



*Nos. 48 & 50 High Street*

7.45 To the north of Foxglove Kitchens is No. 52, a modern brick and slate house of 2.5 storeys. This is one of a small infill group of houses. Beyond the walled parking court is a 1.5 storey house with modern windows and a gabled dormer set into its concrete tiled roof. To the north, Nos. 48 & 50 are now flats and were built in the later C19 with red rubbed brick window heads and 2/2 sash windows (map:CC). The main door has an attractive doorcase though there is now a secondary door at the north end. The roof is of concrete tiles.



*Nos. 24-20 High Street*

7.47 At the end of the terrace is a gated access and beyond a smaller row (20 – 24 High Street), which appears as two houses on the 1902 map but today are three and were, presumably at some point, four cottages (map:EE). Three doorcases survive together with all but one 8/8 sash window. No. 20, attached to the north end of this group is similar in style and was probably originally a shop. This would explain the off-centre doorcase and the larger ground floor window. All the other windows to No.20 are 6/6 sashes.



*Nos. 26-40 High Street*

7.46 The modern house beyond (No. 42) attempts to replicate the terraced form of this part of the High Street, though it has a recessed car port on the south side and its windows are set flush with the front face of the brickwork. There is a small gap between this property and a row of originally 8 one-bay cottages (Nos. 26-40) that appear on the 1902 Ordnance Survey map as 'The Barracks' (map:DD). There are arched passageways through between the 2nd and 3rd and 6th and 7th cottages which allow views of the modern housing development behind. Whilst the Welsh slate roofs survive and the chimney stacks give rhythm to the streetscene, all the fenestration is modern.



*Nos. 18 & 16 High Street*

7.48 Beyond another gap, Nos. 18 & 16 are a further pair of three-bay houses (map:FF). The former is late C19 with modern windows and doors. The latter is earlier C19 with a good doorcase and 6/6 sash windows. Until the early C20, this was the Black Horse Inn and evidence of the sign can still be seen above the door.

7.49 Black Horse Lane provides a rare break in the almost continuous built frontage on the west side of the High Street. The trees and shrubs in the garden of No. 12 add softness and greenery to



*Nos. 10 & 12 High Street*

what is otherwise a very urban street. Nos. 10 & 12 are a red brick Grade II Listed Building which is very important to the character of both the High Street and Market Street (map:5). It dates from the C18 and was originally a large 3-bay house with a lower, slightly projecting side wing. The property was presumably split in the C19 when another door was added to the left of the original C18 one. The C18 door and one original transom and mullion window (in the north bay at first floor level) survive. The other windows are multi-paned sashes, some unusual 10/10 types. The gable ends of the taller range have ‘tumbled’ brickwork parapets. The lower range has been successfully converted to additional accommodation with an external stair in the south gable, though the catslide dormer has a rather ‘heavy’ appearance.



*Rose Cottage, High Street*

7.50 Attached to the north is a former pair of gault brick single-bay cottages now converted to one house (No. 8). This has a concrete tiled roof and modern windows and one doorway has been blocked. Rose Cottage, No. 6, is a 1½-storey, probably C18 thatched cottage with painted brick

walls and ‘Yorkshire slider’ windows. It is a Grade II Listed Building (map:6).



*Nos. 4 & 2 High Street*

7.51 No. 4 is also Grade II Listed and is a very well-preserved C19 house typical of the village (map:7). It has three bays, a central doorcase and 8/8 sash windows. The Welsh slate roof has a dentil course at the eaves. Beyond it, No. 2 is the final house on the west side of the High Street. It dates from the late C20 and has a gabled porch and small front garden.

## **Market Street**



*Market Street*

7.52 Market Street is a very attractive space which opens up from the east side of the tightly-defined and linear High Street. Although the parked cars can dominate, it is a large, tapering space and the east end has an open grass area that was once the old town dock. There are some attractive trees at this end which make a very positive contribution to the character of the space. At the east end, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. Looking west it

is a much more formal scene with buildings defining the space and parked cars and properties on the west side of the High Street (particularly the fine red brick Nos. 10 & 12) closing the vista.



