

ABSTRACT FROM THE HORNINGSEA CONSERVATION AREA APPRAISAL SETTING OUT KEY CHARACTERISTICS, ENHANCEMENT OPPORTUNITIES AND DESIGN GUIDANCE TO PRESERVE THE CHARACTER OF THE AREA.

8.0 KEY CHARACTERISTICS

- 8.1 Scale: Only Manor Farmhouse rises to 2.5 storeys. Otherwise the tallest domestic buildings in the village are 2 storeys including C19 houses and cottages and the most substantial timber-framed structures such as the Priory and Nos. 1 and 2 The Square. Other buildings in the village are generally 1.5 storeys.
- 8.2 Walling Materials: The presence of local brick-pits mean that gault brick is the pre-eminent building material. In many cases this covers earlier timber-framed structures, and occasionally the bricks are painted. Otherwise, painted render is commonly found with red bricks mostly seen as detailing on C19 houses or for houses built from the 1930s-50s. Weatherboarding is very common in the village for agricultural buildings, outbuildings and occasionally on the gable ends of some houses.
- 8.3 Roofing Materials: The oldest domestic buildings in the village have thatched roofs; those on Dock Lane with reed thatch. Some houses in the village have had the roofs replaced by asbestos sheet or clay peg tiles. The latter, in the attractive 'Cambridgeshire mix' combination of buff and brown tiles are attractive in their own right. The church and St John's Farmhouse, unusually, have stripes of red tiles mixed in with the more traditional local tiles. Welsh slate roofs are common on the C19 buildings in the village.
- 8.4 Roof forms: There are a variety of roof forms in the village including mansards and hipped forms. Some roofs have parapet gables and there are several others with gablets and half dormers. There are also full dormers (usually gabled) and catslides on several houses. The earliest and vernacular buildings have steeply pitched roofs usually to accommodate thatch, whilst the C19 Gothic Revival houses have them more for aesthetic effect. Some of the lower pitched roofs in the village are on C19 buildings and are covered with Welsh Slate. Many of these are hipped.
- 8.5 Chimneys: Prominent chimneys are a feature of the village and adorn relatively grand houses such as King's Acre (where a C17 stack is reused from a previous building) and more modest cottages such as The Thatch or the outbuilding at Rose Cottage. Together with the varied roof forms, these give many village properties an interesting silhouette.
- 8.6 Location on the plot: Many buildings within Horningsea are gable-end onto the street. Whilst this gives considerable interest to the street scene, it means that the 'backs' as well as the 'fronts' of properties are easily visible. Several properties have side or rear service wings. Many other properties sit parallel with the street either directly on the back of the footway or more often behind small front gardens. Only the largest properties (such as the vicarage) are some distance from the road in extensive grounds.
- 8.7 Windows and doors: Sash windows, especially 8/8 sashes are remarkably common in the village on both grand and more modest houses. Multi-paned 'Yorkshire sliders'

and more common casement windows are also much in evidence though several houses have been disfigured by the insertion of modern windows and doors.

- 8.8 Boundary walls are a major component of the village character especially at the northern end of the village where they are of gault brick. Flint is also found in the walls surrounding the church and Manor Farm, whilst picket fences and simple iron railings surround several of the cottages in the village.
- 8.9 The agricultural character of the village is very important especially at the northern end of the village where barns line the road and there are views of the fine groups of farm buildings. The linear nature of much of the village also means that views out into the open fields surrounding Horningsea can be seen from many parts of the village.
- 8.10 Vistas towards the river can be gained from the end of the Priory Estate and St John's and Dock Lanes whilst the open countryside can be seen from the green and the northeast and southeast ends of the village.
- 8.11 The village is well provided with mature trees and shrubs. Key groups are around the Priory, the vicarage and the green, the church and Old Rectory and St John's Farm in particular. Some of the trees have considerable scale and provide a backcloth for the traditional buildings in the village.
- 8.12 Spaces: The linear nature of the village means that there are no formal open spaces. However the green gives a feeling of openness in the centre of the village whilst the church yard, especially when viewed from the west is of a reasonable scale. Otherwise, only the slight widening of the road outside the Crown and Punchbowl Public House hints at a small square.

9.0 PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

- 9.1 No changes to the Conservation Area boundary are proposed.

10.0 ENHANCEMENT OPPORTUNITIES

- 10.1 The Thatch on Dock Lane, although inhabited, would benefit from repairs and maintenance to ensure that its condition does not become so serious as to be dangerous or to mean that historic fabric will be lost.
- 10.2 Several of the formerly thatched properties in the village now have asbestos sheet roof coverings. The reinstatement of the appropriate type of thatch would significantly enhance the appearance of these dwellings and the character and appearance of the Conservation Area generally.
- 10.3 When the High Street is next due for re-surfacing, a more appropriate colour should be selected for the tarmac that is more sympathetic to the colour pallet of the materials prevalent in the village.
- 10.4 In some cases property and field boundaries in the village are of poor design or have become ramshackle. Encouraging property owners to provide more suitable fences, walls or hedges would improve the appearance of several key areas in the village, particularly along St John's Lane and along the road frontage of the Vicarage.

- 10.5 The two Grade II Listed cast-iron water pumps would benefit from regular maintenance to ensure that their condition does not deteriorate significantly. The paving around both pumps offer the scope for significant improvement.
- 10.6 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.
- 10.7 Subject to the availability of funding, 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 DESIGN GUIDANCE 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 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 lines unless there are good reasons for setting back further within the plot to maintain frontage trees or hedgelines.

Materials - Horningsea has a limited palette of materials illustrated in part 8 of this report. 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.

Building Form - traditional buildings in the village have a narrow plan form, most with steeply pitched roofs of varying styles. It is important that new buildings respect this tradition to build upon the characteristics of the area. However no one building form dominates the village and care should be taken to ensure that form and detailing are not 'mixed and matched' resulting in eclectic buildings of indefinable and inappropriate character.

- 11.3 Boundaries, and in particular the gault brick walls, are very important to the character of the village and those identified in this report should be repaired and retained. When new buildings are being considered, or new walls or fences erected to

surround existing buildings, it is important to ensure that the style and material chosen is appropriate for the type of building and its location within the village. Formal boundaries around cottage-style dwellings will not be appropriate.

- 11.4 Trees are very important to the character of the village and therefore trees should not be removed when they contribute positively to the character of the village generally or the setting of specific buildings or groups. Where such trees have to be removed for safety reasons, replanting with appropriate species should take place. Owners of the significant tree groups should be encouraged to undertake an arboricultural survey to ensure that trees are replaced as they become over-mature to ensure that the form of the groups is maintained.
- 11.5 In an attempt to reduce accidents in the village, the road has recently been re-surfaced a red colour and the white lines removed. It is important that the High Street retains its simple uncluttered character and therefore 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.