



EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL  
Local Development Framework

# HILL ROW (Haddenham)

## Conservation Area

### Supplementary Planning Document

JANUARY 2008



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## **1 Introduction**

- 1.1 The Conservation Area was designated in January 2008. 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'*.
- 1.2 When a Conservation Area has been designated, it increases the council's powers, 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 prior 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.

## **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 Haddenham lies in central Cambridgeshire and falls within the South Witchford Hundred. The Isle rises to a maximum height of 121ft above sea level, though the mean height is only 6.34ft. Largely formed of boulder clay, the Isle was surrounded by wet peat marsh that only began to be drained and developed in the Middle Ages. Along the southern edge of the Isle, near which Haddenham sits, runs the River Great Ouse, which could be crossed either by ferry or the causeway, the line of which persists through the fens, both north and south of the river. This causeway linked Willingham with Aldreth and Haddenham.
- 5.2 Haddenham currently lies at the intersection of the A1123 and the A1421. The A1421 (down Hill Row to Erith) runs north to link the former with the A142 between Ely and Chatteris. The southern branch of the junction leads to Aldreth only.
- 5.3 Hill Row is mentioned in the Domesday Book and was clearly a separate hamlet within the Parish of Haddenham at that time.
- 5.4 There was also been evidence of earlier occupation within this area from prehistory through to the Roman and Saxon era.
- 5.5 As the route was certainly being used by the mid 1300's to allow peasants to travel to Earith and Sommersham to enable them to carry out their Lord's (Bishop of Ely) orders there would certainly been dwellings along this ridge route before the famous Porch House was built and fen drainage of the 17<sup>th</sup> century was started.
- 5.6 However, unfortunately, none seem to be still in existence. Although it is likely that some of the older houses many have remnants of Tudor and medieval buildings with in them.
- 5.7 It was after the Fen Drainage started and the magnificent Porch House was constructed in 1657 that the area began to take shape as we see it today.
- 5.8 A number of the properties show the typical signs from this period of construction, the red soft brick and steep pitched roofs. Later as the agriculture became wealthier still larger houses and farm complexes with their attendant workers cottages sprang up.
- 5.9 The later part of the 19<sup>th</sup> century saw small areas developed but like much of Haddenham the higher ground was devoted to orchards.



1882 OS map

- 5.10 The later 20<sup>th</sup> century has seen the loss of many of these orchards with many typical simple dwellings that can be seen all over the country with little reference in their design to the locality.
- 5.11 The advantage of this is that the area that has the most historic and architectural character can be clearly discerned and allow one to see Hill Row as separate still from the rest of Haddenham.

## 6 History

### 6.1 Prehistoric

- 6.1.1 This area has been settled from the Mesolithic period onwards. There have been finds that relate to all periods of prehistory within the parish.
- 6.1.2 During prehistory a track way would have lead across the fens from Aldreth, unfortunately no evidence now remains of this path. However, the archaeological finds on the levels in Somerset would give a good idea of how it may have looked.



Sweet track  
example in  
Somerset

- 6.1.3 There were ceremonial/religious sites as well as settlements during this period, particularly in the Neolithic and Bronze Age when both round and long barrows and causewayed enclosures existed in the parish.

6.1.4 The Iron Age saw a decrease in activity. This may have been due to the change in weather as it became colder and wetter at this time.

## **6.2 Roman**

6.2.1 This period saw the continuance of the area being used for religious and settlement activity with a temple and evidence of two camps has been found in the area from this period.

6.2.2 No large settlement has been found from this period.

## **6.3 Saxon**

6.3.1 As the settlement existed at the time of Doomesday and as Haddenham was part of St. Etheldreda's dowry it can be well assumed that the settlement existed. Also the name has a basis in Anglo-Saxon as it translates as Hada's Farm. There have been burials with grave goods found from this time in the centre of the village.

## **6.4 Medieval**

6.4.1 William the Conquerer had a mighty struggle gaining control of the fens and it is said that Aldreth was where he finally overcame Hereward the Wake.

6.4.1 The Doomesday Day Book records both Linden (in Haddenham) and Hill Row. Linden had a reasonable population for the time with 36 villagers (of varying social status) living within the Manor, with substantial number ploughs being recorded. A plough equated to approximately 160 acres so Linden having 6 ploughs would be about 960 acres in production and the same in pasture/meadow.

6.4.2 The village also had to pay 3,333 eels in addition to working on the land and paying tithes to the Lord of the Manor.

6.4.3 The Manors were then held by the Bishop of Ely and this remained so throughout the medieval period. The High Street (known originally as Sand Street) was certainly in existence by 1150.

6.4.4 The lower part of Hill Row causeway was established some time in the middle-ages as it was needed to allow the villagers to travel to Earith and Somersham to carry out the duties set by the Lord of the Manor.

6.4.5 The Green would have also been established by this period and may have existed right from the middle Saxon period. The Church would have been in its present position by the 13<sup>th</sup> Century.