*View west along Market Street*

arched brick heads to the ground floor. The slight rise of the ground here, with a sloping verge in front of the house give it additional status in the street scene.



*No. 2 Market Street*

### **Market Street - south side**



*Nos. 2A, 2B & 2C Market Street*

7.53 The southwest corner is defined by Nos. 2A, 2B and 2C (map:Y). This is a range of 1½ storey houses and shop with mansard clay-tiled roofs and five slated catslide dormers with 8/8 sashes. The houses have combined doors and windows at ground floor level whilst the shop has modern, but well-proportioned, timber windows. Adjacent to No. 2C is a carriage arch. Although the walls of the properties have been substantially rebuilt, they are of reclaimed brick. No. 2A has been painted.

7.54 These buildings stand on the footpath edge and link to No. 2 (map:GG). This is a very substantial, probably late C18, house of pinkish gault brick and a clay tiled roof. The house is symmetrical, of three bays with 6/6 sashes at first floor and a central door with semi-circular fanlight and large 4/4 sashes with margin panes all with



*No. 6 Market Street*

7.55 No. 4 is the next property to the east and is something of an anomaly. It is a mid C20 office building with painted brick walls and modern windows. No. 6 is partly a C19 gault brick building, gable end to the street with a canted bay window and bargeboards in the gable apexes (map:HH). The building was significantly extended to the west probably in the early C20 when a large gable end of common brick and steep roof were added. A derelict structure attaches to the east end of which only the gault brick walls remain. Either side of this building, views of the modern houses on Wallman's Lane can be gained.

7.56 Continuing eastwards, No. 10 is another three-bay C19 gault brick house with a slate roof (map:II). This is quite an ornate building with a central door with rusticated surround flanked by two canted, painted dressed stone bays. The first floor windows have painted surrounds with key-blocks. All the windows are 2/2 sashes.



*No. 10 Market Street*



*The Manor*



*Modern 'barn-like' building and car park, The Manor*

7.57 A rather poor close-boarded fence defines the garden of No. 10 which contrasts sharply with the attractive red brick wall around The Manor. The original house is C19 of red brick and render with a slate roof (map:JJ). It has been considerably extended with a large modern wing of similar materials at the west end. In the grounds is a modern 'barn-like' structure of weatherboarding with a slate roof. These buildings are now in commercial use and much of the garden area has

been given over to car parking. However, the boundary walls and some mature trees continue to make a positive contribution to the character of the area.

7.58 The Conservation Area boundary ends at the drain to the east of Market Street where it becomes a lane known as Cow Fen Drove. The Drove runs out into open farmland and is lined by mostly modern agricultural buildings and a scrap yard which are outside the Conservation Area.

### **Market Street - east side**



*No. 37 Market Street*

7.59 No. 37 stands at the east end of Market Street in a very prominent position (map:KK). This small timber-framed cottage probably dates from at least the C18 and has a pantiled mansard roof with two catslide dormers and a central chimneystack. Regrettably the building is semi-derelict and deteriorating quickly. The repair and reuse of the cottage would be a significant enhancement of this part of the Conservation Area.

### **Market Street - north side**



*Northeast corner of Market Street (inc. No. 35)*

7.60 No. 35 stands right in the northeast corner of Market Street. It is an early C19 gault brick house with hipped slate roofs and prominent chimney stacks (map:LL). Some fine mature trees in the grounds contribute much to its setting. An L-shaped range of weatherboarded and brick outbuildings with pantiled and sheet metal roofs line the driveway.



