

Great Chesterford Conservation Area Appraisal and Management Proposals, Approved April 2007



Contents

Contents

1 Part 1: Appraisal	5
Introduction	5
Planning Legislative Framework	6
Planning Policy Framework	7
General Influences	8
The General Character of Great Chesterford	8
Origins and Historic Development	9
Character Analysis	12
Area 1 - High Street and Rose Lane	14
Area 2 - Manor Lane, South Street, School Street and Carmel Street	20
Area 3 - Church Street and Newmarket Road South	31
Area 4 - Carmen Street and Newmarket Road North	36
Overall Summary	41
2 Part 2 - Management Proposals	43
Revised Conservation Area Boundary	43
General Planning Controls and Good Practice in the Conservation Area	43
Planning Control and Good Practice, Listed Buildings	44
Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution	45
Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees	46
Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution	46
The Potential Need to Undertake an Archaeological Field Assessment	47
Enhancement Proposals to Deal with Detracting Elements	48

Contents

Maps

3 Maps	50
Fig 1- Historical Development	50
Fig 2 - 1877 O.S. Map with Current Conservation Area	51
Fig 3 - Character Analysis Areas	52
Character Analysis Key	53
Fig 4 - Area 1	54
Fig 5 - Area 2	55
Fig 6 - Area 3	56
Fig 7 - Area 4	57
Management Plan Key	58
Fig 8 - Management Plan	59

Part 1: Appraisal 1

Introduction

1.1 Uttlesford is extremely rich in terms of its heritage. It contains a wealth of fine buildings, many of them ancient and 'listed'. These buildings with their varied styles and methods of construction span many centuries. Attractive small market towns and villages punctuate the gently rolling countryside, whose arable and pastoral mosaic of greens, yellows, blues and browns alter with the seasons and from ever-changing crop selection. These fine built environments in their rural settings have been subject to damaging historic economic and social influences but many settlements still continue to possess an architectural form and setting of the very highest quality, certainly amongst the finest in Essex and some arguably, worthy of inclusion in a list of the nation's best.

1.2 Patterns of change will inevitably continue to shape and influence the environment in the future. In Uttlesford, we live in a location where there are many significant economic pressures and when our community is increasingly aware of the need to protect the environment. The District Council therefore considers this is a particularly relevant moment to appraise the qualities of our best historic and architectural areas and put forward proposals to protect and enhance them for both the present and future generations.

1.3 There is now widespread recognition that the quality of such conservation areas is the sum total of a number of factors. These include general layout, overall scale, the relationship of buildings to each other, the spaces and vistas between them and the elements that unite them, the mixture of uses; the quality of advertisements, road signage, surfaces, street furniture and trees, as well as the quality of the individual buildings themselves. Conservation area designation and the undertaking of this appraisal recognises the importance of all these factors, particularly in exercising the control of development and in formulating management proposals.

1.4 The purpose of undertaking this conservation area appraisal is to

- Identify and justify the special character of the area
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

1.5 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Great Chesterford is a vibrant community with a diverse range of local organisations. These include an active parish council, local societies, including a history and archaeology group and a gardening society, church organisations, youth clubs, scouts, brownies and rainbow guides, sports and health clubs, a women's institute, a workers educational association and others. There is a well-appointed community centre. The ancient tradition of a village fair continues to this day.

1 Part 1: Appraisal



Picture 1.1 Pageant of Livinia Whist 1948

1.6 Essex County Council first designated Great Chesterford Conservation area in 1969. Uttlesford District Council resurveyed it and following local consultation, its boundaries were revised in 1977. At that time the most significant change was to recognise the attractive open parkland north of the Delles and west of Jackson's Lane. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are appropriate.

Planning Legislative Framework

1.7 To benefit all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

1.8 The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as 'the Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'.

1.9 Within conservation areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, our conservation areas accord with the above statutory description, that rational and consistent judgements are made in determining their special qualities and extent of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

Part 1: Appraisal 1

1.10 Uttlesford has the responsibility in law to designate conservation areas and once designated has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

1.11 There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

1.12 The Town and Country Planning (General Permitted Development Order) 1995, hereafter referred to as 'the Order', defines the overall range of minor developments for which planning permission is not required and this range of 'permitted development' is more restricted in conservation areas. In this respect, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, the erection of satellite dishes fronting a highway and a reduction in the size of extensions, require planning permission in a conservation area.

1.13 However there still remain many other minor developments that do not require planning permission, even in a conservation area. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls include the erection or removal of chimneys, some developments fronting a highway or open space such as an external porch, the painting of a dwelling house or the demolition of gates, fences and walls. The removal of particular types of architectural features that are important to the character or appearance of a conservation area, such as distinctive doors or windows to non-listed properties could be specified in a such a direction known in law as an 'Article 4 Direction'. The use of such directions can only be used in justified circumstances and where a clear assessment of the conservation area's qualities has been made. In conducting this exercise the Council will establish whether or not such additional controls are appropriate for Great Chesterford.

Planning Policy Framework

1.14 The current local plan is the 'Uttlesford Local Plan. It was adopted in 2005 and in it Great Chesterford is named as a 'key rural settlement'. The plan shows the conservation area, and most of it is within 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infill on suitable sites.

1.15 A particularly relevant policy in the adopted local plan that relates to the design of development within conservation areas is Policy Env1. This states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a conservation area. It also states that demolition of buildings that positively contribute to the area will not be permitted. So one of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Great Chesterford's Conservation Area.

1 Part 1: Appraisal

1.16 The Council is now working on a new form of plan - The Local Development Framework. Once this is complete it will replace the current adopted plan but it will still contain policies to protect the character of the conservation areas in the district.

1.17 This conservation area appraisal, once it has been subject to public consultation will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Great Chesterford. Once the new Local Development Framework is in place this appraisal can be adopted as a 'Supplementary Planning Document to support relevant policies in the new plan.

General Influences

1.18 The village is about 20 kilometres south of Cambridge and a similar distance north of Stansted Airport. The economic success of both these areas exerts economic and transportation influences throughout the whole of Uttlesford.

1.19 Great Chesterford, because of its location, will continue to be affected by these factors in the future and this emphasises the need to provide maximum protection to its historic environment.

1.20 The village lies in the Cam valley about half a kilometre to the east of the M11 motorway where there is a major junction for south bound traffic to London and a link with the A11/A14 road network to Newmarket and Norwich. The B1383 (previously the old A11) forms the western boundary to the conservation area and is a main access road to Bishops Stortford and Stansted Mountfitchet. The London to Cambridge railway line passes close by and the railway station at Great Chesterford provides train services to Cambridge, Bishops Stortford and London. For a rural village with a population of about 1,450 there is a significant employment area, located near the railway station, and this offers a wide range of job opportunities for residents and those commuting in from elsewhere. Some employment facilities based in the village are representative of the modern electronic and communications types to be found elsewhere in the Cambridge sub region

The General Character of Great Chesterford

1.21 Great Chesterford lies in the valley of the river Cam. The village is surrounded by attractive open undulating countryside. This rolling landscape of chalky boulder clay is extensive with wide views. The farmland is mostly in intensive arable use and except for areas alongside the river, some of which is liable to flooding, is classified as being of grade 2 quality.

1.22 There are three distinct areas within the settlement. The first to the southwest of the river along the B1383 consists of a mixture of modern housing, with some early 20th century bungalows and a range of employment developments of mixed styles. This is a less attractive part of the village where the buildings are generally plain and where there is a lack of vegetation. The overall openness of the area and prominence of late 20th century industrial buildings contrasts sharply with the historic core that lies close by to the north and east of the river.

Part 1: Appraisal 1

1.23 The second area lies to the north east of the conservation area and is characterised by standard 20th century residential development that extends both sides of Jackson's Lane up to the B184. A large area of housing built in the 20th century, whilst not displaying any great architectural merit, does not detract significantly from the nearby historic core. This in part is due to the continued presence of the attractive open pasture and parkland that acts as a very important environmental buffer and backdrop.

1.24 The third area is the conservation area and historic part of the village and includes the whole of Carmen Street, Carmel Street, School Street, Church Street, South Street, High Street and Manor Lane.

1.25 There are about 70 individually listed buildings in Great Chesterford, 66 of which are in the designated conservation area. The majority of these (over 75%) are timber-framed and plastered. Of these, about 50%, are from the 17/18th centuries. Most have tiled roofs whilst a small proportion is thatched. Not surprisingly, buildings from this early period are principally concentrated in the centre of the historic core around School Street, Carmel Street, the southern part of High Street and Manor Lane. Other timber-framed properties constructed later in the 19th century are to be found along roads on the periphery of the historic core at locations such the northwest stretch of High Street. Additionally there are a smaller number of listed buildings also from the 19th century that are constructed of brick where slate roofs are the norm.

1.26 One very important architectural feature of the village is the use of boundary walls many of which are constructed of flint panels supported by brick piers and capping. The use of this material reflects the local geology and historical availability of flints found in abundance on the fields surrounding the village.

1.27 Throughout the conservation area there are trees in abundance, often located in large private grounds, many of which have already been made subject to Tree Preservation Orders.

Origins and Historic Development

1.28 The principal published sources from which much of this information has been gathered is the Great Chesterford and District Local History and Archaeological Society publication of 2000 entitled 'Great Chesterford, a Brief History'. Reference is also made to census data, the 1877 Ordnance Survey map, Essex County Council's publication, 'Great Chesterford, Historic Town project, Assessment Report 1999' and other sources referred to in the text.

1.29 There is considerable evidence of prehistoric activity from the Mesolithic period onward. A crop mark of a large circular feature may be that of a Bronze Age barrow. The Bronze Age is also represented by finds of buried vessels and hoards containing gold objects. A late iron-age settlement and cemetery existed to the west of the village. In another location in open countryside to the east of the B184 there was a shrine, consisting of a rectangular timber structure with surrounding bank from the same period.

1 Part 1: Appraisal

1.30 The Romans erected a fort to the east of the B1383, possibly as a result of the Boudiccan revolt of AD 60. Legions of the Roman army would have been placed in strategic locations that depended in part on military but also on political and administrative requirements. Great Chesterford was located where the influence of three different British tribes met, namely the Iceni, the Catuvellauni and the Trinovantes. It was also on the river and close to an important cross-country route, the Icknield Way that linked the Thames Valley with East Anglia. The Roman settlement developed during the second century AD, possibly declined in the third century but expanded again in the fourth century with the building of town walls, beyond which were located cemeteries. Nikolaus Pevsner says in his authoritative 'Buildings of England' series relating to Essex that the walls of the Roman town 'were still visible in the 18th century but were subsequently obliterated by quarrying for road making material'. A Romano-British temple of masonry with tiled roof was built in about AD70 on the site of the Iron Age shrine, referred to above, and is believed to have continued in use until the fourth century. Nothing visible now remains of the Roman town that was an important defensive settlement during their occupation of Britain that lasted early into the fifth century. From dates of the most recent coins found, it seems probable that Roman occupation ended about 450 AD.