6.4.6 In the records there is mention of religious hermits living in the area and repairing the causeways.

6.4.7 By the later part of the 1300's 353 in the village were liable to pay the Poll Tax.

- 6.4.8 It can be assumed that the plagues of the middle ages would have, like many other villages, devastated the population. However, there must have been sufficient remaining villagers, as the village was not abandoned.
- 6.4.9 The land was let out to three separate knights during the period after the Black Death. This could reflect on the lack of villagers to carry on the agricultural work. In many areas, to stop the land becoming wild again, it was necessary for the Lord of the Manor to let out the land. This allowed for the tenant to encourage work at the local level rather than having an overseer who was not directly prospering from the crops.

## **6.5 Post Medieval**

- 6.5.1 At the time of the reformation the Commissioners did not sell off the Manors as the Manors belonged to the Bishop of Ely rather than the brothers of the monastery.
- 6.5.2 At some later date the Duke of Norfolk acquired at least one of the Manors and there was a court case in the early 1600's relating to the Duke enclosing a large area of fen.
- 6.5.3 In 1594 there must have been a bad outbreak of some sort of plague as between March and June 93 burials took place. The whole of the rest of the year only amounted to another 9 deaths.
- 6.5.4 Haddenham benefited and expanded from the presence of both crossing and crossroad, whatever form it took, and in 1562 it was the 'most populous village in the county' with 188 householders.
- 6.5.5 The parish register starts in 1570 and is mainly intact.
- 6.5.6 Some time between 1550 and 1750 a garden was laid out at Hinton Hall remnants of which still exist as earthworks. An avenue of Limes runs up towards where the Hall once stood. These trees still remain and form a clear demarcation to the entrance of the Conservation Area.
- 6.5.7 In 1600, the manor of Haddenham was alienated by the then Bishop of Ely and with it the responsibility for the repair of the causeway. The same cycle of repair and collapse of bridge and causeway continued until the ferry eventually replaced them again in 1613, which did not in any way improve the safety of the crossing. This replacement was no doubt linked to the grant in 1612 to the Lord of the manor of Haddenham (Thomas Howard, Earl of Suffolk) of the right to hold a market in Aldreth on Thursdays and fairs there on the Tuesday after Trinity and at Michaelmas. The number of accidents and deaths on the ferry at this time were most likely connected with the increase in the number of passengers to participate in the festivities and the eagerness of ferrymen to gain as much money per crossing as

possible. It is not clear when the bridge was again rebuilt, but it may have been there in 1662 and was certainly there, again in decrepit state, early in the 18<sup>th</sup> century, collapsing regularly throughout the same.

- 6.5.8 Haddenham nonetheless grew in population, staying ahead of all other villages on the Isle (except for the far larger conurbations of Littleport and Soham) as long as the causeway functioned – however poorly. However, by 1851 its population had begun to decline. The fluctuations in the state of the causeway eventually led to another land route gaining prominence at the nearby village of Stretham. This was first mentioned as early as 1676, but is now the principal route between Cambridge and Ely (A10).
- 6.5.9 The late 17<sup>th</sup> century saw Haddenham at perhaps its zenith. The village was large and prosperous and began to attract other industries. Between 1665 and 1680, there was a bell foundry in the village. Christopher Graye, son of the then famous Colchester founder, Miles Graye, ran his own foundry at Haddenham, and there are still existing bells at Witchford and elsewhere in Cambridgeshire that were cast by his foundry.
- 6.5.10 This increased prosperity had brought in expertise in the drainage of marshland to fertile fields. This led to the conversion of the fens. The Old Manor House (rebuilt in 1870) had associations with the Wren family of Bishop of Ely and architect fame.
- 6.5.11 During the Civil War the parliamentary forces defended the area. Some of the older houses like Porch House (1657) were constructed along Hill Row at this time.
- 6.5.12 In 1770 there was an Act to complete the drainage of the Fens and this increased the cultivatable land dramatically.
- 6.5.13 The wealth of the area had always depended on agriculture and fishing. With the drainage complete the fishing became redundant. Many orchards were planted. As can be seen in the Os Map 1882.
- 6.5.14 The Enclosure Act of 1843 mainly related to the land higher on the ridge, not so much to the lower level fens.
- 6.5.15 With the arrival of the railway in 1866 this would have allowed the fresh fruit and crops to be taken to London quickly and thus providing a ready market for produce.

The large pit to the north of West End was dug out to provide sand for the railway construction and is a thriving area of bio-diversity for the wildlife of Haddenham.

## 6.6 Significant dates in 19<sup>th</sup> century

- 1803** Haddenham Windmill on road to Aldreth Open Fields: Haddenham End, Linden End, Aldreth, and Hilrow Fields. In the north-east of the parish, also Hinton Closes.
- 1847** Haddenham inclosed under an Act of Parliament of 1843. 2638 acres were enclosed including 35 acres of old enclosures exchanged, but not the roads and drains across the area allotted. Largest allotte was Earl of Hardwicke, lord of Haddenham and Hinton manors.
- 1851** A supplementary award of dealt with a further 39 acres
- 1858** Haddenham had 'a few shops, but on a small scale'
- 1865-9** Haddenham Gas Company formed
- 1866** Construction of the railway to Ely
- 1878** Construction of railway to St Ives. Two stations on this line: Haddenham and Earith Bridge
- 1879** Principal streets lit with gas
- 1900** Gas Company had closed
- 1947** March 18, the whole western end of Haddenham parish (over 2000 acres) was flooded to the eaves of the houses. Damage was more serious here than anywhere else on the Isle of Ely and here alone it was impossible to grow crops for the 1947 harvest.