*No. 21 Market Street*

7.61 Nos. 27-33 are two pairs of former Local Authority semi-detached houses with rendered walls and hipped tiled roof, whilst No. 25 is a later C20 house of brick with concrete tiles. No. 21 makes a much more positive contribution to the streetscene. This is a late C19/early C20 house of gault brick with red brick dressings and a slate roof (map:MM). This is a symmetrical three-bay composition, though in a rather freer style than the earlier houses of similar proportions which characterise the village. It has a flat roofed canopy to the stained-glass front door and two projecting bay windows. All the windows are of the transom and mullion type with subdivided upper lights and plate glass beneath.



*No. 11 Market Street*

7.62 Beyond a weatherboarded garage are Nos. 15 & 17, a pair of modern houses with concrete tiled roofs and an arched vehicle access through the building. Then beyond another garage (this time of brick) is No. 11, a more typical three-bay house with 2/2 sashes and a panelled entrance door (map:NN). The window heads are of rubbed brick arches whilst iron window box shutters survive on the windows in the end bays. From the east, the plain gable end is quite a feature due to the odd building line of Nos. 15 & 17.



*Nos. 3-9 Market Street*

7.63 Nos. 5 & 9 are an impressive range of Grade II Listed thatched cottages from the C18 (map:8). No. 9 is a separate build and has a hipped east end. All the cottages have eye-brow dormers and 'Yorkshire slider' windows at first floor level. No. 5 is part of the Post Office and shop together with No. 3 which is probably also C18 though it has a slate roof with a single gabled dormer (map:OO).



*The White Horse Inn*

7.64 The northwest corner of the market is defined by the White Horse Inn. This is an imposing C18 public house, also Grade II Listed and of painted brick (map:9). The doorcase and 2/2 sash windows are of the C19. The red tiled roof

is modern and rather mechanical in appearance compared to other roofs in the village which have the 'Cambridgeshire mix' tiles of different hues.

### Wallman's Lane

7.65 Wallman's Lane is a generally narrow lane that loops to meet the High Street just north of Turnbridge and again just south of Market Street. Although it allows some interesting views of the rear of properties on the east side of the High Street and views out into the surrounding farmland, it is mostly occupied by bungalows and modern houses. It is important that the impact which any future development in this area may have on the more sensitive surrounding streets such as the High Street and Market Street is adequately considered.

### Black Horse Lane

7.66 Black Horse Lane is a narrow, dog-legged lane which links the High Street through to Taylor's Lane. The southern leg runs east-west, contains a group of Listed Buildings and has the best townscape quality. Much of the rest of the lane contains relatively modern houses, though there are some fine mature trees and maturing shrubs and grass verges which help give a soft, semi-rural feel to the lane. The vista out of the street to the east focuses on the barn attached to the Old Bakehouse on the High Street, whilst looking west the new housing on Chantry Close is visible. The leg towards Taylor's Lane runs north-south and is more open with a vista north towards the modern housing on Amen Corner, and a vista south focussed on the large tree beside The Old House.

### Black Horse Lane - east/west leg (north side)



*North side of Black Horse Lane*

7.67 Starting at the east end on the north side, the first property is No. 2 which despite being a modern house has shrub planting in the garden

creating an attractive entrance to the street. An old barn, now converted to a garage lines the street with unbroken walls of gault brick and a roof of triple roll pantiles (map:PP).



*Nos. 4-14 Black Horse Lane*

7.68 Beyond, Nos. 4-14 are six houses built probably in the 1970s with mono-pitched roofs and half-gables facing the street. These are set back from the road with similar-styled garages against the road and low boundary walls. The houses nearest to the High Street are partly hidden from the street by mature shrubs and trees, though those on the bend in the lane are much more open making the cars parked on driveways very visible. The roof forms give some interest to the streetscene, though the garage blocks have a rather blank appearance from the street. All the buildings are of pink-brown bricks with concrete tiled roofs.