1.31 There is a very interesting display from the Roman occupation of Great Chesterford at the Saffron Walden museum that assists in bringing this forgotten past to life. Here one can see an exquisite lead lining of a coffin, probably that of a child. Other exhibits include various items of pottery, cosmetic and cloth making tools, lighting equipment, bronze harnesses, pendants, jewellery, bronze spoons, a board game, 'Ludus Latrunculorum', a small bronze bust of Mercury and a replica face of the Temple god. These together with part of a Jupiter column in the British Museum, clearly demonstrate the importance of the settlement, which incidentally, would have been far larger than Saffron Walden at this time.

1.32 Any evidence of Saxon occupation is largely derived from burials, their main cemetery being located to the northwest of the Roman town. Excavations in the 1950's revealed an unusually high number of child burials. The location of any associated Saxon settlement is not known and excavations in the Roman town did not identify any Saxon structures or significant finds. This suggests the Roman town enclosure was not reoccupied once the Romans had left which is not surprising, because as Sir Frank Stenton notes in his book Anglo-Saxon England, 'There is at present no conclusive evidence that the organised life of any Romano-British town survived the severance of its communications in the troubles of the 5th century'. However it should be noted that other Saxon burials have been found and one, in an area near the churchyard, contained two horse burials. The hypothesis that the church site might once have been a Saxon Minster remains to be tested. In 1086 there were 47 households living in the royal manor of Great Chesterford and this community prospered from the cloth trade, it is believed.

1.33 Most of the walled Roman town, the Romano-British temple and the main Saxon cemetery are scheduled ancient monuments.

Part 1: Appraisal 1

1.34 Medieval period is well represented. The official list of 'listed buildings' show a considerable number date from the 17th century. However more recent analysis by Essex County Council considers many of these may be from the 16th century. Church Street, Carmen Street and High Street used to converge on a central triangular green where infilling commenced in the 16th century as evidenced by the date of the earliest structure. The chancel of the parish church dates from the mid thirteenth century. In the 13th century the Marshalless of England had a hall but the location of this site has not been discovered. The Old Vicarage to the east of the church is thought to have been a priest's house. The first edition Ordnance Survey map of 1877 shows the site of St. John's Cross being at the junctions of what are now called Manor Lane, High Street, Carmel Street and South Street. It is interesting to note from this map that Carmen Street was once known as Market Street. A market was held (granted in 1634 by charter from Charles 1), perhaps on the site of the cross. Carmen Street was intriguingly called 'Dark Lane' which conjures up all sorts of popular images of medieval life whilst Manor Lane used to be called 'Honey Lane' and South Street was formerly 'Low Street'. There were many tradesmen in the village during these times, including carpenters, blacksmiths, shoemakers, wheelwrights, brewers, farriers and millers. From the evidence of the age of many of the timber framed and plastered buildings, now thought to date from the 16th century, it is likely that the community at this time had 'peaked' in terms of growth and prosperity by about 1600, following which it declined, probably due to the demise of the cloth trade.

1.35 The extent of the above areas is shown diagrammatically on Figure 1 – Historical development of Great Chesterford.

1.36 The census population in 1801 was 600, in 1901 it had risen to 785; in 1870, according to the Imperial Gazetteer of England and Wales, it had risen further to 1027; declining to a low of 659 in 1961, thereafter climbing up to the present population of about 1450.

1.37 The turnpike of the London to Newmarket Road in about 1700 brought some additional passing trade. The baptism records of the early 19th century clearly demonstrate that the village was very self contained as the following selected range of local trades demonstrate. These include wool combers, wheelwrights, farriers, millers, blacksmiths, shoemakers, tapsters, glaziers, shepherds, saddlers, grooms and weavers.

1.38 At its population peak during the late 19th century there were a great number of pubs. These were 'The Greyhound', 'The Horseshoes', 'The Pig and Whistle', 'The Bough', 'The Elm Tree', 'The Waggon and Horses', 'The Maltings', 'The Plough', 'The Crown and Thistle', 'The White Horse' and 'The Eagle'. In fact one pub for about each 90 residents!

1.39 The numbers of listed buildings from the 19th century track the resurgence in population at this time, probably associated with the railway constructed in the 1840's. The extent of development at the end of the 19th century is illustrated at Figure 2 – 1877 Ordnance Survey map. The existing conservation area has been plotted on this map for information. It is interesting to note that whilst the population at this date was approximately 70% of the present population, the extent of development was much more restricted that it is now. The area in 1877 overlaid by the existing conservation

1 Part 1: Appraisal

area was characterised by extensive orchards and treed areas. Some boundaries that existed at this time remain unaltered. Development was most dense along the streets in the centre of the village where occupancy rates of houses must have been significantly greater than today. The streets, even at this relatively late date would have been unpaved and carts and agricultural vehicles, horses other farm animals would have travelled the lanes instead of the cars, buses and lorries we see today. Now Great Chesterford offers significant employment opportunities for a settlement of its size and is a commuter village located close to important national road and rail connections and in an area of great prosperity and subject to significant development pressures.

1.40 Historically the role of Great Chesterford has changed dramatically. Whilst it would be impossible and indeed undesirable to attempt to recreate past nostalgia, there is a clear duty to preserve and enhance what remains, principally the buildings, the spaces between them and their settings. The two reasons for doing this are easily understood. Firstly because the environment is historically important and visually pleasing and secondly such action will benefit posterity and enable future generations to appreciate, enjoy and learn from the past. The character analysis below assesses these qualities.

Character Analysis

1.41 The conservation area has been divided into 4 zones, each with a map and key common to all, text and photographs to provide a brief description of each area. Historical photographs have been provided by the Great Chesterford and District Local History and Archaeological Society to whom the council is grateful.

1.42 The extent of the areas is shown on Figure 3. They are: Area 1 – High Street and Rose Lane; Area 2 – Manor Lane, South Street, School Street and Carmel Street; Area 3 – Church Street and Newmarket Road south and Area 4 – Carmen Street and Newmarket Road north.

1.43 Individually listed buildings. The listed buildings have been individually identified from English Heritage's on line source and have been carefully plotted. Each individual analysis indicates the number of listed buildings as a percentage of principal buildings in that area.

1.44 Separately identified buildings within the curtilages of listed buildings. Such buildings, if they are pre-1948, are subject to the same controls as listed buildings. Historic walls within the curtilage of listed buildings are separately identified. Other curtilage buildings are not individually noted in this exercise except in respect of Manor Farm buildings and King's Mill flats (see analysis of areas 2 and 3 below).

1.45 Other buildings that make an important architectural or historic contribution to the conservation area. The basic criteria used to identify buildings falling into this category are (a) the non - listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy

Part 1: Appraisal 1

the visual appearance of the building and (d) It is visually important in the street scene. . Descriptions of buildings are by necessity very brief and principally describe features in general view.

1.46 It is worth noting that survey work identified a number of 19th century properties considered not to be of sufficient importance to be included because they did not accord with the above criteria. For reference these included Hills Cottage dated 1871 on Carmen Street, King's Barn near the former King's Mill and Poplar Lodge on Newmarket Road. There are others.

1.47 Scheduled Ancient monuments. There is one such designation to the west of Newmarket Road shown on Figure 7.

1.48 Important trees and open spaces. The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative only and. this is particularly true in respect of those in large private gardens.

1.49 Open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally, have been included. The entirety of the open space does not have to be visible from public viewpoints.

1.50 Other distinctive features that make an important visual or historic contribution. A very important local characteristic of the village as a whole is boundary walls. Many of these are constructed from flint panels with brick supports and capping. Flints were once common in this northern part of the District and their removal from the surrounding fields; chalk pits and streambeds once provided a local and distinctive construction material. Very small fragments have not been identified. Due to the scale of the maps the position of such walls are approximate and may include openings such as gates. Modern walls have only been identified if they have been well constructed in a traditional manner.

1.51 Important views. Only the finest views of landmark features or buildings have been shown. Development proposals that would significantly alter these important views will not be appropriate.

1.52 Neutral buildings. The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene. Some are from the late 20th century and many attempt to reflect the principles set out in the 'Essex Design Guide'.

1.53 Detracting elements. Features such as poorly designed buildings, intrusive signs and electricity poles together with poor quality surfaces and fences, have been identified on individual maps.

1 Part 1: Appraisal

1.54 Proposed boundary revisions to the conservation area. A number of areas are proposed for inclusion that contains buildings or landscapes of quality that are now considered to positively add to the quality of the conservation area. Conversely any inappropriate buildings are proposed for exclusion. Proposed changes are made where arbitrary boundaries exist.

Area 1 - High Street and Rose Lane

1.55 The details described below are shown on Figure 4.



Picture 1.2 View along High Street, probably C20

1.56 The High Street is a principal entrance to the village linking the B184 with the central part of the historic core. Compared with many other village streets it is relatively wide and being a principle entrance, is well used by domestic and commercial vehicles alike. Despite the fact that density and movement of traffic and parked cars detract from the street scene, the overall impression is of an area of considerable charm where the wide range of traditional materials, shapes and heights provide a street scene that is of pleasing visual appearance and of considerable architectural interest. The wide range of buildings dating from the 16th through to the 19th and 20th century provides considerable historic interest.

1.57 Some buildings are set back from the street whilst others abut it. This provides a rich variety of architectural detail, form and shape. Tiled roofs with dormers and chimney pots provide a distinctive roofline that is interspersed with slate roofs of later buildings from the 19th century.

Part 1: Appraisal 1

1.58 Individually listed buildings. Those located closer to the junction of High Street with Manor Lane are the oldest, dating from the 16/17th century. Listed buildings from later periods, whose locations chart the historic development of the village as it spread towards the B184, are strung out along both sides of the High street. Some are timber framed with tiled roofs whilst others are constructed of brick and slate. Their age, type of construction and form and relationship to the street and with each other, varies considerably and it is this variety that helps to define the special character of this part of the village.



Picture 1.3 Distinctive C19 window

1 Part 1: Appraisal

1.59 On the north side Chesterford House, a grand imposing brick house with tiled roof, dating from the 18th century set in large grounds and enclosed by a wall, is in complete contrast with the diminutive timber framed plastered and thatched property nearby, known as South Acre Cottage. Further to the west, Saffron House, hidden away behind a brick and flint wall, dating from the 17th century and formerly the Three Horseshoes Public House, stands at right angles to the road and is characterised with a jettied upper storey. Nearby the Old White Horse, with remains of ironwork that once supported the pub sign is of similar age but directly abuts the pavement. Each has some quality features and detailing from the period, but both perform different roles in enhancing and adding to the special character of this part of the village.