## 6.7 Building development

- 6.7.1 Many of the houses and buildings that we see in Haddenham today were constructed from the later part of the 17<sup>th</sup> century through to the present. These range from the humble two up to down to the grand houses like Linden House and the late Victorian Manor House and Rectory.
- 6.7.2 It would not be fair to say that no buildings existed before this as The Limes (Station Road) and The Three Kings were certainly constructed well before this date.



Three Kings,  
Station Rd

- 6.7.3 Many of the smaller houses were constructed in the 19<sup>th</sup> century following the opening of the railway.

- 6.7.4 The whole area was known for the soft fruit that was grown here. Unfortunately many of the Orchards have now disappeared, having been built over in the last sixty years.
- 6.7.5 Although in many garden you can see the odd apple and pear tree remaining reflecting the character of the areas past.
- 6.7.6 The centre part of the village is still thriving with a selection of shops still in existence.
- 6.7.7 The junction in the middle of the village is somewhat busy and the traffic increases dramatically when there is a problem on the A14 as many vehicles use it as a cut through from Huntingdon to the Newmarket junction with the A14.

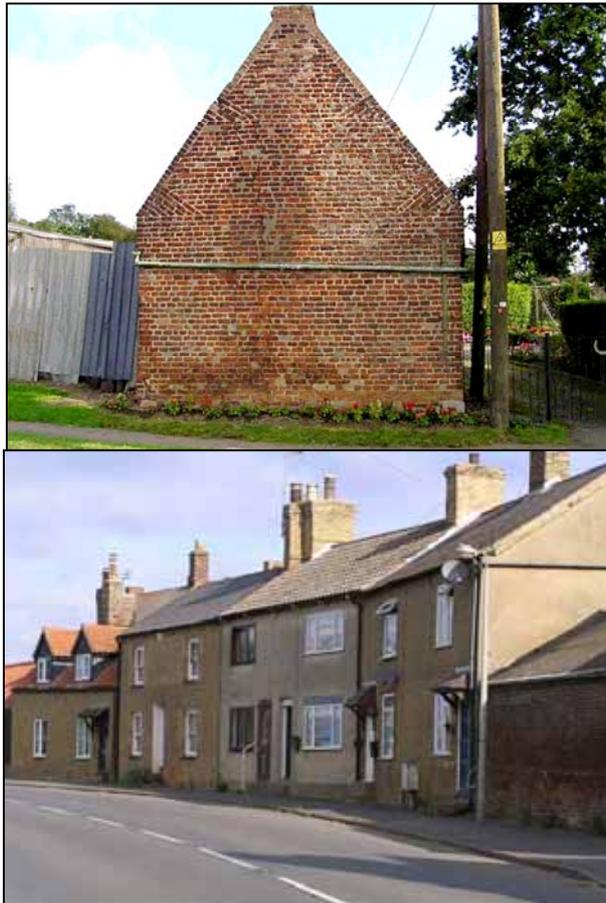
## **7 Settlement form, building style and detail development**

- 7.1 The grander houses are mostly set back within their own grounds with the exception of Porch House which is set on the back edge of the footpath, this may have been because the road was much narrower then.



- 7.2 The outbuildings are found either set back behind or gable on or set along the road. They are all subservient to the original buildings. The most impressive can be found at Hill House Farm and Porch House. Many of the others are low single storey buildings constructed in anything from brick to corrugated iron.
- 7.3 However insignificant from an architectural point of view, many of these buildings contribute to a character of rural/agricultural industry that no longer survives in the rest of Haddenham. There are should be taken over the loss of these small buildings, as this would considerably alter the character to the detriment of the area.

- 7.4 Most of the earlier workers cottages are also on the back edge of the path; some with gable end to the road but many are façade on.



- 7.5 There is one building that is particularly interesting and it is clear that a very large double fronted extension was added in the early 19<sup>th</sup> century. If looking from the side elevation, the old red brick 1.5 storey can be clearly seen, surrounded by later buff brickwork.



- 7.6 The mix of walling materials is red brick and various shades of buff brick. Most of these bricks would have been locally produced; even after the railway arrived in the mid 19<sup>th</sup> century the introduction of mass-produced bricks was limited as the brickfields were still in

production. Like the rest of Haddenham tumbled brickwork in the gables is also a feature.

- 7.7 The roofing materials changed from clay pan tiles and peg tiles to slate and later concrete. Where the peg and pan tiles have survived like Porch House they are an attractive pallet of reds and browns, the later ones are buff/brown mix as the layer of clay changed at the same time as the brick colour changed (Mid 18<sup>th</sup> century).
- 7.8 The roof types are mixed with almost all styles being evident. But the predominant style is gabled, many with small or large parapets. Because this is a mix between large imposing buildings and smaller, modest dwellings the windows and door details are a mixture of simple casements and more polite sashes. The older buildings like No.68 Hill Row and Porch House do not have sashes; they have casement and cruciform windows. Porch House unusually retains its leaded glass.



- 7.9 The views south from Hill Row and magnificent out from the ridge across the fens any proposals that would block these views should be resisted.