### Black Horse Lane - east/west leg (south side)



*No. 1 Black Horse Lane*

7.69 By contrast, the south side of the street contains a very good group of Grade II Listed Buildings of different character and scale. Beginning at the east end, No. 1 is a two storey C19 rendered

timber-framed cottage with a thatched roof (map:10). It presents a blank gable to the street with a weatherboarded apex. The east façade has 'Yorkshire slider' windows and a panelled door, whilst the west elevation has just a single window in the southern extension.



*No. 3 Black Horse Lane*

7.70 Beyond the attractive garden and trees of No. 1, the view opens to reveal No. 3 (Rose Cottage), another thatched cottage which sits behind a small triangle of grass (map:11). This cottage dates from the C17 and some of its walls are of stone rubble (now painted). The visible north elevation is asymmetrical and of 1.5 storeys with a single dormer. The modern door is off-centre and the windows are mostly 'Yorkshire sliders' with a single modern casement in the ground floor west end.



*Quaker Cottage*

7.71 The adjacent building is of a similar scale; No. 3A-5 (Quaker Cottage) (map:12). This was built in 1719 with alterations later in the C18 and a C19 rear wing. The house was once a Quaker Meeting House and has red-brown brick walls and a very dominant and steeply pitched Welsh slate roof, presumably replacing an earlier thatched roof. The

house sits behind a simple picket fence and a later gabled porch addresses the street.



*The Old House*

7.72 Completing the group, No. 7 (The Old House) is a striking red brick house originally known as Chantry Farmhouse (map:13). It was built in the C18 and the north façade is a symmetrical 5-bay composition with a central front door topped by a cartouche and 6/6 sash windows with gauged brick heads. The gable ends have tumbled brickwork. A building of such scale and grandeur would normally have a more formal setting, but in this case it sits right on the footpath edge. Its contribution to the townscape is very significant however as is the tree adjacent to the west gable.

### **Black Horse Lane - North/south leg (west side)**

7.73 This part of the lane has a much more mixed character with mostly modern houses and a varied building line. Nos. 25 and 28 'pinch' the street creating some intimacy whilst the mature trees add scale and the shrubs and verges add colour and a softer edge to the carriageway.



*No. 15 Black Horse Lane*

7.74 No. 15, on the west side of the lane is an attractive C19 cottage right on the side of the road (map:QQ). This cottage is also known as 'The Five of Diamonds' in recognition of the disposition of windows on its front elevation. Its walls are of soft red brick and its roof is a mixture of reds and 'smut' pantiles. The street façade is symmetrical with a window right in the centre of the façade mid-way between the storeys. The windows are a mixture of 'Yorkshire sliders' and casements. A single storey range adjoins to the north with mature shrubs beyond.



*Genie Cottage (No. 25 Black Horse Lane)*

7.75 Moving north on the west side, Nos. 21-23 are 1970s houses of brick and timber cladding with concrete tiled roofs. No. 25 (Genie Cottage) is a contrast. It is a 1½-storey cottage with a hipped tiled roof incorporating catslide dormers above rendered walls. The cottage sits close to the road and despite having been significantly modernised, it makes an important contribution to the townscape of the lane.



*Nos. 31 & 33 Black Horse Lane*

7.76 Beyond, No. 31 is a modern rendered house, gable-end on to the street with a flat roofed front

extension. A boundary wall of reclaimed stone lines the road. No. 33 is of similar age but of brick with a concrete tiled roof and a prominent double garage at right angles to the street.

### **Black Horse Lane - North/south leg (east side)**

7.77 The east side of this leg of the street also has mostly modern buildings. No. 20 is of brick and pantiles. Beside it, a track leads to Nos. 22 & 24 and opens up an attractive vista with mature trees in the distance and in the garden of No. 26. This house is quite well hidden from the street behind a high timber fence and mature shrubs and trees.



*No. 28 Black Horse Lane*

7.78 No. 28 however sits much closer to the road, behind a small front garden bordered by a low buff brick wall. The house dates from the late C19 and is of gault brick with red brick window and door heads and a Welsh slate roof. The windows are modern and have unfortunately been placed flush with the face of the brickwork.