Picture 1.4 South Acre Cottage

Part 1: Appraisal 1

1.60 On the south side of the street are Kent's Cottages and Chiltern Cottages, both of 19th century origin, whose simple form, slate roofs and architectural rhythm add further interest and diversity. A porch added to Chiltern Cottages conflicts with this simplicity of form.

1.61 The single 18th century thatched property on Rose Lane is the principle feature of quality in this narrow lane.

1.62 There are 17 individual buildings or groups of buildings that are listed and this represents about 25% of the principle buildings in this area. All are Grade II

1.63 Other buildings that make an important architectural or historic contribution to the conservation area. At the junction with the B184, Brettanby Cottage, now a residence, was formerly an ancillary building once providing a source of water to Chesterford House from its large and distinctive tower. It also acted as a coach house. Dating from the late 19th/early 20th century, its unusual form and quality windows and decorative brickwork are most interesting.

1.64 Greenmeadows is a distinctive gault brick building with two fine decorative bay windows and quality sliding sash windows. The gable ends are finished with simple bargeboards with large overhangs whilst chimneystacks with some decorative brickwork surmount the slate roof.

1.65 Geldards nearly opposite on the south side of the street dates from the early/mid 20th century. With its distinctive window range, central porch and its steeply sloping roof and chimneystacks, it is characteristic of this period.

1.66 Further to the west, Springmead is a tall yellow brick building from the late 19th/early 20th century. Its decorative bargeboard and window range with brick arched lintels are of particular visual quality.

1.67 Bristol Cottages are set back from the street. These gault brick with slate roofed buildings date from the late 19th/early 20th century. Each block has a single chimneystack. Of particular interest are the four original simple slated covered porches supported by curved wooden brackets. Three original vertical boarded doors remain whilst the one modern door detracts. .

1.68 At the junction of High Street and Carmel Street, there is a group of unlisted buildings consisting of Orford House, Box Cottage and Dove Cottage. Orford House is tall with two square bay windows with slate roofs and four sliding sash windows to the front elevation. There is plaque dated 1912. Dove Cottage is roofed with six-sided decorative slates and has a simple porch that adds interest to the front elevation. Box Cottage is almost Lilliputian in scale and despite the number of modern replacement windows, makes an architectural contribution to the street scene by virtue of its small scale in comparison with other nearby buildings and its very steeply pitched peg tiled roof, probably dating from the 18th century.

1 Part 1: Appraisal

1.69 Important trees and open spaces. The grounds of Chesterford House (called 'The Elms' on the 1877 Map), whilst private and not accessible to the public, is of considerable importance in so far as its mature trees emerge as a dominant visual feature from public view points. These mature trees makes a very valuable contribution to the quality of the conservation area whilst the open quality contrasts with the more enclosed built form of the street scene to the west, thus providing additional variety of form, colour, scale and shape. Similar comments apply to the front garden of Easby House on the opposite side of the road. Trees play an important role in the street scene elsewhere by providing vertical emphasis and visual focal points. Some but not all are subject to Tree Preservation Orders.



Picture 1.5 The importance of trees in the street scene

1.70 Other distinctive features that make an important visual or historic contribution. Important boundary walls enclose the Surgery and Saffron House to the west of Rose Lane. At the junction with the B184 brick and brick and flint walls enclose Easby House and Chesterford House, where there is a significant unbroken length along the B184. Flint walling also contributes to the quality of Rose Lane.

1.71 Detracting elements. Without doubt the six electricity poles in the central part of the High Street introduce an extremely discordant element, conflicting with the considerable number of listed buildings and other important buildings nearby. If their removal could be secured this would represent a major improvement to the environment.

Part 1: Appraisal 1



Picture 1.6 Overhead whires, detracting element in the street scene

1.72 The large number of signs at the Plough Public House is intrusive and could benefit from rationalisation.

1.73 Similarly highway signs and other signs at the junction with the B184 (some beyond the conservation area) detract and would benefit from rationalisation and removal.

1.74 The boundary to the car park of the Crown and Thistle PH and electricity substation detracts and would either benefit from painting an appropriate colour or by introducing some planting to reduce its impact.

1.75 The surface of the narrow Rose Lane is a detracting feature whose resurfacing would benefit both the environment and highway users.

1.76 Proposed boundary revisions to the conservation area. It is suggested that the conservation area at the junction with the B184 to the south of Easby House and the area of garden land to the rear of properties does not read as part of the wider conservation scene and does not make a sufficiently valuable contribution to be considered as part of the designated area. Properties at the extremity of the present conservation area in Rose Lane, namely 'Weldon Gap' and 'Rose Bungalow' together with two other more modern properties to the north of the lane, have little relevance to the historical quality of the conservation area in this location, and as a consequence a

1 Part 1: Appraisal

boundary revision is thought appropriate. A minor adjustment to include land to the north of Bristol Cottages and Saffron House would better reflect existing boundaries on the ground.

Area 2 - Manor Lane, South Street, School Street and Carmel Street

1.77 The details described below are shown on Figure 5.



Picture 1.7 Historic view looking north along Carmel Street

1.78 This is the central part of the village, not only in geographic terms but also acting as a social focal point where the Primary School and Post Office/general store are located. The roads are particularly narrow, an issue compounded by the morning and afternoon school runs, a current issue of concern with some local residents and the parish council. It is not an overstatement to say the situation can be chaotic. If the movement of traffic along these very narrow streets, together with reducing the numbers of parked cars associated with the school runs, could be achieved, the environment of this part of the village would be improved.

1.79 Nevertheless, the overall impression is one of quality buildings and boundary walls tightly containing the very narrow streets. Diversity of form is provided by some buildings being at right angles to the street, particularly along Manor Lane. A variety of open space from the diminutive triangular Coronation Green to the large expanse of garden associated with Manor Farm gives added visual interest. The Parish Green off South Street, known as Horse River Green, provides a public recreation area with fine views over the open countryside.

Part 1: Appraisal 1



Picture 1.8 Present view looking north along Carmel Street

1.80 Individually listed buildings. The oldest, dating from the 16/17th century are located on Manor Lane and Carmel Street. Both Manor Farm itself together with the magnificent exposed timber framed Brock House and its distinctive jettied upper storey are particularly fine. Most properties from this period are tiled, although several on Manor Lane and Carmel Street that have thatched roofs that provides diversity of roofing material. Elsewhere other 18/19th century properties provide further diversity with their slate and pan tiled roofs that can be seen on South Street and Carmel Street. Some of these are small whilst others, like the Primary School are very substantial and dominant in the street scene. The latter, built by N. J. Cottingham in 1849 is unusual with its knapped flint walls and steeply pitched roof with bands of fish-scale tiles surmounted by flint stacks with diagonally set brick shafts. Another distinctive building that adds character and diversity is the 19th century Congregational chapel on Carmel Street built in 1841.

1 Part 1: Appraisal



Picture 1.9 Brock House

1.81 There are 26 individual buildings or groups of buildings that are listed and this represents about 40% of the total number of principal buildings in this area. All are listed grade 2.

1.82 Separately identified buildings in the curtilages of listed buildings. Beyond the boundaries of the present conservation area and in the curtilage of Manor Farm there is a large group of mid 19th century simple farm buildings that make a specific historic and architectural contribution to the village's heritage. The group consists of a large barn with simple decoratively arranged ventilation openings with roof replaced by corrugated asbestos sheets. This was probably a former threshing barn. There are also three other smaller single storey buildings of gault brick with slate roofs at right angles to the larger barn. All buildings continue to serve an agricultural function. They appear on the 1877 Ordnance Survey map and add historic and visual interest to this part of the village.

1.83 Other buildings that make an important architectural or historical contribution to the conservation area. Jasmine Cottage on the north side of Manor Lane with its central chimneystack and hipped slate roof was formerly a pair of 19th century cottages. Situated as it is between 16/17th century 'Timbers' with its exposed timber frame and the thatched 'Amberley Cottage, of similar age, Jasmine Cottage adds historical interest and visual variety.

Part 1: Appraisal 1

1.84 At the junction of Manor Lane with South Street there is a group of early/mid 20th century single storey dwellings with 4 large dormers known as Manor Cottages. The original sign 'Manor Cottages' still exists. The frontage is rendered with tiled roof and is constructed in a distinctive arc. There are five chimneys with simple decorative features although some chimney pots have been lost. Whilst many of the windows at the front have been replaced with a variety of modern unsympathetic materials, the overall contribution of the scale and form of this group is distinctive and beneficial.

1.85 The Post Office on School Street is a tall late 19/early 20th century building constructed in yellow brick with slate roof and simple bargeboards to front with chimneystacks. There are fine box and vertical sliding sash windows and an original large shop window on ground floor. The interesting door and doorframe contains the lettering 'Shelfords' etched in the glass.



Picture 1.10 Historic view of Post Office building

1 Part 1: Appraisal



Picture 1.11 Little chnged present view of Post Office building

1.86 July cottage on Carmel Street is plaster with slate roof. It has two interesting bay windows and porch with slate roofs. A chimney has been modified to the rear. There is a fine flint and brick wall to the front.

1.87 Magnolia Cottage and Garden Cottage are set back from the street and lie between two groups of buildings that are listed. The cottages date from late 18th/early 19th century; have tiled roofs and interesting chimney detailing. Distinctive railings define their front gardens to the street. Garden Cottage has a distinctive porch. The group make a very positive architectural and historical contribution to the street scene in this location.

Part 1: Appraisal 1



Picture 1.12 An important unlisted building

1.88 Important trees and open spaces. There are four such open spaces namely the private garden to the front of Manor Farm; the private garden to the rear of Brock House; the parish green off South Street (Horse River Green) and the triangular green (Coronation Green). All four make different contributions.

1.89 The garden to Manor Road is a fine domestic garden with a large expanse of attractive lawn and trees that sets off historic 16th century Manor Farm, adding to the character of the conservation area.

1.90 The garden to the rear of Brock House is equally impressive in scale but forms another function in the street scene. It can only be glimpsed through a gate when walking down Manor Lane but many of the mature trees it contains can be seen from public view points, particularly those close to its fine boundary wall abutting Manor lane, where they make a positive contribution.

1.91 Horse River Green, off South Street, is a delightful public open space whose narrowness is accentuated by two avenues of trees, one on its eastern and the other on the western boundary. The occasional fair held on the green continues a long community tradition in the village. Seating of an appropriate design provides comfort for the general public.