- 7.10 Another important feature is the grass verges along Hill Row. This gives a wider aspect to the road not found in other areas of Haddenham. Even where the buildings are at the back edge of the

footpath, because of the verges they do not enclose the road in the same way as the centre of Haddenham.

- 7.11 There are a number of important hedges, trees and low walls along this section of Hill Row and they should be retained and the use of such features in any new proposals should be encouraged.



- 7.12 Design guidance for new developments has been set out as a joint publication with Haddenham High Street Conservation Area guidance found in appendix B of this appraisal document. This is because much of the design criteria is very similar in nature.

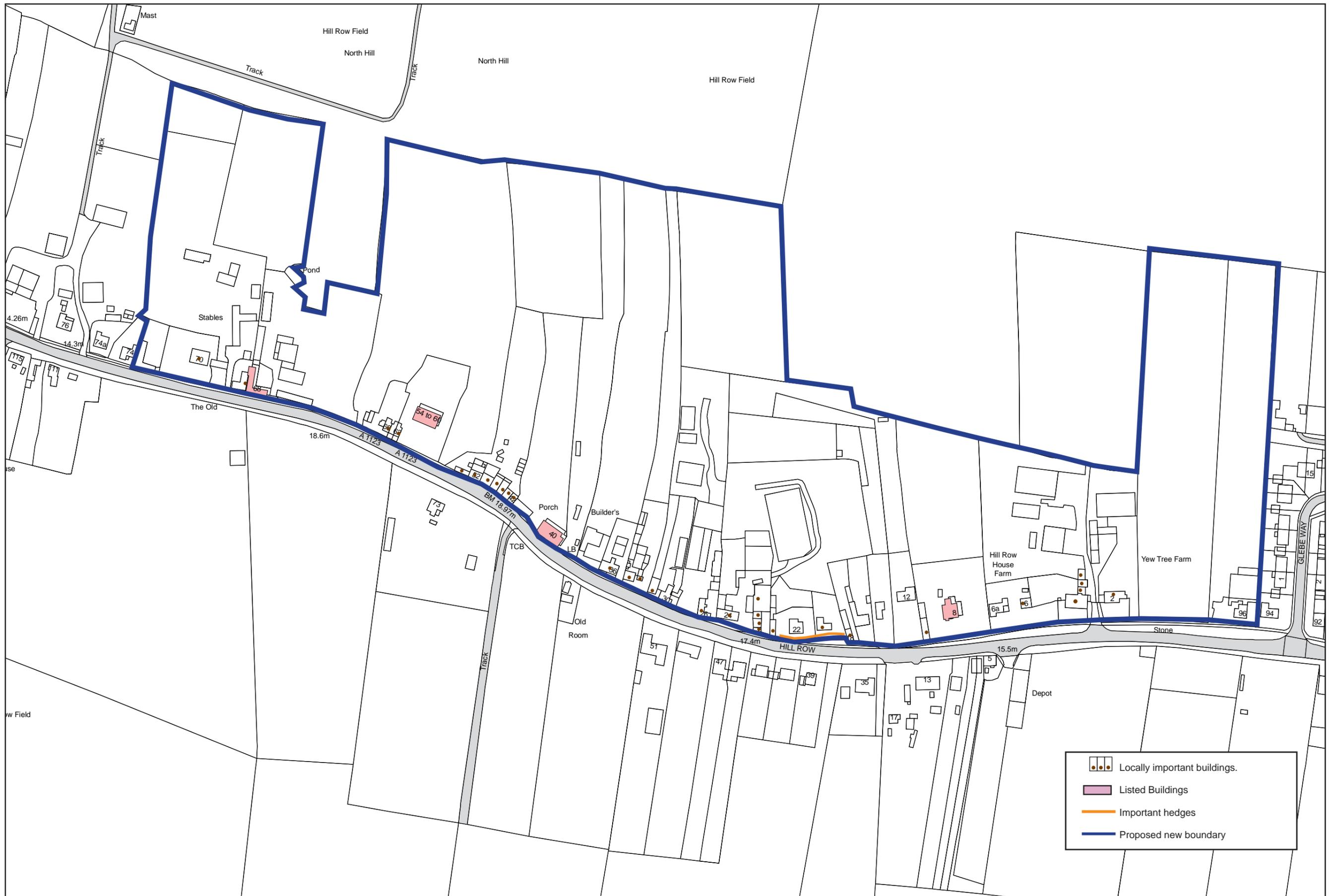
## 8 Acknowledgements

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. The Buildings of England: Cambridgeshire  
Nicholaus Pevsner. Yale University Press, 2<sup>nd</sup> edition 1970
3. Ordnance Survey Maps

# **APPENDIX A**

## **MAPS**



- Locally important buildings.
- Listed Buildings
- Important hedges
- Proposed new 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 This document has been produced in tandem with the Conservation Area Appraisals written for Haddenham High Street and Hill Row. Its purpose is to provide guidance to prospective developers by clearly setting out the key issues, which will influence the Local Planning Authority's decision on any planning or other application, submitted in the area.
- 1.2 This guidance should be considered in the context of the relevant national legislation and policy documents, in particular:
- Planning Policy Guidance note 15: Planning and the Historic Environment
  - Planning (Listed Buildings and Conservation Areas) Act 1990
- 1.3 This guidance and the associated Conservation Area Appraisal for the area should be read in conjunction with the supporting policies in the East Cambridgeshire Local Plan (adopted June 2000), but especially Policy 177 which relates specifically to Haddenham.
- 1.4 Conservation Area designations are not intended to 'pickle' an area by preventing all new development. Haddenham has evolved over centuries and this guidance therefore seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area.
- 1.5 The underlying principle of this guidance is to ensure Haddenham High Street Conservation Area continues to develop in a considered way, which will retain its essential character. Sustainability should, therefore, be at the heart of any development proposals, which should be durable, adaptable, and of high quality.

