modern expansion of Burwell to the southwest and the old village. Sensitive redevelopment of this site with regard to the character of the adjacent conservation area would enhance this locale.

### **11.4 59 High Street**

11.4.1 This commercial building forms an important end stop feature to the northern end of High Street. The rear of the building is however in a poor state of repair and detracts from the street scene. The building is of local interest and there is an opportunity to repair the building to ensure its long-term retention and a visual enhancement to the locality.

### **11.5 Back Lanes**

11.5.1 The character of Mill Lane in particular changes from an un-tarmaced tree/hedge lined lane with grass verges and banks at the southern end to a modern estate access road with open gardens and tarmac at the northern end. It is critical for the preservation of the character of the area to ensure the visual appearance of the southern part of Mill Lane is not altered to mirror the format of the northern section that has lost its rural character and appearance. Similarly, the hedges and banks of Tan House Lane and Manderville need to be preserved and enhanced. Where possible opportunities to reinstate hedging and trees need to be explored, for example, to the Mill Lane frontage of the Memorial Hall to assist in the screening of the car park area. Existing tarmac areas could be resurfaced in more appropriate materials and the un-surfaced areas should remain in an 'unmade' format.

### **11.6 Other opportunities**

11.6.1 Given the importance of the museum just outside the conservation area, and the castle, as visitor attractions, there is an opportunity to link

into these resources and consideration should be given to a village trail through the conservation area, identifying the key buildings and structures of interest. This would need to be signposted or a footpath trail installed. Additional interpretation poles or boards could be erected, for example within the churchyard or on the greens, to give information and history of the respective areas. A leaflet about the trail could be made available from the museum of church.

## **11.7 Public Realm**

11.7.1 The main High Street is a classified road with pavements along both sides and is tarmaced. As this is a major through route there is little opportunity for traffic calming. However, there is scope for enhancing the setting of groups of Listed Buildings such as those around the greens and the churchyard, by an upgrade of the surfaces and street furniture in these areas.

11.7.2 The residential back lanes are narrow and hedge/bank lined. It is important that the laying of tarmac on the roads that have not been upgraded be resisted as the gravel surface contributes to the character of the area.

### **Signage**

11.7.3 Burwell's streets are not cluttered with road signs. A signage/village trail to highlight the key heritage assets of the mill/museum, the church/churchyard, the castle, the former manor houses and the maltings is suggested earlier. Some interpretive material of these assets should also be considered – this is already well provided for on the castle site. Other local features such as the remains of the village green, the village pump, the gravestone to the tragic fire and former school are features of interest which should be retained and highlighted although interpretation is not desirable.

### **Street lighting**

11.7.4 There is a mix of street light styles and the height of the lamps varies. Individual streets would benefit from the use of only one style of lighting column, although the choice of lamp stand could vary between the High Street and the back lanes to emphasise the differing character of these streets.

### **Street furniture**

11.7.5 There are some existing benches on the green areas and near the village pump to the north of the churchyard main entrance gates. Consideration of whether these are in the best locations and whether a particular colour needs to be used for all public street furniture needs to be considered. A street furniture audit is recommended to be undertaken. As part of this an assessment of the design, materials and colour finish of the furniture can be made and a range of items identified for specific use in this location.

- 11.7.6 There are a number of modern bus shelters that are in a green coloured finish. These are not considered to positively contribute to the street scene and a higher standard of design and materials would be of benefit.
- 11.7.7 The red telephone box to the southern green contributes to the setting of this area and efforts should be made to retain this feature, as it is not listed.
- 11.7.8 A standard square black plastic bin appears to be the general format for public rubbish bins in the village.