1 Part 1: Appraisal

1.92 Coronation Green now provides an interesting space at the junction of three streets and a very diverse range of historic buildings nearby. How the function of spaces change with time because previously this small compact area housed a complex of thatched cottages as illustrated.



Picture 1.13 Historic view of Coronation Green

1.93 Other distinctive features that make an important visual or historic contribution. The redundant telephone kiosk on Horse River Green, South Street, with its distinctive royal crown above the door makes a different historical contribution to this attractive open space and most certainly should remain. Unfortunately vandalism means some glass panes need replacing.

1.94 Fine boundary walling to be found on all streets and as shown on the relevant map, makes a significant visual contribution.

1.95 Important views. There is a fine view from the public green over the river Cam into the open countryside beyond. To a lesser degree the view into the same green from South Street, is also important.

1.96 Detracting elements. The view into Manor Farm is compromised by the presence and dominance of a modern steel clad agricultural barn. Had this structure been timber clad and more sympathetic in its scale and proportion, the effect could have been pleasing. Such principles should be considered should ever an appropriate development proposal be submitted. In the meantime negotiations with the landowner should take place to discuss how to reduce its impact, most easily achieved by painting it a neutralising colour.

Part 1: Appraisal 1



Picture 1.14 Detracting view along Manor Lane

1.97 Horse River Green could be improved by removing a dominant sign on the frontage to South Street. As previously noted this green contains a number of trees. It is an area where the countryside comes into the village and as such tree species should reflect this. Should the opportunity arise to replace the several species of cherries, this would be beneficial.

1 Part 1: Appraisal



Picture 1.15 House River Green, positive and negative aspects

1.98 The removal of the litterbin on the stump of the telegraph pole at Coronation Green would also be an advantage.

1.99 The most detracting image in this area is the poor quality environment within the curtilage of the County Primary school to the north of the listed building and the ugly fencing that defines its frontage to School Street. It is considered this could be improved significantly and at modest cost by implementing an appropriate landscaping plan that the Council would be prepared to draw up. As previously mentioned school traffic results in other problems.

Part 1: Appraisal 1



Picture 1.16 Detracting fencing at Primary School

1.100 A replacement fence erected by a previous owner where a wall previously existed, forms part of the boundary to Carmelstead on Carmel Street and is ugly. It would be most beneficial if this could be replaced by rebuilding the wall.

1 Part 1: Appraisal



Picture 1.17 Detracting fencing to curtilage of listed building

1.101 Proposed boundary revisions to the conservation area. Because of their historic importance, it would be appropriate to include the four 19th century barns at Manor Farm. Conversely the present inclusion of a strip of farmland immediately to the west of the river Cam is considered to be arbitrary and therefore is suggested for exclusion.

Part 1: Appraisal 1

Area 3 - Church Street and Newmarket Road South

1.102 The details described below are shown on Figure 6.



Picture 1.18 All Saints Church

1.103 This area is bounded on two sides by the busy Newmarket Road. Church Street to the north with its prominent boundary wall to the churchyard and listed buildings on the north side provides an enclosed street scene of the highest quality. The church dominates the area from a number of viewpoints, particularly during the evening when it is lit. Extensive open spaces, described below, play an important landscape function. In the southwest corner the tall four storey former King's Mill building is a dominant feature. Diversity of building types from different periods displaying varied styles and characteristics, some set in extensive open space where mature trees dominate, represents the character assessment of this part of the village.

1.104 Individually listed buildings. All Saints Church is of 13th century origin with later alterations and then heavily 'restored' in the 19th century, having earlier had its fallen tower rebuilt in 1792. The church forms the central feature of a very good local group away from the village centre and is the only grade I listing.

1 Part 1: Appraisal

1.105 The Old Vicarage immediately to the west of the church dates from the late 15th century with later 17th century detailing. There is a panel with the date 1672. There is also a jettied upper storey and richly moulded beams and wall posts exist in the interior. It is the only grade II* listing in the village.

1.106 A group on the northern side of Church Street display a wide range of materials styles and spanning the 17/19th centuries.

1.107 One other building worthy of note is the very large Bishop's House dating from the early 18th century with its 3-storey central block and dominant central chimneystack. Extended in about 1830 to a height of two storeys, much of the interior joinery details still survive. Set in large grounds this building characteristically adds visual interest and variety.

1.108 There are 14 individual buildings or groups of buildings that are listed and this represents about 55% of the total number of principal buildings in this area. The church is listed grade I and the Old Vicarage, grade II*. The remainder are listed grade II.

1.109 Separately identified building in the curtilage of a listed building. King's Mill, within the curtilage of Mill House is a dominant 4-storey slate roof building that has successfully been converted to flats. It is built of red and gault brick constructed in English bond with some decorative banding. The basic form, structure and detailing such as window openings remain largely intact. Its bulk and general form and some original features make a positive contribution to this part of the village. This structure dates from the early/mid 19th century, and appears on the 1877 OS map. It has now been successfully converted to flats and is a landmark building in the village, visible from many vantage points.

Part 1: Appraisal 1



Picture 1.19 Kings Mill converted to flats

1.110 Other buildings that make an important architectural or historic contribution to the conservation area. Buildings of historic interest close by and once part of this former industrial complex are King's Granary and the Eggery. The former is a red brick building with distinctive buttress supports and some arched brick lintels to gable end. The latter is a very simple brick with slate roof building. Both have been included in this category because of their historic links to the mill and with this part of the community's industrial heritage.

1.111 Important trees and open spaces. The Churchyard is very well kept and its extensive area contains a wealth of interesting tombstones and mature trees, principally conifers, some of which are being 'choked' by ivy. The fine grounds of Bishop's House to the south even dwarf the extensive churchyard. The trees in both areas play a very prominent and positive landscape function in this part of the village.

1.112 South of King's Mill and the river is a long linear open space whose mature trees perform a very important function in screening the industrial buildings beyond.

1 Part 1: Appraisal



Picture 1.20 River Cam and open space buffer south of King's Mill

1.113 The grounds to the Crown House and the several mature trees add visual delight and provide a more intimate green lung in an area north of Church Street.

1.114 Other distinctive features that make an important visual or historic contribution. The predominance of quality walling in this area, especially that forming the northern boundary of the churchyard makes a real positive architectural and historic contribution to Church Street. Elsewhere significant runs of similar walling exist, forming the western and northern boundaries to Bishops House. A further fine length of wall, generally taller than elsewhere, forms a boundary with Newmarket Road and the area proposed for inclusion within the conservation area.

1.115 Important views. As previously noted the church tower dominates the street scene and there are many important views of it from vantage points within this area, particularly from along Church Street. The view over the grounds of Bishop's House from the southern boundary of the churchyard is also particularly fine.

1.116 Detracting elements. The modern garage, north of King's Granary on the Newmarket Road, would detract from the quality of the area proposed for inclusion in the conservation area, despite being shielded to some degree by the historic wall flanking Newmarket Road. The site lies within the Development Limit and the whole area would benefit to a significant degree if an appropriate building replaced the existing garage.

Part 1: Appraisal 1

1.117 Signage on the Newmarket Road advising of 'changed priorities on all approaches' would now seem to be redundant and its removal would represent a small visual improvement.

1.118 The timber fence to the Crown House on the northern side of Church Street erected in the past, replaces a brick boundary wall and looks ugly in the street scene, particularly when compared with the many fine walls nearby.

1.119 Similarly there is a gap of about 12 metres in the flint wall forming the boundary between the church and Bishops House that needs repairing.

1.120 Dense ivy growth on some churchyard trees is causing harm, the removal of which would be most beneficial.

1.121 Although outside the conservation area, the crash barrier on the B1383 is in a dilapidated state.

1.122 Proposed boundary revisions to the conservation area. The area to the west of King's Mill and bounded by Newmarket Road contains two buildings of historic interest, an important high quality boundary brick and flint wall and part of a linear open space to the south of the river that acts as an important buffer, shielding modern industrial buildings. Including this area will acknowledge the role of the buildings and protect the trees, none of which are subject to Tree Preservation Orders. Conversely the current inclusion of the narrow strip south of the river seems entirely arbitrary and its exclusion is suggested.

1 Part 1: Appraisal

Area 4 - Carmen Street and Newmarket Road North

1.123 The details described below are shown on Figure 7.



Figure 1.1 Parkland buffer north east of the Delles

1.124 Carmen Street, as previously noted was intriguingly called Dark Lane and joins Newmarket Road to provide the northern entrance to the village. Properties at the northern end have access to both Carmen Street and Newmarket Road. The important areas of open spaces and countryside as described below play an important landscape function.

1.125 Individually listed buildings. Wearn's Folly dating from the 17th century with its thatched roof is the oldest. The remaining listed buildings are principally located at the southeastern end of Carmen Street and date from the 19th century. Within this group one used to be a village bakery, now Lavender Cottage. Littlemead has a former shop window of interest.

1.126 There are 9 individual buildings or groups of buildings that are listed and this represents about 30% of the total number of principal buildings in this area. All are listed grade II.

1.127 Other buildings that make an important architectural or historic contribution to the conservation area. There are a number of very interesting properties, principally dating from the 19th century.

Part 1: Appraisal 1

1.128 The Delles appears as a mid 19th century house with external render and painted brickwork for the most part with slate and tiled roof. However the jettied exposed timber frame at the north western end dating from the 17th century indicates further remains of timber framing that can only be observed from inside. It is set in extensive grounds, the landscaping of which is evident on the 1877 Ordnance Survey map. 19th century detailing includes bay windows with original decorative slate roofs, remains of quality rainwater goods and decorative central bargeboard to rear and a decorative red and gault brick chimneystack. There are two ranges of brick and flint outbuildings with slate roofs that although modified, remain visually attractive.



Figure 1.2 Curtilage wall to listed building, The Dalles

1.129 Delles Cottages, Carmen Street. These 19th century gault brick buildings with simple barge boards and wood detailing have a pair of bay windows and one original door with decorative glass detailing.

1.130 Fairview, The Cottage and Gramaur Cottage on Carmen Street are a group of 19th century cottages plastered with slate roof and chimney stacks. There are original horizontal sliding sash windows of quality although others have been replaced. One original door remains. The properties make a pleasing addition to the street scene and sufficient original detailing remains to include them in this category. The fact they are all painted different colours does detract however.

1 Part 1: Appraisal

1.131 Flint Cottage, Newmarket Road, is a mid 19th century property constructed of brick and flint displaying a number of original and unusual features. Its elevation to Newmarket Road is 2 storeys with original railing to pavement. The rear elevation is three storeys and whilst the timber windows have been replaced the overall form and shape is most distinctive. Three windows have been sealed, probably in the late 19th century. Some original shutters remain. Interesting internal details include a vaulted cellar with two chutes, one for delivering coal from the Newmarket Road. The wall to Carmen Street is dated 1874. A washroom in part constructed of clunch, contains interesting roof timbers and a stone sink in original position. This building is also characterised by decorative pargetting and remains of an oval plaque that once contained an inscription. A most peculiar feature is the decorative rear porch, best described as a folly, being decorated in part with land drain sections aligned vertically to provide a most unusual and distinctive feature.