## **2 Submission of Applications**

### **2.1 Outline planning applications**

Outline applications for development within the Conservation Area will not be accepted unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the Conservation Area can be judged.

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

These will need to include sufficient detail by which the full impact of the proposals on the character and appearance of the area can be judged. This will need to include consideration of the issues raised in the Conservation Area Appraisal and a design statement, which clearly sets out how the proposal is felt to preserve or enhance the character and appearance of the area.

### **2.3 Listed Building Consent**

This is required for any works 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. 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.

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

The GDO requires planning applications for certain types of development in conservation areas that are elsewhere classified as permitted development. However permission is not required for changing windows, doors and frontages all these can have a marked and detrimental affect on the character of the Conservation Area.

In 1994 the Government announced a new measure to enable local planning authorities to make directions withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external appearance of dwelling houses, such as doors, windows, roofs and frontages. From then on there has been no requirement to obtain the Secretary of State's approval for such directions, but authorities would have to publicise their proposals in advance and have regard to the views of local people.

Although Article 4 (2) Directions will mean that owners of residential properties will have to gain consent for replacing worn out windows it will not mean that necessarily plastic windows will not be acceptable. It would mean that the quality of the design and how the windows worked would be controlled. After all there are now many good quality plastic windows and double glazed wooden ones on the market that work like sliding sash windows as well as being a number of plastic and wooden traditional looking panelled doors on the market. It should be noted that these applications are free from a fee.

Many areas where these directions have been used the characters of the Conservation Areas have been preserved in a managed but practical way allowing people to move forward when they are upgrading their properties.

It would be proposed if members were in support that during the public consultation relating to the conservation area appraisals for Ely, Soham, Burwell and Haddenham that Article 4 (2) Directions are included as part of that consultation.

It may be felt that Article 4 Directions of this sort or not appropriate for rural villages like Kirtling or Witcham that should be open to further debate.

### **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.

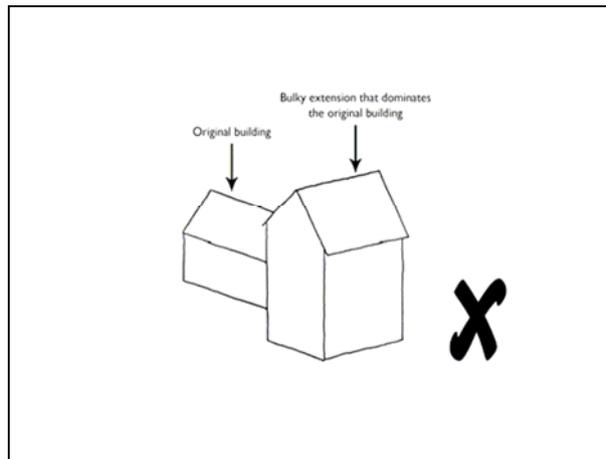
3.2 The demolition of such buildings will only be approved where it can be demonstrated that:

- The building is structurally unsound and repairs would involve the significant loss or alteration of the original structure and any elements of particular historic interest; or
- It cannot continue in its current use, and it is not capable of being converted to a suitable new use in its current form; and
- The building has been offered for sale on the open market at the market price for at least six months and that no reasonable offer has been received; and
- Any proposed replacement building will make an equal or greater contribution to the character and appearance of the area; and
- Demolition would not result in a long-term cleared site to the detriment of adjacent Listed Buildings or the Conservation Area.