## **12 Proposed Boundary Changes**

The following amendments are proposed having considered the 1974 boundaries of the conservation area:

- 12.1 *Enlargement of the southern boundary:* to include the small green area adjacent to the entrance to Tan House Lane and the parcel of land south of the main green including No.2 and No.10 Isaacson Road.  
*Justification:* These units provide an important setting to the green and a buffer between the settlement and the open countryside. Both buildings are of historic interest. The landscaped grounds to No.2 are important to the character and appearance of this part of the village and contribute to its rural character.
- 12.2 *Enlargement of eastern boundary to south:* to include both sides of Mill Lane to ensure trees and hedges and Stonesfield Cottages and Millfield are incorporated.  
*Justification:* The landscaping on this side of the lane is presently excluded but contributes significantly to the appearance of the lane and buffers the new housing beyond. Stonesfield Cottages and Millfield are considered to be of local interest and to contribute to the conservation area.
- 12.3 *Reduction of eastern boundary north:* to remove the modern properties to the western side of Mill Lane.  
*Justification:* These are all modern dwellings that are not considered to preserve or enhance the character or appearance of the conservation area.
- 12.4 *Reduction in western boundary:* to exclude a series of modern infill properties.  
*Justification:* These are considered to lack the character of the traditional properties in the locality and consequently do not preserve or enhance the character or appearance of the conservation area.
- 12.5 *Enlargement of northern High Street:* to include two areas that contain buildings of local interest and that contribute to the character and appearance of the conservation area. No.59 forms an important focal point and end stop to the northern end of High Street.

## 13 Acknowledgements

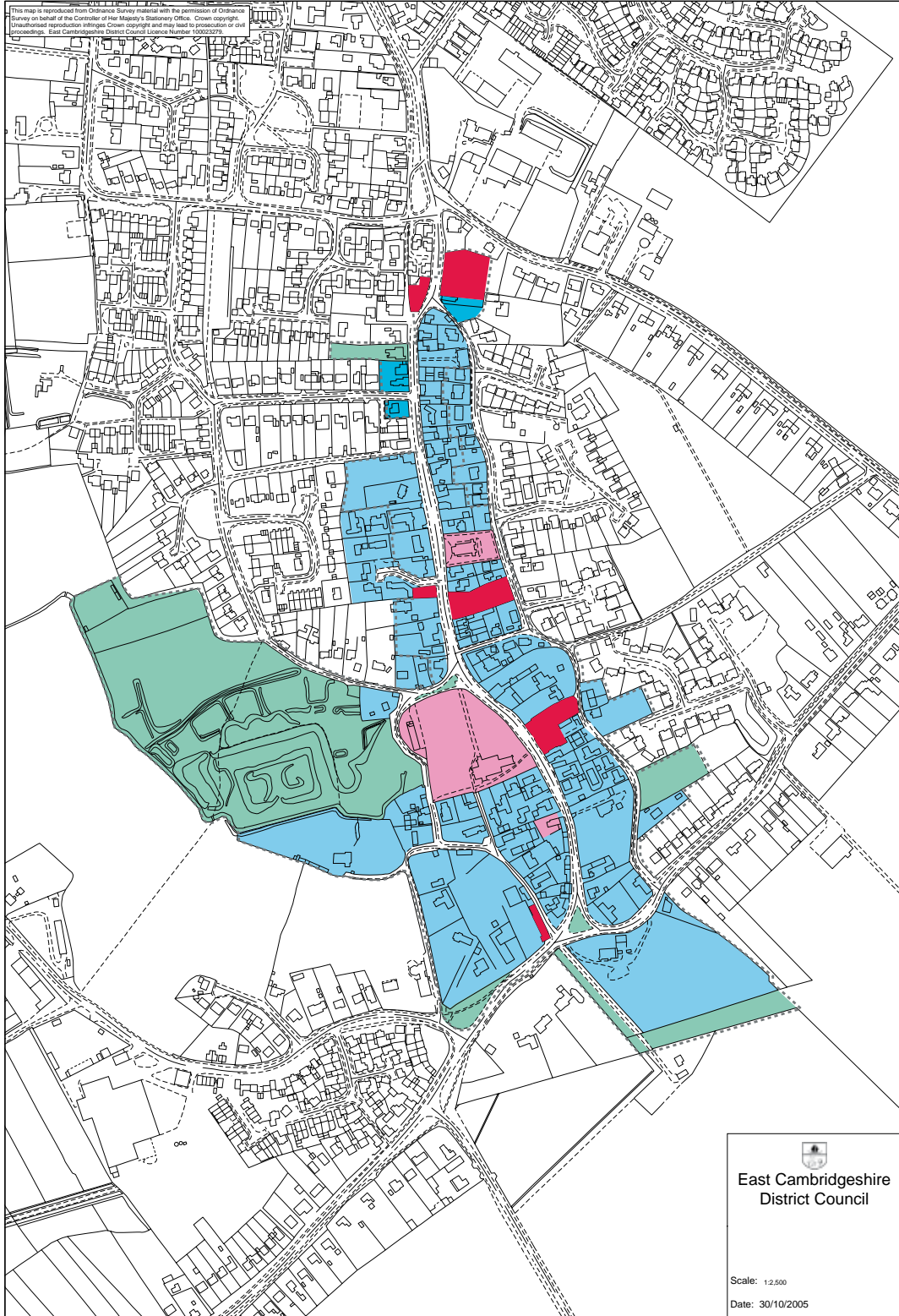
The historical and archaeological background has been compiled using the following sources:

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

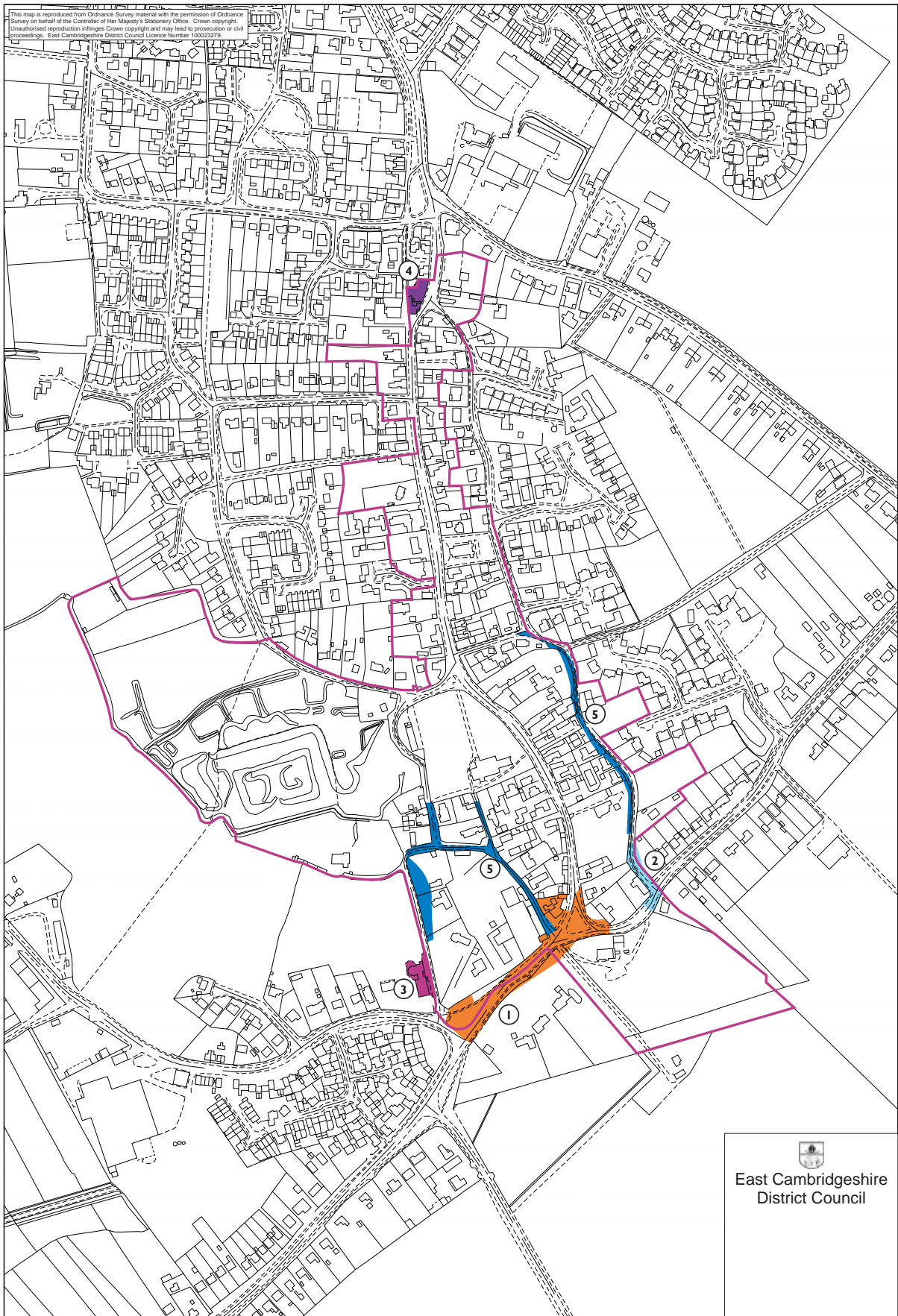
# **APPENDIX A**

## **MAPS**

# Land Use



Five main enhancement areas have been identified as follows:



- ① Southern green environs
- ② Issacson Road / Mill Lane
- ③ Play fieldings
- ④ 59 High Street
- ⑤ Back Lanes
- Proposed new CA boundary



**APPENDIX B**

**RELEVANT PLANNING POLICIES**

## Cambridgeshire Structure Plan (adopted October 2003)

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

## East Cambridgeshire Core Strategy (adopted October 2009)

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

### Policy EN 2

#### Design

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

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

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

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

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

## **EN2 - Design**

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

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

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

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

## **Policy EN 5**

### **Historic conservation**

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

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

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

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

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

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

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

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

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

#### **Conservation Areas**

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

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

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

### **Listed Buildings**

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

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

### **Locally Listed Buildings**

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

### **Archaeological Sites and Monuments**

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

### **Historic Parks and Gardens**

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



registers have no statutory status but PPG15 states that the planning system should be used to protect the character, appearance, amenity value and setting of these sites.

**APPENDIX C**

**DEVELOPMENT CONTROL GUIDANCE**

## **1 Introduction**

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

## **2 Submission of Applications**

### **2.1 Outline planning applications**

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

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

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

### **2.3 Listed Building Consent**

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

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

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

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

### **3 Demolition of Buildings**

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

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

### **4 Extending Existing Buildings**

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

4.2 In order to maintain the character of the original building, extensions should be subordinate and preferably of a high quality design, with

good detailing and using materials that harmonise with the existing buildings.

- 4.3 Reference should be made to the local architectural tradition by way of materials and detailing – but this needs to be used in a logical context and be well executed to be successful.
- 4.4 Where a house is of a symmetrical composition or part of a semi-detached pair of buildings extensions that harm the design of the buildings and lose the architectural integrity of the composition will be resisted.
- 4.5 Where the extension is to a thatched historic building a variation in the roofing material may be expedient to distinguish old and new. In this way the original building would remain thatched with the extension having a tiled roof.



Rose Garden Cottage, Church Lane – showing an example of a traditional subordinate side extension

- 4.6 Porch extensions can be very disruptive because they are often easily visible from the street. If not suitably designed they can harm the main elevation of the building and destroy important details on the principal elevation. The building of porches is addressed further under the section on Article 4 Directions below.
- 4.7 Roof extensions can also significantly impact on the character of a building. However there is a strong tradition in High Town of using the attic space for habitable accommodation by adding dormer windows.
- 4.8 The number of dormers should be kept to a minimum to avoid the roof from looking cluttered.
- 4.9 Dormers should be properly proportioned and traditionally detailed. Conditions will be applied to any consent requiring the submission of drawings of the new dormers at 1:20 scale to ensure that the detailing is acceptable.

- 4.10 There is not a strong tradition for the use of roof lights. Where these are employed they should be of a traditional 'conservation' type with a central mullion and of a flush format that follows the plane of the roof rather than having a significant up stand. They should generally be avoided on elevations fronting the road.

## **5 Converting Existing Buildings**

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

## **6 New Dwellings**

- 6.1 In considering new buildings in the area the Council will take into account the impact of the proposal on the character and appearance of the conservation area, and if applicable the setting of any nearby Listed Buildings.
- 6.2 In particular regard will be had to the following matters:

### **Scale**

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

### **Form**

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

### **Grain**

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

### **Siting**

On the High Street the buildings should be positioned in close to the road to reflect the traditional building line and respecting the location of the adjacent buildings. A development in the back lanes should be set back from the road toe ensure retention of any landscape boundary features, verges or trees on the site. The positioning on the site should reflect how the adjacent properties relate to the street – the majority of properties in High Town are built parallel to the streets for example No.7 to 19 High Street which form a group of cottages following the contour of the road and are located on the back edge of the pavement.