Figure 1.3 Most unusual porch to Flint Cottage

1.132 Omega Cottage, Newmarket Road is constructed of gault brick with red brick decorative features and a plaque dated 1857. Despite window replacement, this building retains sufficient quality to be included in this category.

1.133 Crown Cottages, Newmarket Road, are a pair of early 20th century cottages with large central chimneystack and decorative vertically hung tiles to first floor. Despite window replacement the overall appearance of this unusual type is largely unaltered and most pleasing.

Part 1: Appraisal 1

1.134 Important trees and open spaces. The mature trees in the extensive grounds to the Delles make a significant contribution to the amenity of this part of the village. The trees act as a backdrop to views from several vantage points and provide a strong natural vertical emphasis that dominates the street scene.

1.135 Immediately adjacent to the Delles, the paddock to the west of Jackson's Lane provides a very important buffer between the conservation area and the extensive area of modern development at Meadow Road. The groups of mature Lime trees impart a traditional park like quality and once again introduce a strong vertical emphasis to this important green lung.

1.136 To the northwest, the existing conservation area includes part of other paddock, and by so doing protects a mature tree, dominant in the landscape. This pastureland extends right down to Carmen Street where it is enclosed for the most part by a low wall and is grazed by horses and cattle. It is gently undulating and subdivided with post and rail fencing and separated by a bank and hedge from the land to the north where the modern community centre is located. It is one of the most striking areas of open land that also acts as a buffer between the conservation area and modern development.



Figure 1.4 Paddock land to north of Carmen Street proposed for inclusion in the Conservation Area

1 Part 1: Appraisal

1.137 In the centre of the block adjacent to Eastgate is the school playing field, which in addition to its vital role in providing playing fields, acts as a green lung separating the modern development off Newmarket Road from the more historic areas of Carmen Street and School Street.

1.138 The combined contribution the above areas make to the environment and the community is considerable indeed.

1.139 Other distinctive features that make an important visual or historic contribution. There are several lengths of quality walling shown on the accompanying map. One extensive run forms the boundary to the Delles with Carmen Street and Jackson's Lane, another encloses modern properties at Newmarket Road and Eastgate whilst the third extensive length encloses the paddock land to the north of Carmen Street.

1.140 Important views. Three such views are identified. The first is from a gap between listed buildings at the southern end of Carmen Street where the tower of the church is important in the middle distance. The second important view can be appreciated looking over the paddock with park like characteristics from Jackson's Lane, whilst the third is appreciated from Carmen Street looking west across the gently undulating paddock land.

1.141 Scheduled Ancient Monument. Sites of the Roman fort and town as described earlier, lie to the west of Newmarket Road.

1.142 Detracting elements. The area of grass on the edge of the conservation area contains poles and signs that would benefit from removal and rationalisation.

1.143 Proposed boundary revisions to the conservation area. For the reasons stated above, it is suggested to incorporate the remainder of the paddock land, previously excluded, to the north of Carmen Street. Further revisions are suggested to the west of Newmarket Road where the current boundary is arbitrary, running as it does through the middle of properties. It is suggested that Poplar Lodge be excluded in its entirety because it is considered this 19th century building and its setting does not make a sufficiently worthwhile contribution to the conservation area. The opposite applies to Crown cottages, which should be included.

Part 1: Appraisal 1

Overall Summary

1.144 Great Chesterford is a village of high importance in historical, visual and archaeological terms. Its range of listed timber framed and plastered buildings dating from the 16th century in the historic core of the village make a particularly important contribution to the environment. Quality buildings from later periods provide diversity of architectural types, principally being from the 19th century.



Figure 1.5 Diversity of materials

1.145 Throughout the historic core significant areas of open space and extensive tree cover enhance the high qualities of individual buildings of importance and the overall quality of the conservation area generally. Distinctive boundary walls of considerable visual merit and historic importance frequently link buildings and open space to provide overall cohesion. These walls are an essential component of the village's cultural heritage.

1.146 A significant number of unlisted buildings have been identified that are architecturally, visually and historically important. These, together with their architectural detailing could be at risk unless measures are introduced to protect them. Others in the village have already suffered this fate.

1 Part 1: Appraisal

1.147 There are very few remaining infill plots for development but where such development does occur, it must be sensitive and respect the character of the conservation area in that particular location.

1.148 A number of important open spaces have been identified. Important trees have been plotted indicatively as have important views that should be retained.

1.149 Detracting elements have been described and the manner in which these will be dealt is described in the table set out in the management proposals below.

Part 2 - Management Proposals 2

Revised Conservation Area Boundary

2.1 The revised boundary is shown on Figure 8. The main additional areas proposed for inclusion are (a) selected 19th century farm buildings at Manor Farm, part of the historic heritage of the village; (b) an area to the west of King's Mill that contains quality walling and two 19th century buildings formerly associated with the mill, also part of the historic heritage and a small but important landscape buffer; (c) paddocks that act as an immediate landscape setting, backdrop and buffer to the north east of Carmen Street and (d) land to the west of Newmarket Road to include Crown Cottages, a small but interesting element of 20th century heritage. The main area proposed for exclusion is land to the south of Easby House, High Street that does not make a sufficiently valuable contribution. Other strips to the south of the river and other minor adjustments have been made to exclude or include land where boundaries have previously been drawn in an arbitrary manner.



Figure 2.1 Fine example of flintwork

General Planning Controls and Good Practice in the Conservation Area

2.2 The general controls and national legislative framework has already been described. Against this background, the Council's Development Control staff process planning applications assisted by the Council's Conservation Officer.

2 Part 2 - Management Proposals

2.3 Planning applications are currently considered against policies set out in the Uttlesford Local Plan that can be seen on line at [planning @ uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk).

2.4 One particularly relevant policy, Policy ENV1 – Design of Development in Conservation areas says ‘Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open spaces and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted’ This policy was a main consideration for developing management proposals set out below.

2.5 Good practice advice for applicants wishing to submit an application is to carefully consider the wording of the above policy and enter into discussions with the Council before submitting the application to avoid delay and hopefully achieve a satisfactory outcome.

Planning Control and Good Practice, Listed Buildings

2.6 There are 66 individually listed buildings and these are shown on Figure 8.

2.7 Policy ENV 2 – Development affecting listed buildings says ‘Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

2.8 The listed buildings in the conservation area are very different in character, span many centuries and display a wide variety of architectural styles, methods of construction and use of materials. Good practice advice to applicants is to acknowledge this essential fact when submitting an application and recognise that the Council’s overall objective is to ensure that proposals accord with the above policy especially in determining scale and in the use of materials. The former must always be subservient whilst the latter should always be of the highest quality and frequently involve the use of second hand materials. A pre-submission discussion with the Council’s Conservation Officer is advised to establish such parameters.

2.9 Early photographs show there were once more thatched roofs than currently exist and the relatively small number that remains is now only a remnant of the earlier cultural heritage of the village. Such roofs must stay thatched with repair works being carried out in the traditional manner. Welsh slate is another traditional material, particularly on 19th century listed buildings and when it becomes necessary to re-roof such buildings second hand Welsh slate should normally be used. The use of plastic windows on listed buildings is entirely inappropriate. The Council will use its powers of enforcement in appropriate situations if unauthorised works are carried out.

Part 2 - Management Proposals 2

Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

2.10 Policy ENV1 referred to above refers to such buildings that are identified on Figure 8. As set out earlier buildings in conservation area cannot be demolished without consent. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

2.11 Not surprisingly a number of windows have been replaced in some of these buildings by inappropriate modern ones. Similarly some original doors have been replaced. Elsewhere traditional roofing has been replaced with modern materials that are visually jarring. Where this has occurred it has detracted from the visual appearance of the property and the street scene. It is therefore intended to introduce an additional control to prevent this from happening in the future and the mechanism to achieve this is known as an Article 4 Direction as briefly described previously.

2.12 The council therefore proposes to make an Article 4(2) direction to remove the right to alter windows and doors and roofing materials on selected dwellings. In due course an Article 4(2) Direction will be drawn up and appropriate consultation will take place in due course.



Figure 2.2 Quality horizontal sliding sash window

2 Part 2 - Management Proposals

2.13 The government advises that such powers should be used sparingly and this advice has been heeded. Notwithstanding the proposed Direction, other quality features such as chimney stacks and pots, decorative brickwork, porches and bargeboards will remain unprotected in law. Good practice by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees

2.14 Great Chesterford is fortunate indeed to have the extensive areas of open space that contributes so much to the quality of the conservation area. The function of each area differs. Some like the open paddocks to the north of Carmen Street is as an immediate landscape associated with the village acting as a backdrop and buffer whilst others such as the grounds to the Delles and Chesterford House play important functions because their tall mature trees make significant visual contributions to the conservation area, providing complimentary structure, form and colour. The field adjacent to Eastgate is essential as a playing field and also provides a green lung in this part of the village.

2.15 Policy ENV3 Open Spaces and Trees says 'The loss of traditional open spaces, groups of trees and fine individual specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value'.

2.16 The areas are identified on Figure 8 and it is considered that development on them would be entirely inappropriate and represent a considerable loss.

2.17 The general locations of trees that make a particular contribution to the conservation area are illustrated on Figure 8. Other trees also contribute to the quality of the street scenes. As noted in the appraisal all trees in the conservation area (subject to exceptions) are afforded protection, as owners have to notify the council if they wish to undertake works to them. Many trees have been made subject to Tree Preservation Orders.

2.18 Good practise guidance for owners includes making regular inspections of trees to check for dieback and danger in the general interests of amenity and health and safety. The Council's Landscape Officer will offer advice in appropriate circumstances.

Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

2.19 As the appraisal has demonstrated there are extensive lengths of quality walls that are distinctive to Great Chesterford. These represent an essential component of the village's cultural heritage and must be protected from demolition. Clearly walls have been lost in the past and this can be observed by looking at some of the historic photographs. Relatively recently, two lengths of walls have been lost and replaced by wooden fencing that appears visually inappropriate. These are the curtilage wall of the Crown House on Church Street and part of the wall to Carmelstead on Carmel Street.

Part 2 - Management Proposals 2

2.20 The walls of quality are shown on Figure 8. Some are within curtilages of listed buildings where listed building consent will normally be refused for any proposal involving their demolition. Others are not in the curtilages of listed buildings and as such are unprotected. The council therefore proposes to introduce an Article 4 Direction to remove the right to remove selected walls and railings and appropriate consultation will take place in due course.