3.3 The demolition of other buildings in the area will be approved provided that: -

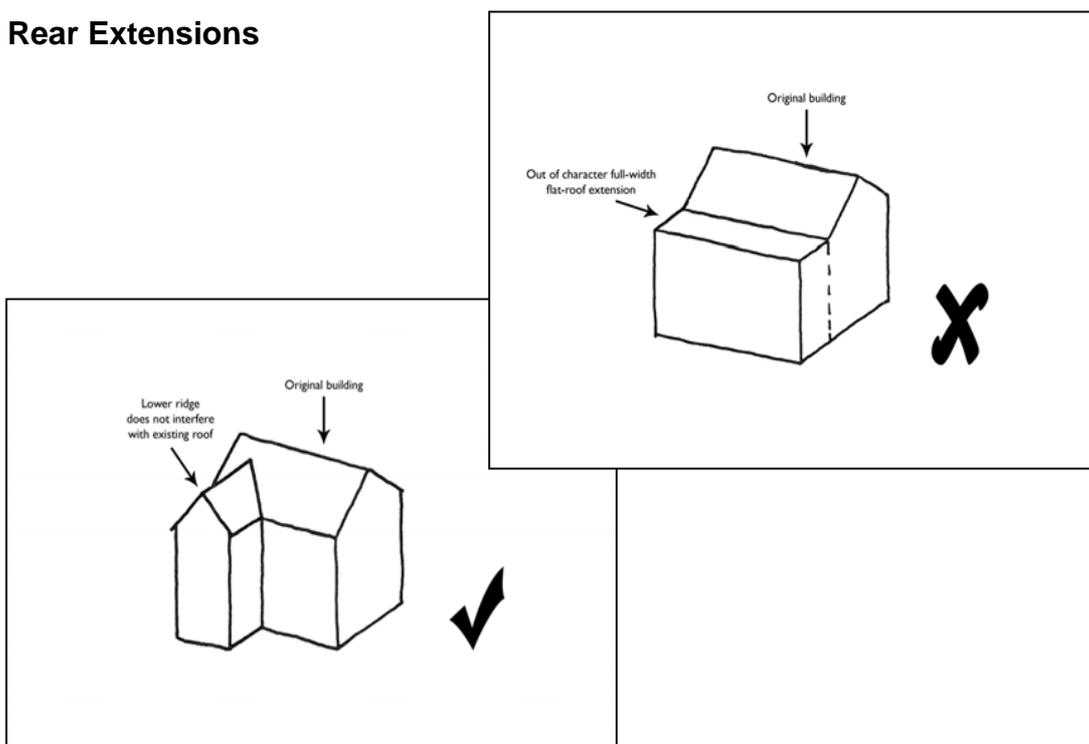
- The building(s) is / are identified as making either a negative or insignificant contribution to the character or appearance of the area.
- Any replacement building or feature will preserve or enhance the character and appearance of the Conservation Area. Any application for a replacement building must be accompanied by a design statement, which describes how the new building respects the 'Key Characteristics' of the area as defined in the Conservation Area Appraisal.
- To avoid unsightly gaps in the Conservation Area, a condition will be imposed on any grant of Conservation Area Consent, which prevents the demolition taking place until a contract has been let for the redevelopment of the site.

## 4 Extending Existing Buildings



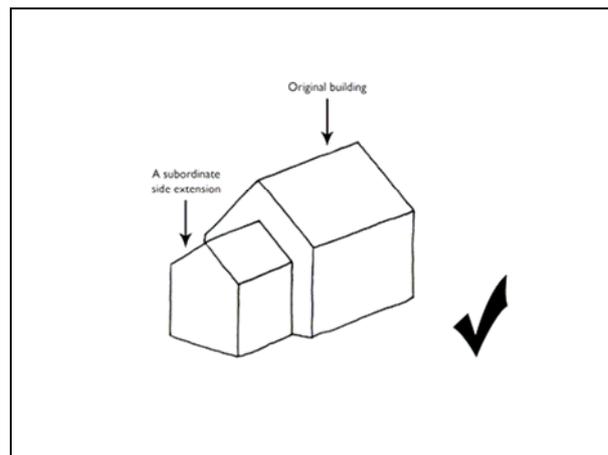
- 4.1 Extensions should always relate well to the proportions, form, massing and character of the existing building. Appropriately designed extensions will complement the original building, whilst being of interest in themselves.
- 4.2 In order to maintain the character of the original building, extensions should be subordinate and preferably of a simple design and / or construction. Innovative contemporary design of high quality will be encouraged where a successful contrast with the original building can be achieved.
- 4.3 Generally, however, taking inspiration from the architectural detailing of the existing house often achieves the most successful design. The scale of the extension should respect the existing building and should not be bulky, wrongly orientated or poorly detailed.

### Rear Extensions



- 4.4 These are the most common type of extension as they usually offer the greatest degree of flexibility and privacy. Care is needed, however, to ensure that the effect upon neighbouring properties is kept to a minimum, i.e. an extension should not dominate the neighbour's house or garden or affect their light quality. In order to achieve this, two storey extensions on common boundaries are unlikely to be approved.
- 4.5 The eaves level of a rear extension should be kept as low as possible and particular care should be taken to ensure the ridgeline of the new roof does not interfere with the existing roof; it should not be visible from the front of the building.

### Side extensions



- 4.6 These are appropriate where there is sufficient space between the existing property and its neighbour to retain a reasonable separation between the buildings so that 'terracing' does not occur. This is important in parts of Haddenham like Station Road, where most properties are detached dwellings in individual plots.
- 4.7 In some cases, particularly when the house is of a symmetrical composition or it is one half of a semi-detached pair, side extensions should be avoided, unless the design of the extension will retain the symmetry. With semi-detached properties, neighbours should consider undertaking extensions together.
- 4.8 When side extensions are appropriate, they need to relate well to the front of the existing house, as they will often have a big impact on the appearance of the house and the street. The fenestration pattern is especially important with side extensions because the windows are often the dominant feature of buildings and it is therefore important that these are repeated in extensions.
- 4.9 The walls of the extension should be recessed slightly from those of the existing building so that the original form of the dwelling is still visible. This also helps to soften the junction between old and new,

which, particularly if there is a change in materials, can look awkward if directly adjacent.