### **Materials**

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

### **Detailing**

Any dormer window should be appropriately detailed with a vertical rather than horizontal emphasis. The dormers within High Town are almost exclusively gabled with quite slim rendered cheeks. The windows need to be in scale with the dormer and the rest of the building. All new dwellings should include an appropriately designed chimneystack as part of the roofscape.

### **Windows**

Generally they should have a vertical emphasis, be set within reveals and should be of timber construction. The type and form of windows should relate to the status of the building. The majority of the older cottages in High Town have simple casement windows. Sash windows are predominantly on the Victorian buildings – a simple 2/2 format is the most common. Only the higher status buildings of the manor houses and inns/assembly rooms traditionally had the large mutli-pane sash windows. New buildings should avoid a mix of styles, particularly on the same elevation.

### **Roof lights**

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

## **Doors**

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

## **Door cases**

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

## **Eaves and verges**

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

## **Colours**

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

## **Vistas**

Full regard must be given to the potential impact of development on the vistas in and around the conservation area including important views to the church, views over the rooftops from Mill Lane and views out into the open countryside from within the conservation area. Where a proposal would adversely affect a key view or vista, consent will be refused. Where necessary information must be provided to adequately demonstrate the potential impact on such important views.

## **7 Outbuildings**

- 7.1 Garages and other outbuildings such as sheds and summer houses should as far as possible be located to the rear of properties to preserve appearance of the main house in the street scene. Exceptions may have to be made where this results in the loss of important trees or landscape features on the site.
- 7.2 Existing out buildings should be reused unless evidence can be provided to demonstrate that they are structurally unsound or physically incapable of economic reuse. There is evidence of outbuildings of local interest being demolished, which is eroding both the street scene, and the evidence of the development pattern on plots. An example of this is the demolition of an out building r/o No. 82 High Street.
- 7.3 New outbuildings need to be subordinate in form and the choice of materials to the main property.



- 7.4 Double garages pose particular design problems because of their size and non-traditional plan form that results in having either shallow or steeply pitched roofs. The provision of long tandem garages can overcome this problem.
- 7.5 Side hung, vertically boarded timber doors shall be used in preference to up and over doors.
- 7.6 *Driveways:* Hard landscaping will be conditioned to ensure the use of appropriate materials that are not too regular and urban in character. Materials such as pressed or resin bonded gravel are preferred to tarmac or block pavements.

## **8 Boundary Treatments**

- 8.1 Boundary treatments – conditions will be applied to secure full details of appropriate boundary treatments. Brick walls are an appropriate boundary treatment in High Street whereas hedges or possibly fencing are more appropriate in the other streets.
- 8.2 The loss of important walls, verges and grass banks which are positive features identified in the Conservation Area Appraisal, to create new driveways and vehicular access points will not be acceptable.
- 8.3 The District Council will work with the Parish Council to encourage the Highway Authority and other statutory undertakers to ensure these landscape features are not removed or damaged.
- 8.4 Hedges and trees are also important boundary treatments that contribute to the rural setting of the village and their loss will be resisted unless evidence can be provided to demonstrate they are dead or dying or diseased or their loss can be successfully mitigated as part of the new development.
- 8.5 As part of any development schemes proposed within the Conservation Area an appropriate landscaping scheme shall be secured which shall use suitable native tree and hedge species.

## **9 Shop Fronts**

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

## **10 Signs**

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

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

- 11.1 The Local Planning Authority will consider the use of Article 4 Directions to control the following works to non-listed buildings that are considered to contribute positively to the character and appearance of the Conservation Area:

- Replacement windows and doors to all road-facing elevations;
- The addition of porches to road facing elevations;
- Installation of satellite dishes and solar heating panels or cells;
- The erection of front walls or fences;
- The formation of new vehicular accesses/hard standings to front garden areas;
- Painting or rendering of brickwork;
- Re-roofing where the existing materials are to be altered.

- 11.2 It is recommended that this be sought for the following streets:

- High Street
- Mill Lane
- Isaacson Lane

## **12 Highway Considerations**

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