Figure 2.3 Distinctive railings to be protected

The Potential Need to Undertake an Archaeological Field Assessment

2.21 There are few opportunities for development within the conservation area as most sites considered acceptable for development have already been built on. However because of the archaeological importance of Great Chesterford and when development is proposed, applicants should familiarise themselves with Policy ENV4 –Ancient Monuments and Sites of Archaeological Importance. This policy states, inter alia, that ‘...In situations where there are grounds for believing that sites...would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined...’

2 Part 2 - Management Proposals

Enhancement Proposals to Deal with Detracting Elements

2.22 The appraisal has identified the following elements that detract from the qualities of the conservation area. The table below identifies them and proposes a course of action in summary form.

Element identified	Location	Proposed next step
Six electricity poles	High Street, north side	Enter discussions with public utility company to seek removal and under grounding of services
Discordant signs	The Plough Public House	In first instance, liaise with owner to seek cooperation with view to achieving rationalisation
Discordant signs	High Street/B184 junction	Liaise with Essex County Council (ECC) to achieve rationalisation. Explore legality of private sign and discuss with owner
Insensitive fencing	Electricity sub station and adjacent to car park of Crown and Thistle PH	Liaise with owners to seek solution to reduce impact that could be achieved by planting or painting
Road surface.	Rose Lane	Liaise with ECC to seek improvements
View of steel clad building from Manor Lane	Manor Farm	Liaise with owner to seek co-operation to reduce impact by painting a neutralising colour
Inappropriate tree species	Horse River Green	Liaise with PC to seek cherry tree replacement should existing trees die
Vandalised telephone box	Horse River Green	Liaise with owner to repair
Litterbin on stump of electricity pole	Coronation Green	Liaise with PC to seek removal
Fence to play ground	Primary school site School Street	Discuss potential for improvement with education authorities, prepare landscaping scheme if appropriate

Part 2 - Management Proposals 2

Element identified	Location	Proposed next step
Replacement fence	Carmelstead Carmel Street	Establish status and discuss potential for improvement with owner
Modern garage	North of King's Granary	Liaise with owner, long term solution would be redevelopment of site that lies within the Development Limits
Changed priorities signage	Newmarket Road	Liaise with ECC to achieve removal
Timber fence	Crown House Church Street	Establish status and discuss potential for improvement with owner
Gap in important wall	Boundary between church and Bishop's House	Discuss repair with owner
Ivy growth	Churchyard trees	Discuss removal with church
Crash barrier	B1383 beyond the Conservation Area	Discuss with Essex County Council
Poles and signs	Grassed area junction Newmarket Road/Carmen Street	Discuss removal/rationalisation with public utility company and ECC
Speed reduction plan	Principally High Street, possibly elsewhere	Discuss with PC and local District and County Members and pursue options vigorously with ECC
School Travel plan	Area around school	Discuss as above and with school and education authority. Explore potential of waiting restrictions or 'walking bus'