- 4.10 In the case of very modest buildings, a traditional lean-to extension may be more appropriate than trying to mimic the form of the main house.

### **Front extensions**

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

### **Roof extensions**

- 4.12 These are a popular way of extending houses, but can pose considerable challenges in order to avoid damaging alterations to the character of the property. In areas such as The Green, they can also be highly visible because of the arrangement of the houses and so their impact on the street must be carefully considered.
- 4.13 Roof extensions should relate well to the local roof form and should reflect or complement the character of the property and the area. Ridgelines and chimneystacks, in particular, are often a key part of a building's character and they should not be altered unless it can be demonstrated that this would create a positive feature. The potential for overlooking should also be addressed in the design.
- 4.14 The size and number of dormer windows should be kept to a minimum and they should generally not be placed on the front elevation (or the elevation most visible from the public realm) unless it is appropriate to the design. The style of windows should be influenced by the design, proportion and arrangement of existing windows in the building. Roof lights should be of the traditional 'Conservation' type, which lies flush with the roof slope and should also be kept off the front roof slope, particularly on formal buildings.

### **Materials (and colours)**

- 4.15 Haddenham has a limited palette of materials illustrated in the Conservation Area Appraisal. This palette should be used as a guide for extensions and alterations. The use of modern materials such as steel, concrete and structural glazing would need to be part of a very high quality design approach in order to provide a successful contrast with the traditional materials in the village.
- 4.16 Traditional colours for paint and render in the village would have been subdued earthy tones. Strident colours should not be used to avoid them dominating the traditional buildings.

## **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 disfiguring extensions or alterations.
  - The amenity of adjoining residents will not be significantly affected.
  - Adequate car and cycle parking and refuse storage can be provided and suitably screened from public view.
  - Existing vehicle accesses are adequate, or appropriately sized accesses can be provided without affecting the overall townscape quality of the area, the setting of the building or involving the loss of any important tree or boundary.
  - Any important 'lost', altered or dilapidated architectural details will be restored.

## **6 Single housing dwellings**

### **Context**

- 6.1 The Haddenham High Street Conservation Area Appraisal describes the village's grain, i.e. how the village's existing buildings relate to the street. Section 'Street by Street Analysis' provides information such as the size and shape of plots, boundary treatments, building heights and line, materials, detailing, etc. Paying particular attention to the street in which the new building(s) will sit will establish appropriate design principles and ensure that new buildings will respect Haddenham's existing character.

### **Building line / position on plot**

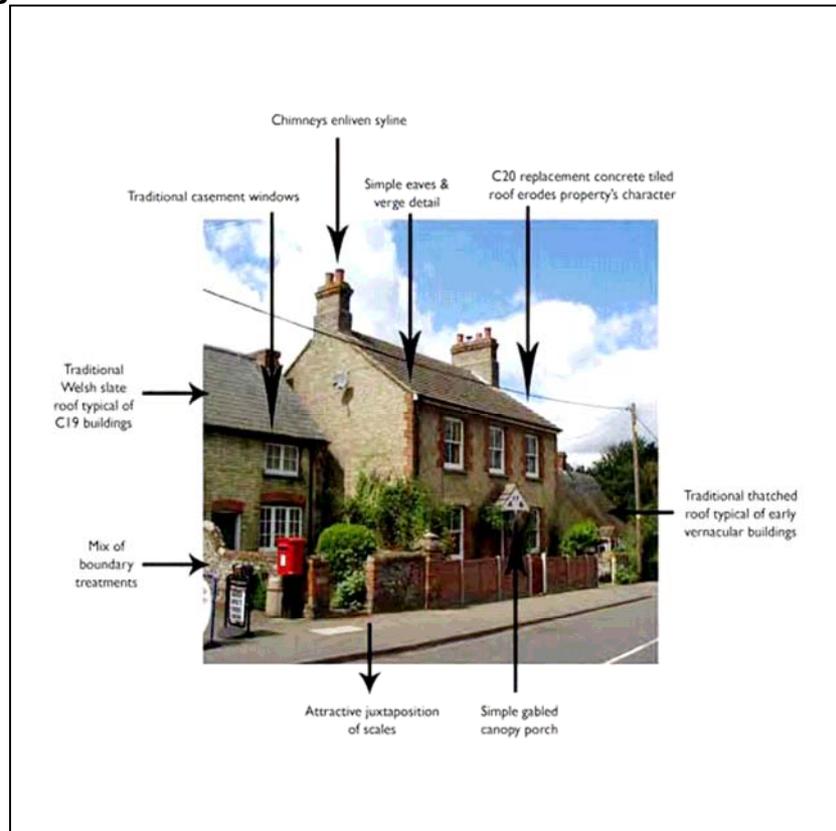
- 6.2 Haddenham High Street Conservation Area has a feeling of urban form with many houses built at the back edge of pavement, in terraces or so close together that it appears like that. The later substantial 19th century buildings are positioned at the back of pavement but with a significant number are set back behind low brick walls.
- 6.3 Most properties sit parallel to the street with a wide frontage and tend not to be very deep in plan. Most new buildings should follow this approach. However, some notable exceptions exist, so it is important to look at the immediate context of the proposed site.