*Gable end of No. 34 Black Horse Lane*

7.79 Towards Taylor's Lane, Nos. 30-32 are again 1970s and of buff brick and concrete tiles and a mixture of pitched and flat roofed extensions. The end of the street is however attractively enclosed by No. 34 (map:RR). This is a long thin building of gault brick built in the late C19. The narrow gable end, with its ornamental bargeboards, faces Black Horse Lane and has the door and a canted bay at ground floor level with a single window in the centre of the façade at first floor. The windows are 2/2 sashes and the house has a small front garden with a privet hedge.

### Taylor's Lane



*Cemetery, Taylor's Lane*

7.80 Taylor's Lane runs from the High Street, around the site of the former castle and out into the surrounding fenland. The leg from the junction with Black Horse Lane to Mill Lane is little more than a track, lined for much of its way by trees and hedgerows. At the northwest end is a cemetery with a small brick mortuary chapel and several good mature trees particularly along the boundary to Mill Lane. On the north side of the track are modern agricultural buildings with blockwork walls. Beyond, the earthworks of the castle are largely hidden from view behind a very strong tree and hedge line along the ditch.



*Nos. 22 & 24 Taylor's Lane*

7.81 The majority of buildings along Taylor's Lane are modern. Nos. 22 & 24 on the north side are modern detached houses with separate double garage blocks. These sit well back from the road behind a wide grassed area and simple timber fence. A maturing oak tree stands on the verge and is already becoming a significant townscape feature.

7.82 Moving towards the High Street, Nos. 2-20 are a staggered group of 1970s houses with brick walls and concrete tiled roofs. These are largely hidden from the road by a tree and shrub belt. This part of the street is known as Amen Corner.



*No. 34 Black Horse Lane*

7.83 On the south side of the street, Nos. 17-21 which stand on the corner of Black Horse Lane, are also modern though again they contribute a number of good mature trees and shrubs to the streetscene. No. 34 Black Horse Lane forms the east corner and its side flank defines the pavement edge along Taylor's Lane. It is of gault brick with four bays (only two at ground floor level) of 2/2 sashes and three ridge stacks in the Welsh slate roof.



*No. 11 Taylor's Lane*

7.84 Nos. 11A-15 Taylor's Lane are a 1980s block

of buff brick with a concrete tiled roof houses with a single half-dormer in the front elevation. The painted gable of No. 11 is visible beyond. This is a tall C19 building which sits on the footpath edge with modern windows in arched heads. Beyond are a group of four more modern houses, slightly set-back from the road and with a staggered building line. These have buff brick walls and red concrete tiled roofs.

7.85 No. 3, at the southeast end of the lane, is a late C19 two bay house of gault brick with red brick dressings and a slate roof. This sits on the edge of the roadway and neatly defines the end of the street. Views onto the High Street here are terminated by the painted façade of No. 1 High Street and interesting views of the varied roofscape of the buildings on the north side of Market Street. The red tiled roof of Alan's Carpets at the end of Station Road is also quite visible.

## 8.0 KEY CHARACTERISTICS

8.1 The character of Swavesey is not consistent across the whole village. It is a large settlement with distinct areas each of which have their own townscape quality. The older part of the village to the north centres on the church and manor house and contains the earthworks associated with the priory and early settlement. The buildings are set back from the road behind boundary walls and there are important views out into open land and a number of mature trees. The southern part of Station Road is roughly a ribbon of development along the road, but split by the old dock (now Swan Pond). Nearer to the High Street, the buildings begin to more tightly define the road and there are fewer gaps in the frontage. The High Street has an almost urban character. Buildings sit close to the footpath edge and there are few trees or breaks in the built frontage. Many of the (mostly C19) houses are of similar materials and styles and the narrowness of the street is emphasised by the line of parked cars on the east side. Market Street is a key space in the Conservation Area. The west end is tightly defined by buildings and is effectively a market square with a hard surface. The east end is more loosely defined by buildings around what is effectively now a green (again once a dock). There are numerous trees and the space leaks out into the surrounding fens. Black Horse Lane is well-defined by historic buildings on the footpath edge at its eastern end, though like the remaining streets in the Conservation Area, the western end is more loosely defined by modern houses set back behind gardens. All these streets are much less densely

developed with numerous trees and shrubs and they run out into the surrounding countryside along droves and paths.

