

## APPENDIX

### ABSTRACT FROM THE LITTLE GRANSDEN 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 Little Gransden is a loose knit village that extends for some significant distance south along the B 1046. Even at its centre around the church open fields are still interspersed with the cottages and there are no formal, public spaces. The brook and gently undulating, farmland landscape are key components to the setting of the village.
- 8.2 **Scale:** Aside from the church, no building in the village exceeds two storeys and many are only 1½ storey.  
**Materials:** Materials are generally thatch and render on the older cottages, giving way to slate and gault brick in the 19<sup>th</sup> century. The traditional cottages have wide frontages and a narrow plan depth. The 'Arts and Crafts' early 20<sup>th</sup> Century Almshouses conform the general scale of development in the village, though the stone mullioned windows, tile-hung gables, expressed timber-framing and distinctive tall chimneys are stylistic features that complement the local vernacular rather than replicate it.
- 8.3 Windows on the traditional cottages are generally small, timber casements, either horizontal 'Yorkshire sliders' or side-hung casements, and frequently with each casement subdivided into 4 or 6 panes. Later 19<sup>th</sup> Century casements are generally divided into two panes with a single horizontal glazing bar. The majority of Victorian houses have vertical sliding sash windows, though as only a very few of the original sashes now survive it is not possible to say with any certainty if these were originally 6 over 6, 2 over 2, or 1 over 1 type sashes.
- 8.4 **Roof form:** Roofs are generally of simple gabled form, and generally steeply pitched (ie over 45 degrees) on the earlier properties, though later roofs in slate are generally shallower (in the range 30 – 35 degrees).
- 8.5 **Chimneys:** Most properties have chimneys and these are generally sited on ridges. Chimneys on gables are not expressed externally.
- 8.6 The cottages and houses are sited so as to nestle into the valleys and dips of the rolling countryside, while the surrounding landscape occupies the higher, more exposed ground. The exception to this is the modern housing estate to the east (which lies outside of the conservation area). The agricultural character of the village is also very important.
- 8.7 The village is well provided with mature trees and hedgerows, which are a key characteristic and are important to the setting of the buildings.
- 8.8 Roads are generally narrow, with informal grass verges, a welcome absence of street lighting and only limited modern street furniture.

## **9.0 THE BOUNDARIES TO THE CONSERVATION AREA**

9.1 The Conservation Area is centred on the church and the boundaries have been drawn so as to include the majority of Listed Buildings in the village, together with the principle buildings of local interest and important open spaces, while at the same time endeavouring to exclude modern developments that are neither of architectural or historic interest. To the north it extends to include pastureland that forms an important separation between the villages of Great and Little Gransden and from which there are fine views north to Great Gransden church and south, back to Little Gransden church. To the east it includes the first few, older properties along Primrose Hill, while to the southeast it extends as far as No. 60 Main Road. To the west and southwest it includes all the listed properties along Church Street and also the important fields immediately south of the church.

## **10.0 ENHANCEMENT OPPORTUNITIES**

- 10.1 The most visible enhancement of the conservation area would be the removal of the electricity poles along Church Street, together with the pole mounted transformers in the fields to the south of the church and in the Leys. In the event that the cables are to be re-routed underground, care will need to be taken to ensure that roots to trees and hedges are not damaged and that verges are properly re-instated.
- 10.2 Church Street would be further enhanced by the removal of the mobile home at No. 22, while Main Road will be improved once the ongoing works to No 60 (which appear to have been stalled for at least a year) are completed.
- 10.3 There are three listed cottages that once would have had thatched roofs but now have roofs of asbestos cement slates (82/84 Main Road and 35 Church Street). These would be enhanced if they were re-roofed in a more sympathetic material, preferably involving a return to thatch or alternatively using Welsh slate or clay pan-tiles.
- 10.4 The churchyard wall fronting onto Church Lane is in a poor state and would benefit from careful and sympathetic repairs that would also visually enhance the street scene.
- 10.5 The Chequers Public House lies immediately outside the boundaries of the proposed Conservation Area, but the building is very visible in the street scene. The replacement windows to this building are not of a sympathetic design and do not reflect the traditional form of windows that would have been present. Since this building is so prominently sited, the adjacent conservation area would be enhanced if these windows were replaced in a more traditional design.
- 10.6 The character of the proposed Conservation Area is greatly enhanced by established, mature planting. Unlike buildings, trees and hedgerows are living organisms and consequently have a finite life. It is therefore vital that timely new planting is undertaken when necessary. Such new planting should reflect the essentially native rural species generally found and avoid the use of small ornamental varieties or imported varieties such as leylandii.
- 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 (adopted February 2004). Summaries of the relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

11.2 Opportunities for new dwellings within the boundaries of the proposed Conservation Area will be very limited (and possibly restricted to the replacement of existing dwellings that are of no architectural interest). In considering the design of new or replacement buildings, or extensions to existing ones, the Council will take into account the impact of proposals 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 (note, in most circumstances this would also preclude attic rooms to two-storey dwellings). Roofs should be modestly pitched (ie 30-35 degrees) in slate or clay pan-tile, or more steeply pitched in plain-tile or thatch. Dormers are not a feature of the proposed Conservation Area, and those that are present are restricted to eyebrow dormers in thatch on 1½-storey dwellings. Rooflights should be limited in both size and number and be located on less visible slopes.

**Location on the plot** – new buildings should respect established building lines and extensions should adhere to the principles of subordination, so that they do not undermine the architectural interest of the main building, while also seeking to preserve existing trees and hedgerows.

**Materials and colours** – Little Gransden has a very limited pallet of materials as set out in Section 8 of this document. This pallet should be used as a guide for new development. In addition, stained weatherboard timber cladding may be considered appropriate for lesser structures, such as garages (reflecting the farm buildings on Main Street). Rendered walls should be painted either white or pale pastel shades, while brickwork should generally be gault clay, though some limited use of red brick may be appropriate. Modern, artificial materials (including concrete roof tiles and uPVC windows) should be resisted, together with strident paint colours.

11.3 Boundaries are very important to the character of the proposed Conservation Area. Positive boundaries identified on the map within this appraisal should be retained. Where new boundaries are proposed, care should be taken to ensure they use appropriate materials (such as timber picket fences) and that overtly formal gates and walls are not considered. Planted boundaries, including those to sides and rear where they abut lanes or the wider countryside, will need to be appropriately treated so that existing vegetation of merit is retained and augmented as necessary with new native trees and hedges. Sufficient space must be allowed within site layouts to enable this planting to be implemented in the short term and retained over the longer term. Close-boarded fences to open countryside will be resisted unless they can be adequately screened with appropriate planting.

- 11.4 The District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Reflective yellow backgrounds to traffic signs are not appropriate in or adjacent to Conservation Areas and should be avoided. Where required, traffic calming measures should be specifically designed to complement the village and its setting, avoiding the introduction of alien urban features or standardised, inappropriate gateways. Well-designed street furniture in suitable colours will be encouraged, while necessary, but unattractive plant, should be appropriately screened.