### **Form**

- 6.4 In order for new buildings to relate well to their neighbours, there must be a consistency between the old and the new; scale is particularly important. Traditional building forms in 1 ½ to 2 ½ storey dependent on the position in hierarchy of the street. Mainly with pitched roofs, but some gambriel (mansard) roofs and chimneys.
- 6.5 There are occasionally attractive juxtapositions of building scales, particularly along High Street. This creates an interesting townscape

and often, skyline. New buildings should seek to contribute to this interest at roof level. The roof pitch should not therefore be too shallow and the roof forms should generally be kept simple.

## Detailing



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

### *Windows*

- 6.8 Generally speaking, these should have a vertical emphasis, be set within reveals and should not be of uPVC. Timber windows with a vertical emphasis, usually achieved by the subdivision of the window into symmetrical panes, have a much softer visual appearance and allow finer detailing. If maintained properly, they are also more durable than aluminium or uPVC windows.

- 6.9 The type of window should relate to the status of the building. The mix of original status properties in Haddenham means that a mixture of sash and casement windows are to be found. Sliding sash windows been used in the higher status buildings. New buildings should follow the design status details of the surrounding buildings and the scale of the proposed dwelling and in particular should avoid a mix of styles.

### *Dormers and roof lights*

- 6.10 Dormers are mainly catslide type on traditional buildings within Haddenham. They should have rendered or leaded cheeks and appropriately sized casement windows, which are in scale with the rest of the building and its windows. The number of roof lights should be kept to a minimum and generally be used only on rear roof slopes. Their position should also be influenced by the proportion and arrangement of the other windows. Conservation type roof lights with a vertical emphasis and which lie flush with the roof slope are the most appropriate.

#### *Doors*

- 6.11 Door cases and some hoods appear commonly in Haddenham and should be included within any design proposed. Traditional doors are of timber and are usually either vertically boarded or panelled (for more formal houses). Fanlights are only really appropriate for higher status buildings.

#### *Window / door heads and cills*

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

#### *Porches*

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

#### *Eaves, verges and chimneys*

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

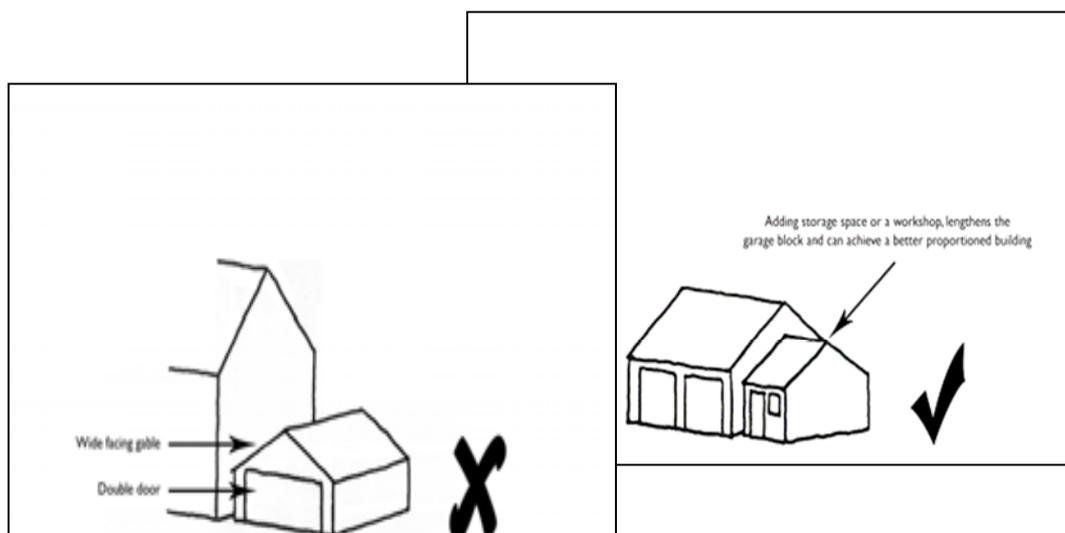
#### **Materials**

- 6.17 Materials should be firmly rooted in the vernacular of the area and should not introduce alien details or materials from other areas, as this will harm local distinctiveness and character. Modern materials can be used successfully in some cases provided the design and construction

is of high enough quality and respects the form and scale of Haddenham's traditional buildings. Whatever approach is used, a limited palette of materials will usually achieve the best result.

- 6.18 Using locally sourced materials is often the most sustainable option too as it reduces the need for transport.

## 7 Outbuildings and boundaries



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

## **8 Landscaping**

- 8.1 Existing site features, in particular trees, hedges, grass verges and boundary walls, should be retained and incorporated in the external treatment of the new dwelling(s). These features add instant maturity to the development and are often important to the townscape. Where new planting is to be added, it should preferably be of indigenous species, which helps to maintain a link between the village and the surrounding countryside.
  
- 8.2 Large areas of hard landscaping using materials such as brick paviors can be inappropriate in a rural setting and should be avoided. Driveways should instead be surfaced with low-key informal materials such as shingle or bound gravel, especially where these cross grass verges.
  
- 8.3 The District Council will work with the Parish Council to encourage the Highway Authority and statutory undertakers to ensure verges are not removed or damaged.