8.2 Only one domestic property (No. 13 Station Road) within the Conservation Area is three storeys in height. The vast majority of buildings are of two storeys with many early cottages being only 1.5 storeys.

8.3 The most common building type within Swavesey is the symmetrical three-bay house with a central door / doorcase and bays of multi-paned sash windows. These houses were mostly built in the C19 of brick with Welsh slate roofs. Smaller two-bay terraced houses of similar detailing and materials are particularly common along the High Street. Earlier buildings within the village are either of rendered timber-framing with thatched roofs, or by the C18 of red brick with clay-tiled roofs for higher status buildings. A number of buildings at the northern end of the village were rebuilt after the fire of 1913. These tend to be in late-Victorian style and of brick with Welsh slate roofs. The vast majority of buildings within the village have multi-paned sash windows. Only some of the more modest cottages have 'Yorkshire slider' windows or simple casements. Some traditional local vernacular details such as 'tumbled' brickwork on the gables, catslide dormers and clay-tiled mansard roofs can be seen on buildings in the village. Numerous agricultural out-buildings line the roads within the Conservation Area. These usually have walls of brick or weatherboarding and clay pantiled roofs. Whilst some have now been incorporated into dwellings or converted to other uses, several others are rather neglected. As a port and larger village, Swavesey originally had a mix of trades and some commercial buildings but these are not now significant components of the village character even though a few shops and one public house survive. Most others have been converted to dwellings.

8.4 Almost without exception, traditional buildings in Swavesey sit parallel to the streets. Only the most prestigious houses (such as the vicarage or manor house) are set back within sizeable grounds. Although some of the later C19 and early C20 houses have small front gardens, the majority of the plots lie to the rear. Close to the two former docks, some houses are raised up on causeways or small banks. All the Conservation Area streets, with the exception of the High Street, have green areas, ponds or verges which help soften the built forms. Modern housing developments within the Conservation Area often have open plan frontages,

staggered building lines or large open front gardens which often appear at odds with the traditional building forms.

8.5 The churchyard, site of the former priory and open land around it is a key area of open space within the village. However, due to its position on the edge of the village where there is little development, it reads as part of the setting of the village proper where the Market Street and Swan Pond are the two principal spaces. Both are former docks and therefore their trees and verdant character is a relatively modern phenomenon. They do however contribute much to the townscape quality of the streets and the setting of the buildings around them. The castle earthworks contribute to the general setting of the village and the surrounding fens contrast sharply with the remarkably urban character of the High Street.

8.6 The main recreation spaces within the village lie to the south of the Conservation Area in Middlewatch. The surrounding fens are criss-crossed by numerous paths and tracks. Streets such as Black Horse Lane and Taylor's Lane, with their verges and mature trees and shrubs, act as a transition between the village core and the surrounding countryside.

8.7 Trees are very important to the character of the north part of the village, the east end of Market Street and the lanes to the west of the High Street. Key groups include those around the church, vicarage and manor house, whilst some individual trees, such as those on Swan Pond and to the west of The Old House are exceptionally important in townscape terms.

8.8 The High Street is very vehicle-dominated particularly at the beginning and end of the school day. Parked cars slow vehicles down without the need for traffic calming measures (which populate the rest of the village) but can lead to congestion at peak times. The west end of Market Street is effectively a car park although its impact is off-set by the greenery at the east end of the street.

## 9.0 PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

### Additions

9.1 It is proposed to include Nos. 66-70 High Street. These are C19 houses and although No. 66 has been substantially altered, the other pair are typical three-bay houses which are common within the village.