3 Maps

Fig 1- Historical Development

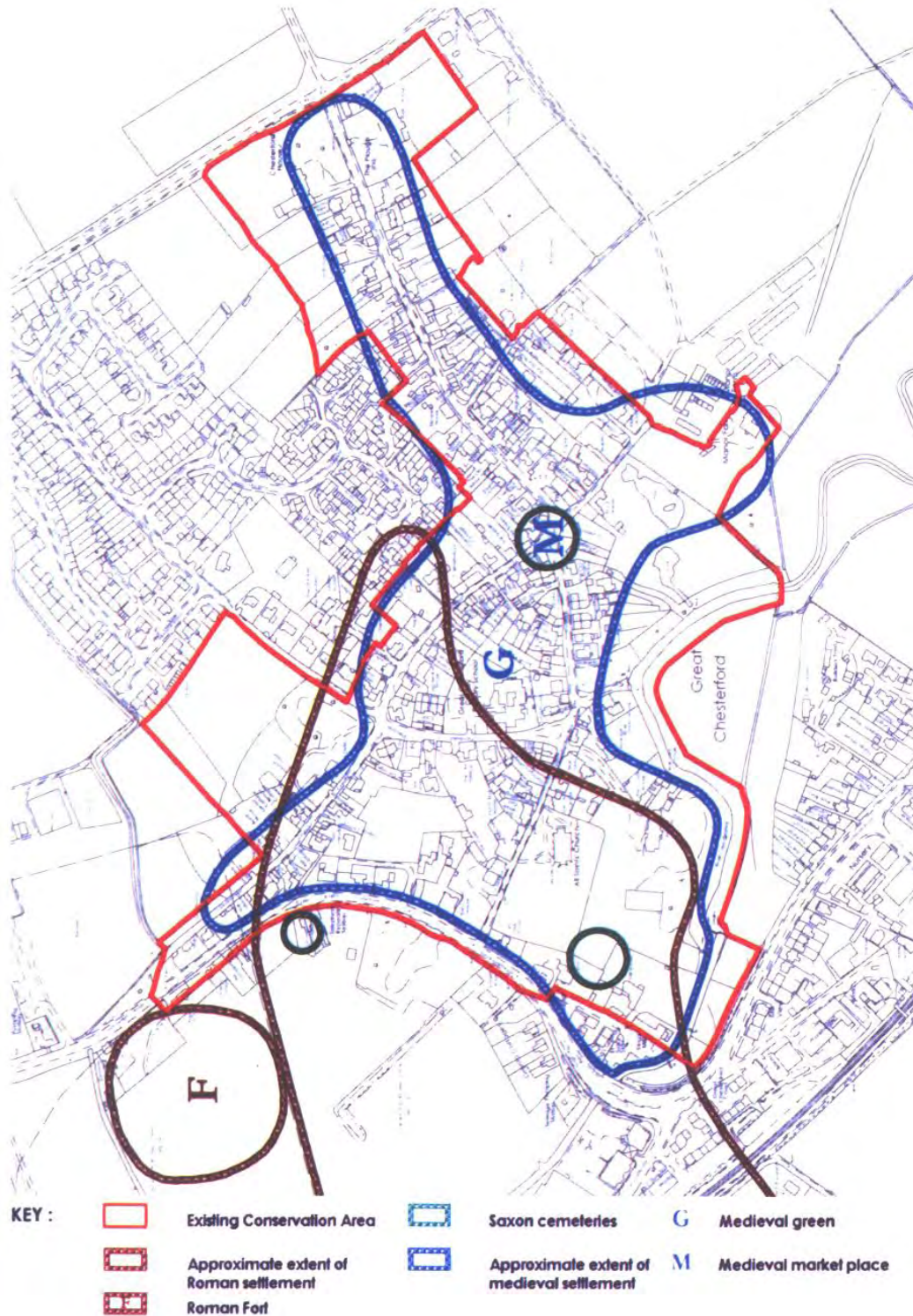


Figure 3.1 Historical Development

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

Maps 3

Fig 2 - 1877 O.S. Map with Current Conservation Area

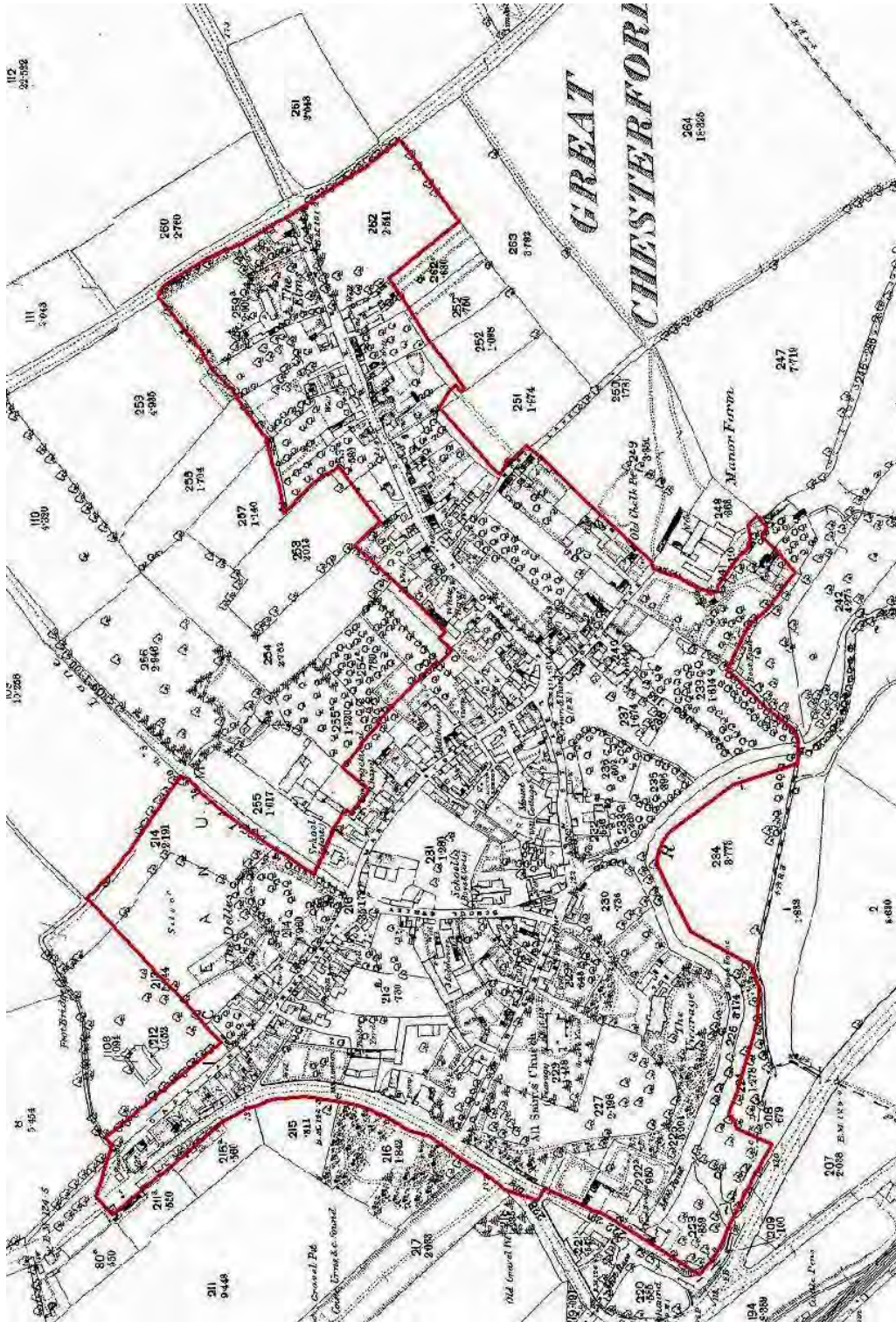


Figure 3.2 1877 O.S. Map with current Conservation Area

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

3 Maps

Fig 3 - Character Analysis Areas

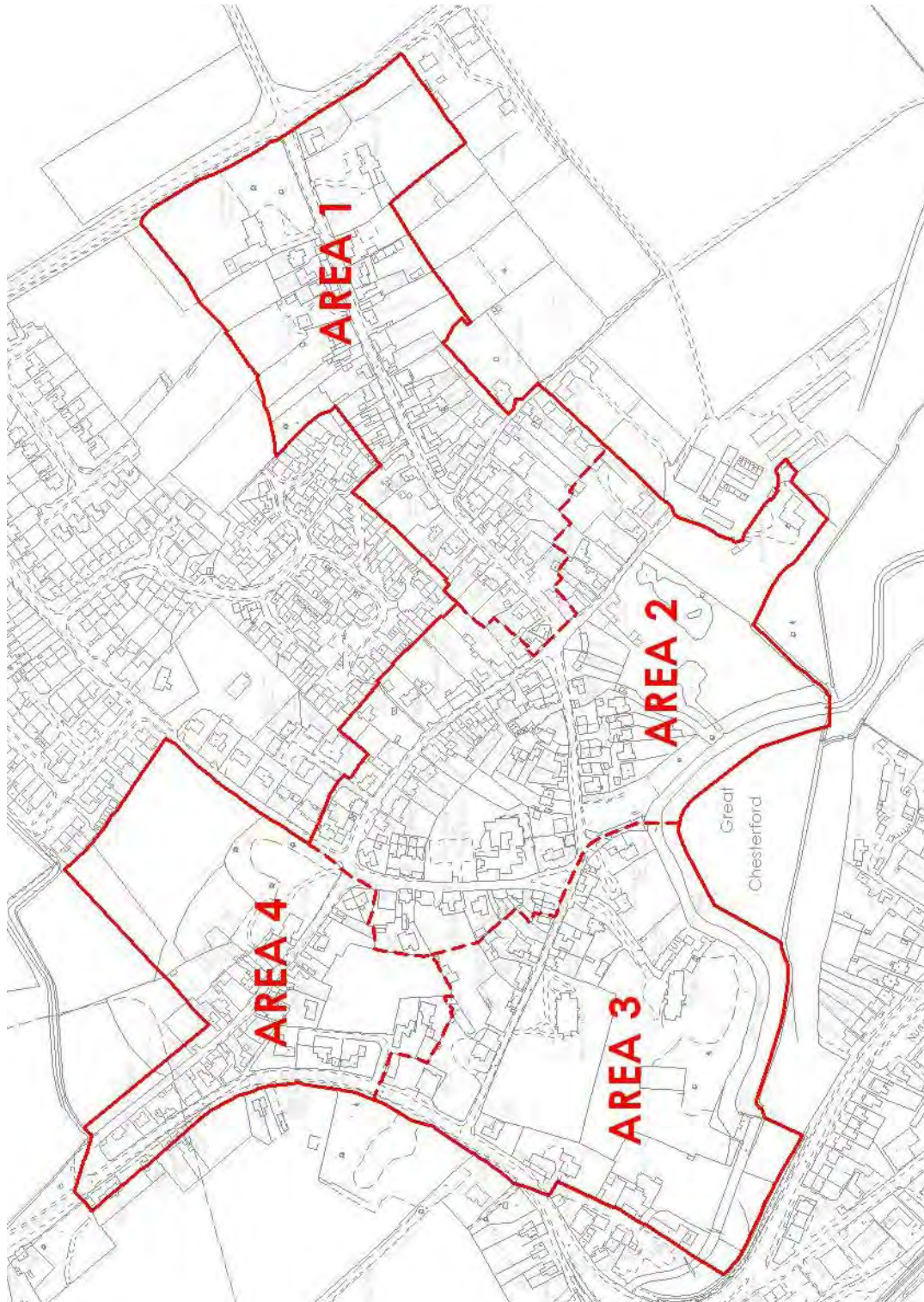

















Figure 3.3 Character Analysis Areas

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

Maps 3

Character Analysis Key

CHARACTER ANALYSIS KEY

-  Existing Conservation Area Boundary
-  Individually Listed Buildings
-  Separately identified buildings within the curtilages of Listed Buildings
-  Other buildings that make an important architectural or historic contribution to the Conservation Area
-  Scheduled Ancient Monuments
-  Important Open Spaces
-  Important Trees
-  Walls
-  Railings
-  Important Views
-  Neutral Buildings
-  Detracting Elements
-  Proposed boundary revisions to the Conservation Area
-  Include additional area
-  Exclude existing area