### Removals

9.2 It is not proposed to remove any buildings or areas from the Conservation Area.

## 10.0 ENHANCEMENT OPPORTUNITIES

10.1 No. 37 Market Street is in dire need of repair and reuse. This potentially attractive cottage is an important focal point in views east from the market square. Its current vandalised and neglected appearance detracts significantly from the character of the space.

10.2 Although not in such poor condition as No. 37 Market Street, there are a number of barns and old shop buildings lining the High Street which are unused or partly used and would benefit from repair. Their appropriate renovation and reuse would enhance the appearance of the High Street.

10.3 Providing more adequate screening to the very visible parking and storage areas around the old 'Eyes of Swavesey' building which is on the corner of High Street / Station Road would have significant townscape benefits on what is a very prominent corner. Similarly providing an appropriate form of screening (eg a frontage wall) to the open parking area around the Memorial Hall would remove the anomalous gap in the frontage and help hide parked cars.

10.4 The west end of Market Street, whilst fulfilling an important role as car parking for the shop and public house, could be more attractively surfaced and incorporate some appropriate planting. At present the painted tarmac surface appears featureless and lacks the quality to provide an appropriate setting to the numerous Listed Buildings which surround it.

10.5 The electricity sub-station on the southwest end of the High Street is very open and would benefit from more appropriate screening such as a dense hedge and a suitable gate.

10.6 The logic of providing the recycling facility in the large car park adjacent to the church is easy to understand. However, should the demand for such facilities decline (through the expansion of the District Council's direct collection service) or should another appropriate site become available, the facility should be removed to enhance the setting of the church and vicarage.

10.7 Several streets would be improved by the removal of telegraph poles and overhead wires.

If wires could be run underground, this would significantly enhance the rural character of the village and remove skyline clutter, but these work would need to be carried out with care to ensure no damage occurs to tree roots and that all verges are correctly reinstated.

10.8 Subject to the availability of funding, the District Council may seek to make 'Article 4 Directions' to retain traditional detailing on the exterior of non-listed buildings within the Conservation Area, where such details have not already been lost.

10.9 The District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district. These grants are made to encourage the use of traditional materials and craft techniques and are generally targeted at Listed Buildings, though visually prominent non-listed buildings within Conservation Areas may also be eligible for grant aid. More specific advice on the availability of grants, as well as on appropriate materials and detailing, is available from the Conservation Section within Development Services Directorate at the District Council.

## 11.0 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

11.1 These policies should be read in conjunction with those in the South Cambridgeshire Local Plan. Summaries of relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

11.2 In considering the design of new buildings or extensions to existing ones, the council will take into account the impact of the proposal on the setting of Listed Buildings and the character and appearance of the Conservation Area. Section 8 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. The following will also be important in determining whether a new development is acceptable:-

**Scale** - buildings should not normally exceed two storeys in height. Steeply-pitched roof forms are the norm for vernacular buildings in the area, but care must be taken to ensure that the roof proportion is appropriate for the building and location. Any dormers etc should be appropriately detailed and scaled and rooflights ideally only provided on less visible slopes.

**Location on the plot** - buildings should respect established building line with properties normally parallel to the streets unless there are good reasons for setting back further within the plot to maintain frontage trees or hedgelines.

**Materials** – Swavesey has a limited palette of materials illustrated in part 8 of this report with local gault brick being particularly prevalent for walls and Welsh slate and clay tiles for roofs. This palette should be used as a guide for new development, though care should be taken to ensure that, for example, high status materials are not used for low-key building styles.

**Colours** - traditional colours for paint and render in the village would have been subdued, earthy tones though today the majority of buildings are painted white. Encouragement should be given to ensure that very strident colours are not used when existing buildings are re-decorated and conditions should be included on Planning Permissions for new developments to avoid inappropriate colours.

**Building Details** - multi-paned sash windows are remarkably common in the village together with 'Yorkshire sliders' and simple casements for modest, subordinate building forms. Traditional brickwork detailing to window surrounds, eaves and verges can all add interest to new buildings, whilst catslide dormers and chimneys give interesting silhouettes and skyline features.

11.3 Brick walls are common for traditional buildings fronting the principal streets with picket fences and hedges more common along Taylor's Lane for example. Care should be taken to ensure that over-formal boundaries are not used for modest cottages.

11.4 The District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Appropriate designs and colours for street furniture will be encouraged and necessary but unattractive plant should be appropriately screened.

## 1.0 RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

PI/2 Protection of sites of archaeological, historical or architectural value.

P7/6 Local authorities will protect and enhance the distinctiveness of the historic built environment.

South Cambridgeshire Local Plan (adopted February 2004)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

SE10 Protected Village Amenity Areas

HG10 The design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape.

HG12 Extensions and alterations to dwellings should be in keeping with local character.

EM6 Small scale employment in villages.

SH6 Resistance to loss of shops in villages.

CS7 Utility companies to be urged to place pipes, fibres, wire and cables underground where this would not have unacceptable environmental impacts.

CS8 location of telecommunications installations to minimise visual impact.

CS9 Protection of village pubs and recreational facilities.

EN1 Importance of maintaining character and distinctiveness.

EN4 Protection of the historic landscape, whether or not they are statutorily designated.

EN5 Retention of trees and hedges in new developments.

EN15 Protection, preservation and enhancement of known and suspected sites of archaeological importance.

EN16 Public access to archaeological sites and records.

EN17 Building preservation notices and spot listing of buildings of archaeological or historic interest to protect unlisted buildings.

EN18 Presumption against demolition of Listed Buildings.

EN19 Recording and salvage if consent for demolition is granted.

EN20 Unsympathetic extensions to Listed Buildings.

EN21 Preservation or salvage (including public record) of fabric or features of Listed Buildings where consent for extensions or alterations is granted.

EN22 Imposition of conditions to protect the fabric and character of buildings.

EN23 Preservation of the character of roofs of Listed Buildings, in particular long straw and gault clay roofs.

EN24 Use of planning powers to secure the sound repair of Listed Buildings.

EN25 Maintenance of register of 'buildings at risk'.

EN26 Considerations to be applied when considering the conversion of Listed Buildings to new uses.

EN27 Applications for planning permission and Listed Building consent will not be considered separately. Requirement for the consideration of Listed Building applications and planning applications, including the need to consider the full effects of proposals on the building and its setting.

EN28 Requirement to submit illustrative and technical material to allow the impact of proposals affecting a Listed Building, its curtilage and wider setting.

- EN30 Requirement for applications for planning permission in Conservation Areas to be accompanied by sufficient details to allow their impact to be assessed.
- EN31 High quality of design, planting and materials connected with landscaping of developments in Conservation Areas.
- EN32 Controls over consent for demolition of buildings in a Conservation Area.
- EN33 Salvage of materials and pictorial record if consent for demolition in a Conservation Area is granted.
- EN34 Retention of the character, materials, features and details of unlisted buildings in Conservation Areas.
- EN35 Restrictions of permitted development rights to safeguard elements of the character of Conservation Areas.
- EN36 Control over external cladding which affect the character of Conservation Areas.
- EN37 Control over location and design of meter boxes on Listed Buildings.
- EN38 Need to retain traditional shopfronts and their details.
- EN39 Controls over design of advertisements and signs on Listed Buildings and in Conservation Areas.
- EN40 Controls over design of advertisements and outside Conservation Areas. Area of Special Control is in place.
- EN41 Coordination of planning permissions and consent for demolition or felling of trees in Conservation Areas.
- EN42 Promotion of enhancement schemes in Conservation Areas.
- EN43 Statutory undertakers and utility companies should consult and seek to agree works in Conservation Areas.

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