3 Maps

Fig 4 - Area 1

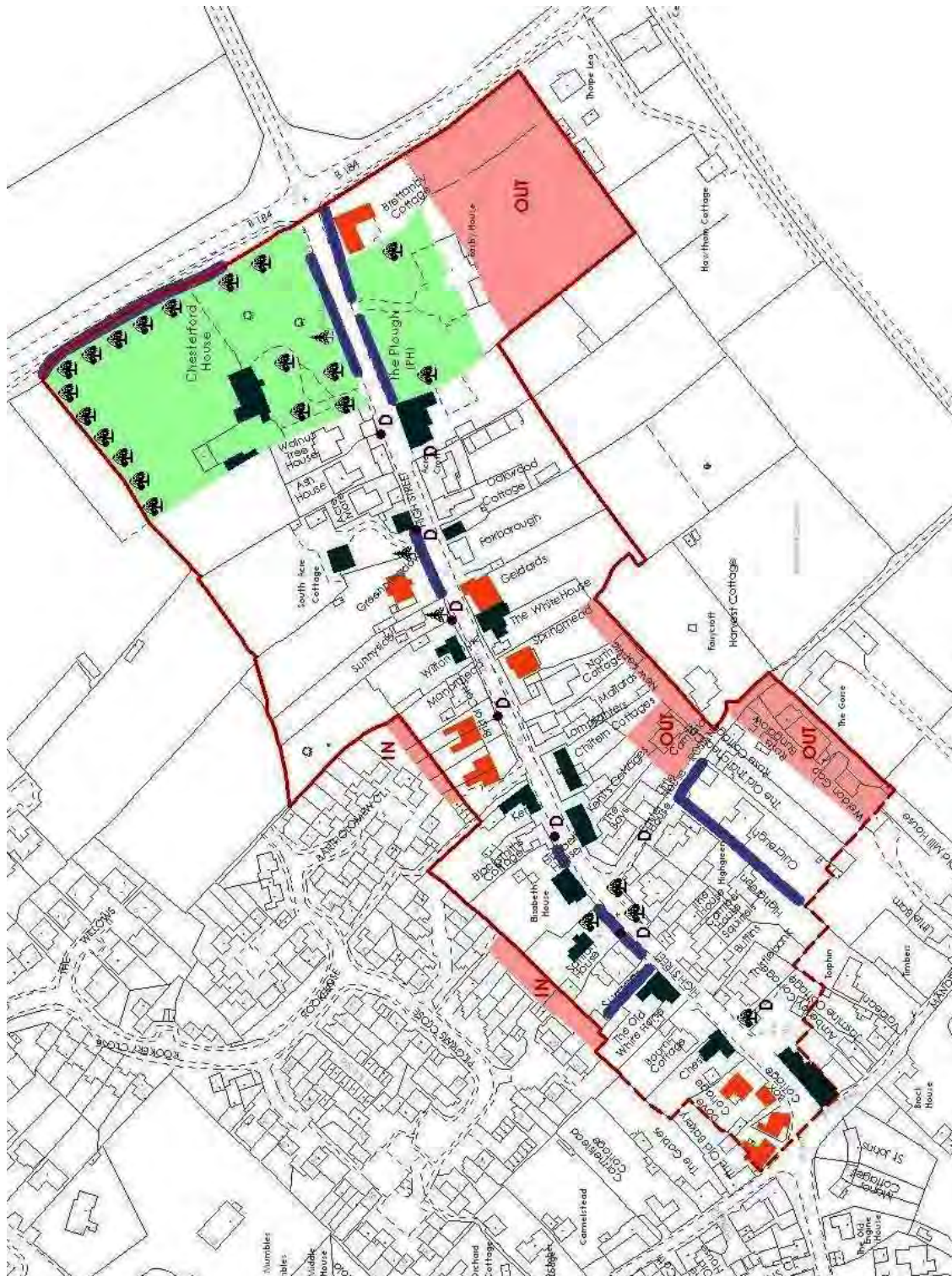


Figure 3.4 Area 1

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

Maps 3

Fig 5 - Area 2

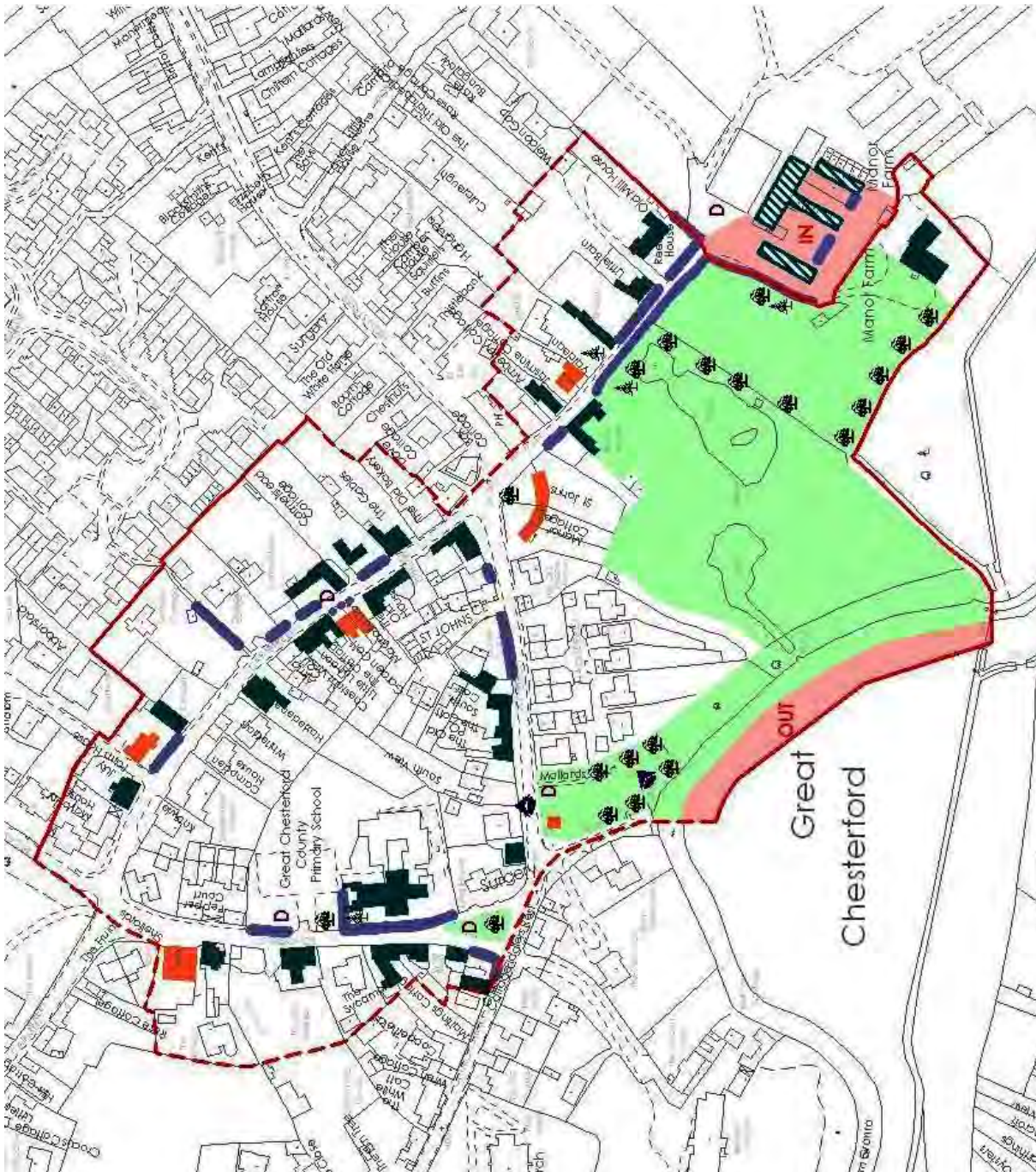


Figure 3.5 Area 2

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

3 Maps

Fig 6 - Area 3

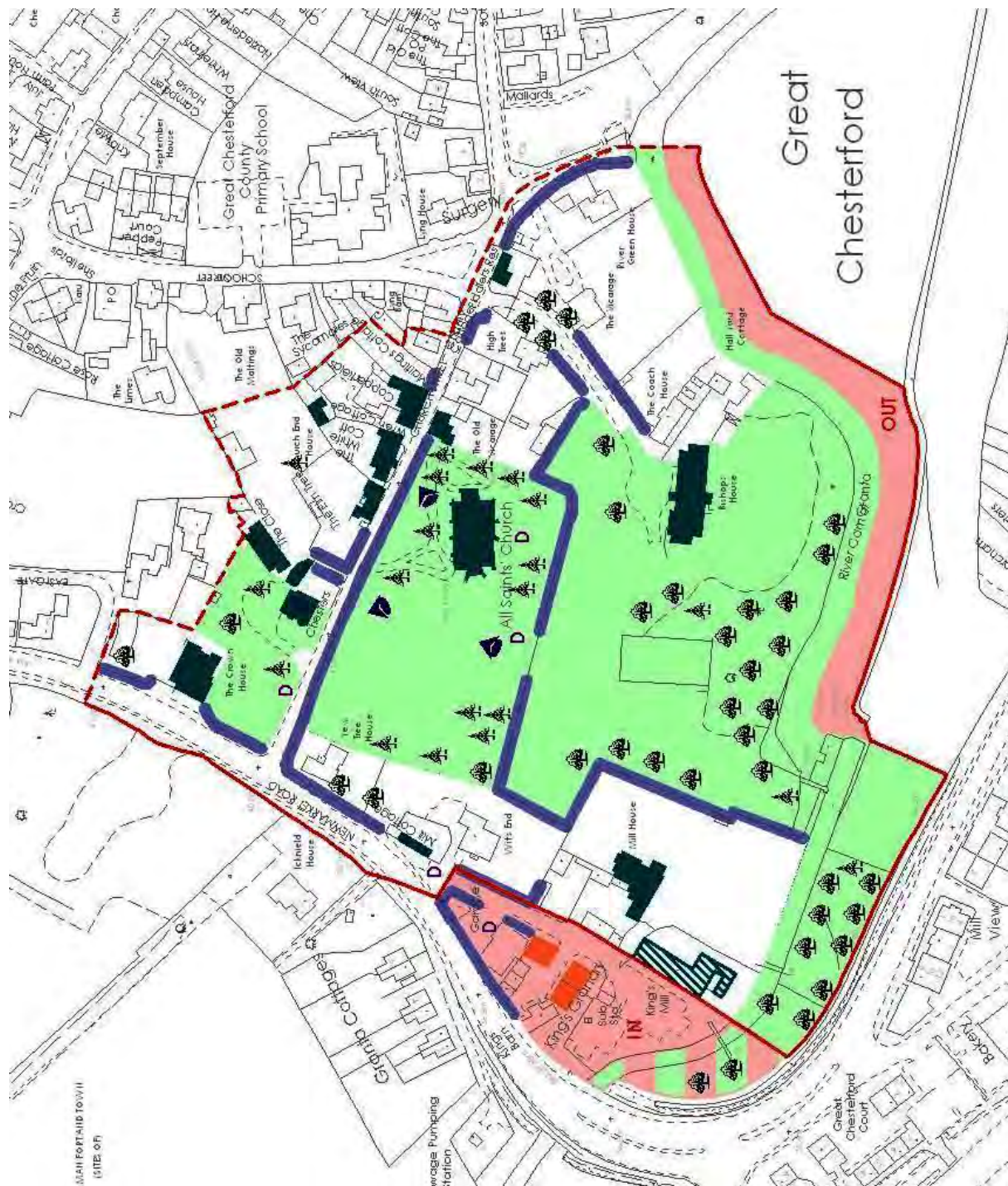


Figure 3.6 Area 3

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

Maps 3

Fig 7 - Area 4














Figure 3.7 Area 4

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty’s Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)

3 Maps

Management Plan Key

MANAGEMENT PLAN KEY

-  Revised conservation area boundary, adopted Policy ENV 1 applies
-  Listed buildings, including important curtilage buildings, adopted Policy ENV 2 applies
-  Other buildings to be protected from demolition, see policy ENV 1. Additional controls to be introduced for selected buildings
-  Scheduled Ancient Monuments
-  Important open spaces protected from development, adopted Policy ENV 3 applies
-  General location of important trees/groups of trees
-  Walls
  Railings
 Other distinctive features to be protected from demolition within parameters of planning law. Additional controls to be introduced for selected walls and railings
-  Proposed enhancements
-  Proposed Speed Reduction Plan
-  Proposed School Travel Plan

Maps 3

Fig 8 - Management Plan

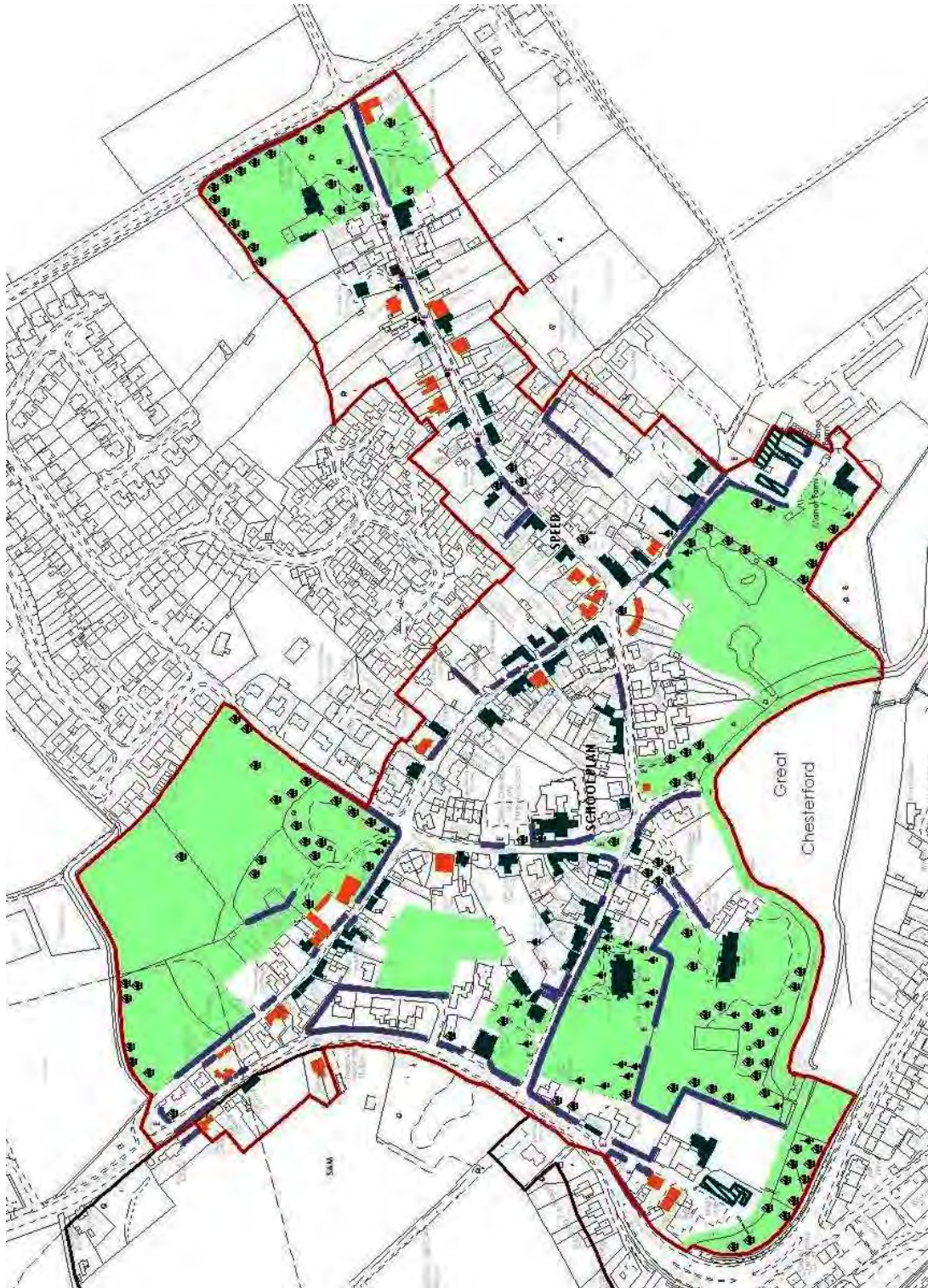


Figure 3.8 Mangement Plan

Reproduced from the Ordnance Survey Mapping with the Permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 1000018688(2006)